



City of Pensacola

Community Redevelopment Agency

Agenda

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

July 15, 2024, 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

APPROVAL OF MINUTES

1. 24-659 CRA MEETING MINUTES - 06/10/2024

Attachments: CRA Meeting Minutes - 06/10/2024

DISCUSSION ITEMS

2. 24-585 PROPOSED FY2025 CRA BUDGET PRESENTATION

Recommendation:

Sponsors: Jennifer Brahier - Chairperson

Attachments: CRA Budget Presentation - FY2025

3. 24-614 DOWNTOWN IMPROVEMENT BOARD ANNUAL REPORT - 2023-24

Recommendation: N/A

Sponsors: Jennifer Brahier - Chairperson

Attachments: DIB Annual Report - 2023-24
Interlocal Agreement

Amendment No. 1 to Interlocal Agreement

ACTION ITEMS

4. 24-615 PENSACOLA DOWNTOWN IMPROVEMENT TAXING DISTRICT TIF EXEMPTION

Recommendation: That the Community Redevelopment Agency (CRA) consider a recommendation from the Pensacola Downtown Improvement Board (DIB) requesting that City Council authorize exemption of the Pensacola Downtown Improvement Taxing District from the Urban Core Tax Incremental Financing (TIF) contribution, provided that the DIB contribute fifty percent (50%) of the cost to remove the Pensacola Downtown Improvement Taxing District from the redevelopment revenue bond pledge. Further, that the interlocal agreement be terminated as of the start of the 2025 fiscal year. Finally, that the CRA Chairperson be authorized to take all actions necessary to effectuate TIF exemption, amendment of the bond covenants and termination of the CRA and DIB interlocal.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *None*

5. 24-593 RESOLUTION NO. 2024-47 CRA AUTHORIZING THE CRA TO TERMINATE THE FDOT BEAUTIFICATION GRANT FOR GARDEN STREET LANDSCAPE IMPROVEMENTS - WEST OF A STREET

Recommendation: That the Community Redevelopment Agency (CRA) adopt Resolution No. 2024-47 CRA.

A RESOLUTION OF THE CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY, PENSACOLA, FLORIDA;
TERMINATING THE FDOT GRANT BEAUTIFICATION GRANT AGREEMENT FOR GARDEN STREET LANDSCAPE IMPROVEMENTS - WEST OF A STREET.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *Resolution No. 2024-47 CRA*

6. 24-641 AMENDMENT NO. 1 TO CONTRACT WITH URBAN DESIGN ASSOCIATES UNDER RFQ. NO 23-014

Recommendation: That the Community Redevelopment Agency (CRA) ratify Amendment No. 1 to the contract with Urban Design Associates awarded under RFQ No. 23-014 to add another month of community engagement activities for the Equitable Development Framework Plan for the Hollice T.

Williams Stormwater Park, as further specified in the attached scope and fee proposal. Further, that the CRA authorize the CRA Chairperson to take all actions necessary to execute the contract amendment.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *Amendment No 1*
 Exhibit A - Amendment No. 1

PRESENTATIONS

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 #: 24-659

Community Redevelopment Agency

7/15/2024

ACTION ITEM

SPONSOR:

SUBJECT:

CRA Meeting Minutes - 06/10/2024

RECOMMENDATION:

SUMMARY:

PRIOR ACTION:

FUNDING:

Budget: \$_____

Actual: \$_____

\$_____ TOTAL

FINANCIAL IMPACT:

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

ATTACHMENTS:

1. CRA Meeting Minutes - 06/10/2024

PRESENTATION: No



City of Pensacola

Community Redevelopment Agency

Meeting Minutes

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

June 10, 2024, 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.

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CALL MEETING TO ORDER

The Community Redevelopment Agency (CRA) Board Meeting was called to order by Chairperson Brahier at 4:12 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

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

Members Absent: Delarian Wiggins, Jared Moore

Also Present: Mayor D.C. Reeves (left at 4:43 p.m.)

BOARD MEMBER DISCLOSURE

CRA Board member Patton disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRPERSON'S REPORT

None.

APPROVAL OF MINUTES

1. 24-557 CRA MEETING MINUTES - 05/06/2024

Recommendation:

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

The motion passed by the following vote:

Yes: 5 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones

No: 0 None

DISCUSSION ITEMS

2. 24-498 STATUS OF REDEVELOPMENT BOARDS

Recommendation: N/A

Before turning the item over to CRA Division Manager Victoria D'Angelo, Chairperson Brahier stated that she asked to bring this item forward due to confusion on behalf of current Urban Core Board Members regarding the future status of the Urban Core Redevelopment Board.

CRA Division Manager Victoria D'Angelo provided an overview of the item and staff responded accordingly to questions.

ACTION ITEMS

3. 24-494 APPROVAL OF LAND DONATION AGREEMENT WITH COMMUNITY LAND TRUST FOR AFFORDABLE HOUSING INFILL

Recommendation: That the Community Redevelopment Agency (CRA) approve the land donation agreement with the Northwest Florida Community Land Trust for the redevelopment of 2300 W Jackson Street, A (Parcel ID# 000S009060020172) and Spring

Street (Parcel ID#000S009003001462) and the rehabilitation of 1491 N E Street (Parcel ID# 000S009050016054) for long-term affordable housing subject to Council's authorization to dispose of the properties. Further, that the CRA request that the City Council authorize the disposition of the property subject to the land donation agreement and hold the required public hearing required for donation of the land in accordance with Chapter 163, Part III, Florida Statutes. Finally, that the CRA authorize the CRA Chairperson to take all actions necessary to effectuate the agreement and disposition of the land.

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

CRA Division Manager Victoria D'Angelo gave a brief overview of the item. Mayor D.C. Reeves, City Attorney Adam Cobb, President/CEO of Habitat for Humanity Sam Young, Executive Officer of Home Builders Association Jennifer Mancini, and Good Foundations President Keith Branch all spoke to the item, and staff answered questions accordingly.

The motion passed by the following vote:

Yes: 5 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones
No: 0 None

4. 24-497 APPROVAL OF SHORT TERM LEASE AGREEMENT WITH HIXARDT TECHNOLOGIES, INC. FOR 101 W. MAIN STREET

Recommendation: That the Community Redevelopment Agency (CRA) approve a lease agreement with Hixardt Technologies, Inc. for the property located at 101 West Main Street for a period of 12 months, terminating on June 15, 2025, with month-to-month thereafter until terminated. Further, that the CRA recommend that the City Council ratify its approval of the lease agreement and authorize the short-term lease of the property. Further, that the CRA Chairperson be authorized to execute all necessary documents.

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

Assistant CRA Division Manager Hilary Halford gave an overview of the item. Mayor D.C. Reeves spoke to the item. Staff responded to questions accordingly.

The motion passed by the following vote:

Yes: 5 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones
No: 0 None

5. 24-531 RESOLUTION NO. 2024-531 CRA - ACQUISITION OF REAL PROPERTY - 2301 WEST CERVANTES STREET

Recommendation: That the Community Redevelopment Agency (CRA) adopt Resolution No. 2024-531 CRA:

A RESOLUTION OF THE CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE WESTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CRA FUNDS TO ACQUIRE CERTAIN REAL PROPERTY THEREIN LOCATED AT 2301 WEST CERVANTES STREET IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE WESTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

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

CRA Division Manager Victoria D'Angelo provided an overview of the item and staff answered questions accordingly.

The motion passed by the following vote:

Yes: 5	Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones
No: 0	None

PRESENTATIONS

6. 24-496 DISCUSSION ON THE CRA PLAN UPDATE AND HOLLICE T. WILLIAMS PARK EQUITY DEVELOPMENT PLAN PROJECT

Recommendation: N/A

CRA Division Manager Victoria D'Angelo provided an overview of the item. Megan O'Hara, CEO of Urban Design Associates, gave a presentation of the item and staff answered questions accordingly.

OPEN FORUM

None.

ADJOURNMENT

5:04 P.M.

APPROVED

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Memorandum

File #: 24-585

Community Redevelopment Agency

7/15/2024

DISCUSSION

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

PROPOSED FY2025 CRA BUDGET PRESENTATION

RECOMMENDATION:

SUMMARY:

The City of Pensacola's Fiscal Year 2025 Annual Budget includes budgets for each of the City's three (3) Tax Incremental Financing (TIF) districts, which include the Urban Core TIF, the Eastside TIF and the Westside TIF. Budgets associated with the administration of these districts comprise the CRA budget.

TIF funds are generated through the incremental growth of taxable property values within the respective district boundaries compared to the year the TIF fund was established or reset, otherwise known as the "base year". In accordance with Chapter 163, Part III, Florida Statutes, activities undertaken with TIF funds must be contained within the respective district's adopted community redevelopment plan. The Community Redevelopment Agency (CRA) considers projects and activities for implementation on an annual basis through the review and approval of the annual CRA budget. The CRA budget will be submitted for CRA approval on August 8, 2024 and final Council approval on September 11, 2024.

A presentation on the proposed FY 2025 CRA budget will be provided by the City of Pensacola's Finance Director, Amy Lovoy.

PRIOR ACTION:

None

FUNDING:

FINANCIAL IMPACT:

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Amy Lovoy, Finance Director
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

1. CRA Budget Presentation - FY2025

PRESENTATION: Yes

Community Redevelopment Agency (CRA)

**FY 2025 Budget Presentation
July 18, 2024**

URBAN CORE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2016	4,427,770.79	8.64%	408,078,328	8.74%
2017	4,794,186.67	8.28%	443,582,162	8.70%
2018	5,260,081.18	9.72%	486,791,518	9.74%
2019	5,898,476.18	12.14%	545,035,362	11.96%
2020	6,837,207.36	15.91%	623,187,299	14.34%
2021	7,508,830.58	9.82%	683,578,510	9.69%
2022	8,083,602.75	7.65%	736,057,251	7.68%
2023	9,101,348.90	12.59%	826,638,655	12.31%
2024	10,271,554.20	12.86%	935,987,336	13.23%
2025 *	11,595,725.26	12.89%	1,058,749,904	13.12%

* Based on June 1st Estimates from Property Appraiser

URBAN CORE TIF & CRA REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2025 Proposed Budget

	FY 2024 BEGINNING BUDGET	FY 2025 PROPOSED BUDGET
APPROPRIATED FUND BALANCE	\$ -	-
REVENUES:		
Revenue (City, County, DIB)	10,271,700	11,595,900
Other Revenues	16,000	16,000
TOTAL REVENUES	10,287,700	11,611,900
TOTAL REVENUES AND FUND BALANCE	\$ 10,287,700	11,611,900

URBAN CORE TIF & CRA EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2025 Proposed Budget

	FY 2024 BEGINNING BUDGET	FY 2025 PROPOSED BUDGET
TOTAL EXPENDITURES		
2017 Urban Core Redevelopment Revenue Bond (Thru 2028	308,200	308,200
2019 Urban Core Redevelopment Revenue Bond (Thru 2043	4,507,500	4,279,700
ECUA/WWTP Payment (Thru 2027)	1,300,000	1,300,000
CRA Personnel Services & Operating	1,423,900	1,858,800
TIF Payment to DIB	574,100	626,400
Allocated Overhead	253,100	286,600
Community Policing	259,400	279,700
Residential Property Improvement Program	450,000	450,000
Residential Resiliency Program	45,000	45,000
Affordable Housing & Redevelopment	228,200	401,600
Commercial Property Improvement Program	300,000	300,000
Complete Streets	-	797,700
Parks & Public Spaces	100,000	78,200
Sidewalk Repairs	300,000	300,000
Small Developer Affordable Housing Program	-	300,000
Spring Streetscape	238,300	-
TOTAL EXPENDITURES	<u>\$ 10,287,700</u>	<u>\$ 11,611,900</u>

EASTSIDE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2016	90,192.02	13.13%	8,705,205	13.13%
2017	104,409.72	15.76%	10,077,478	15.76%
2018	120,496.38	15.41%	11,630,139	15.41%
2019	159,236.82	32.15%	15,369,311	32.15%
2020	207,996.60	30.62%	19,500,265	26.88%
2021	238,104.00	14.47%	22,627,377	16.04%
2022	294,629.02	23.74%	28,437,174	25.68%
2023	377,004.20	27.96%	35,707,477	25.57%
2024	463,435.89	22.93%	45,186,445	26.55%
2025 *	547,021.68	18.04%	52,790,272	16.83%

* Based on June 1st Estimates from Property Appraiser

EASTSIDE TIF REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2025 Proposed Budget

	FY 2024 BEGINNING BUDGET	FY 2025 PROPOSED BUDGET
APPROPRIATED FUND BALANCE	\$ -	-
REVENUES:		
TIF Revenue (City & County)	468,300	547,100
TOTAL REVENUES	468,300	547,100
TOTAL REVENUES AND FUND BALANCE	468,300	547,100

EASTSIDE TIF EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2025 Proposed Budget

	FY 2024 BEGINNING BUDGET	FY 2025 PROPOSED BUDGET
TOTAL EXPENDITURES		
2017 Eastside Redevelopment Revenue Bond (Thru 2037)	89,800	89,900
CRA Personal Services & Operating	86,600	172,900
Allocated Overhead	16,500	19,300
Residential Property Improvement Program	260,400	250,000
Interest Expense (Thru 2046)	15,000	15,000
TOTAL EXPENDITURES	468,300	547,100

WESTSIDE HISTORY OF TIF REVENUE

FISCAL YEAR	TIF REVENUE		TIF VALUATION	
	TOTAL	% CHANGE	TOTAL	% CHANGE
2016	92,274.47	36.77%	8,906,200	36.77%
2017	194,901.85	111.22%	18,811,649	111.22%
2018	307,042.12	57.54%	29,635,268	57.54%
2019	432,179.67	40.76%	41,713,266	40.76%
2020	636,518.53	47.28%	61,435,861	47.28%
2021	813,589.39	27.82%	78,526,489	27.82%
2022	1,202,192.24	47.76%	116,033,882	47.76%
2023	1,602,068.42	33.26%	154,153,937	32.85%
2024	2,203,919.07	37.57%	212,719,128	37.99%
2025 *	2,267,642.75	2.89%	218,869,647	2.89%

WESTSIDE TIF REVENUES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2025 Proposed Budget

	FY 2024 BEGINNING BUDGET	FY 2025 PROPOSED BUDGET
REVENUES:		
TIF Revenue (City & County)	2,204,000	2,267,700
TOTAL REVENUES	2,204,000	2,267,700

WESTSIDE TIF EXPENDITURES

Comparative Schedule of Revenues and Expenditures Fiscal Year 2024 Proposed Budget

	FY 2023 BEGINNING BUDGET	FY 2024 PROPOSED BUDGET
TOTAL EXPENDITURES		
2017 Westside Redevelopment Revenue Bond (Thru 2037)	279,800	279,800
CRA Personal Services & Operating	175,300	430,200
Allocated Overhead	9,200	13,500
Complete Streets	335,000	-
Affordable Housing & Redevelopment	550,600	540,100
Residential Property Improvement Program	509,100	509,100
Residential Resiliency Program	45,000	45,000
Commercial Property Improvement Program	300,000	300,000
Small Developer Affordable Housing Program	-	150,000
TOTAL EXPENDITURES	2,204,000	2,267,700

Questions?

Memorandum

File #: 24-614

Community Redevelopment Agency

7/15/2024

DISCUSSION

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

DOWNTOWN IMPROVEMENT BOARD ANNUAL REPORT - 2023-24

RECOMMENDATION:

N/A

SUMMARY:

On September 8, 2020, the Community Redevelopment Agency (CRA) approved an interlocal agreement with the Pensacola Downtown Improvement Board (DIB) for the implementation of certain Urban Core Redevelopment Plan activities that are funded through the portion of Tax Incremented Financing ("TIF") revenues derived from the Pensacola Downtown Improvement Taxing District special assessment levied within the DIB area. The interlocal was subsequently amended on June 12, 2023.

In accordance with the interlocal agreement, the DIB must submit an annual report and work plan each year. A copy of the annual report is attached and will be presented during the meeting. Presentation of the proposed work plan will be held until the August meeting to allow the CRA to consider its interest in exemption of the DIB from the Urban Core Tax Incremental Financing (TIF) contribution during the July meeting.

PRIOR ACTION:

July 18, 2005 - The CRA entered into an interlocal agreement with the DIB to provide for the creation of a comprehensive downtown parking strategy and for the implementation of mutual undertakings of the DIB and the CRA, as outlined in the Urban Core Community Redevelopment Plan.

September 8, 2020 - The CRA entered into an interlocal agreement with the DIB for the implementation of certain Urban Core Redevelopment Plan activities that are funded through the portion of Tax Incremental Financing ("TIF") revenues derived from the Pensacola Downtown Improvement Taxing District special assessment levied within the DIB area, less \$100,000.

June 12, 2023 - The CRA approved Amendment No. 1 to the Interlocal Agreement with the DIB.

FUNDING:

N/A

FINANCIAL IMPACT:

Actual funding provided under the interlocal agreement is based on the property valuation as certified by Escambia County Property Appraiser.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, Asst. CRA Division Manager

ATTACHMENTS:

1. DIB Annual Report - 2023-24
2. Interlocal Agreement
3. Amendment No. 1 to Interlocal Agreement

PRESENTATION: Yes

DOWNTOWN IMPROVEMENT BOARD

ANNUAL REPORT

2 0 2 4



LOOKING BACK. LOOKING FORWARD.

In 1972 when the DIB was formed, local business and residential growth had moved from Pensacola's downtown core to the suburbs, leaving downtown buildings and sidewalks virtually empty. Property values had nosedived, and surveys showed that people were afraid of crime downtown.

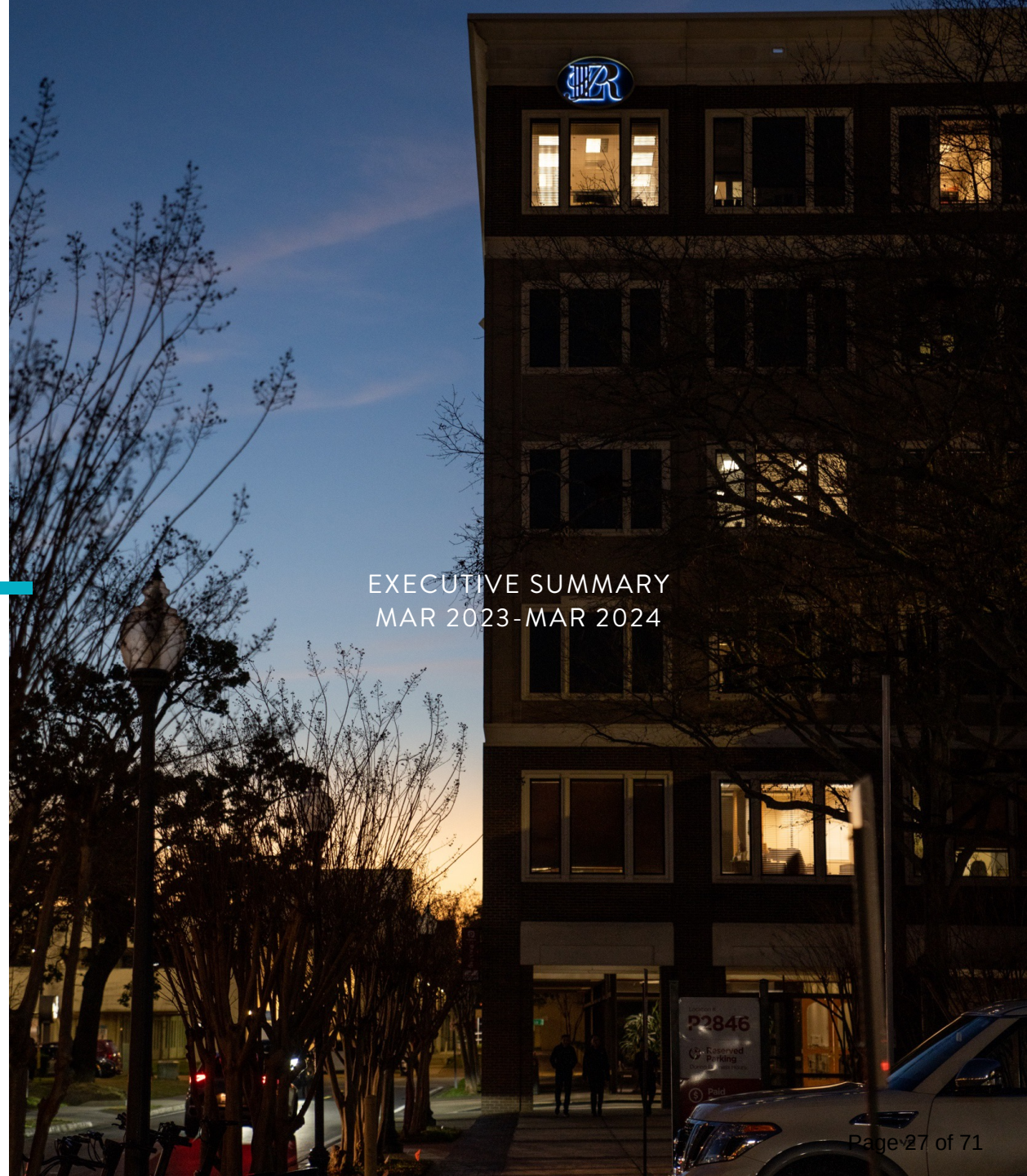
Motivated to take action, a handful of downtown property and business owners took steps to form the Downtown Improvement Board, with the purpose of developing and marketing the 44-block downtown core of Pensacola.

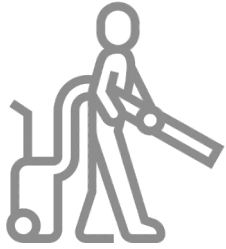
Looking around the DIB district today, it is hard to remember those pre-DIB days and to fully grasp the lasting impact that the Downtown Improvement Board has had on not just downtown but all the City of Pensacola since its creation.

During our reporting period, Mar 2023-Mar 2024, the DIB worked alongside downtown property owners, the City of Pensacola, CRA, Pensacola Police Department and others to continue our mission of keeping downtown clean, safe and beautiful, and to promote the economic development of our 44-block district. We are excited about the progress and the future of our downtown.

Walker Wilson

EXECUTIVE SUMMARY MAR 2023-MAR 2024





1,836,912

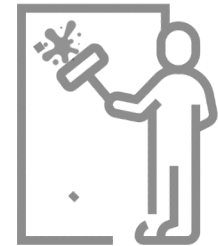
SQ. FT. OF
SIDEWALKS
PRESSURE
WASHED



KEEPING
DOWNTOWN
CLEAN

156

INSTANCES
OF GRAFFITI
REMOVED



780

STICKERS
REMOVED



15,600

POUNDS OF
TRASH
REMOVED



728

JEFFERSON
ST. GARAGE
HOURS

NEW DOWNTOWN BUSINESSES

Seventeen new businesses opened or re-opened in the downtown district during the year, bringing additional jobs and commerce into the urban core district.

BSide
Harry Roy
Brother Fox
Sister Hen
Lily Hall
Papa's Pizza
Kilwins
Slick Lips
Bar Steak
Atlas Oyster House Reopened
The Handlebar
Eurasian Bistro
Culinary Productions
Bear Fruit Bowls & Coffee
Rocket to Saturn
Brent Lofts
Celestine Bed & Breakfast

17
NEW
DOWNTOWN
BUSINESSES



palafox Market

—DOWNTOWN PENSACOLA—

Palafox Market expanded its Saturday farmers market into Plaza Ferdinand at south Palafox Street in 2023.

Palafox Market South includes a blend of familiar Palafox Market vendors and new local farmers, artists, bakers, and craftsmen and women.

The DIB's Palafox Market opened in 2006 with a handful of vendors and has grown into a weekly market featuring local farmers, growers, artists, bakers, and other cottage entrepreneurs, with as many as 10,000 shoppers on the busiest Saturdays.

Palafox Market was named the Best Farmers Market in Florida by *Southern Living* magazine in 2021.

A SECOND PALAFOX
MARKET LOCATION
OPENS IN 2023 AT
PLAZA FERDINAND

296
LOCAL SMALL
BUSINESS
VENDORS



KEEPING DOWNTOWN SAFE

The DIB partnered with the CRA again last year to fund bike cops in the downtown core. The PPD's presence was welcomed by downtown business owners and visitors. The DIB hosts PPD for an update each month at their board meeting and ask PPD to provide feedback on areas that may need additional lighting or camera coverage to better keep residents and visitors safe.

**Data includes 2023Q1,Q3,Q4 & 2024Q1*

12K+
PPD
DOWNTOWN
CONTACTS*





208

**WORK
ORDERS
COMPLETED**

MAINTAINING THE DISTRICT

The DIB's Cleaning Ambassadors improve the appearance of downtown streets and sidewalks, remove instances of graffiti, ensure lights are working and safety issues are addressed and elevate the sense of security in the district. They are visible seven days a week and also act as hospitality ambassadors, providing positive customer service by giving directions, answering questions and assisting visitors wherever possible.



41%

OF ALL FOO FOO
ATTENDEES
VISITED MAGIC
CARPET*

**UWF HAAS Center*

BRINGING PUBLIC ART DOWNTOWN

Friends of Downtown was awarded a Foo Foo Festival grant to produce “**Magic Carpet**” at UWF Museum Plaza November of 2023. This project filled the needs of the nostalgia felt by the masses from Umbrella Sky. The Downtown Improvement Board & Friends of Downtown worked in tandem to ensure that this public art project was one to remember!

\$86,015
DOWNTOWN
SALES
RECEIPTS
UPLOADED

ALL I WANT

The DIB's "All I Want" holiday giveaway returned for its 6th consecutive year in November 2023. The retail promotion offered shoppers a strong incentive to support local businesses during the holidays for the chance to win prizes that included a \$1,000 downtown gift card as well as daily prizes from downtown merchants that ranged from jewelry and clothing to spa days and dinners. Nearly 1,000 merchant receipts were uploaded during the promotion period, representing \$86,014.57 in downtown purchases.



HOLIDAY LIGHTS

The magical experience of the First City Lights Festival kicked off in downtown Pensacola on November 8th with half a million twinkling white lights. With support from the DIB, City of Pensacola, and Gulf Power & Contractors, Friends of Downtown funded and executed the festival, which generates business for local restaurants, shops, hotels and attractions during the winter “shoulder” months, and brings first-time visitors back to Pensacola throughout the year.

500,000
LIGHTS
INSTALLED
DOWNTOWN





250
GUESTS
10
LOCAL CHEFS

REPAST

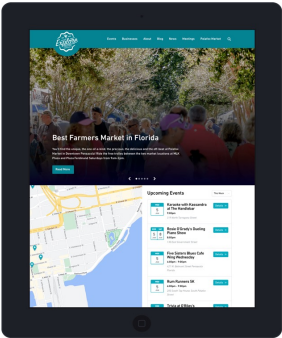
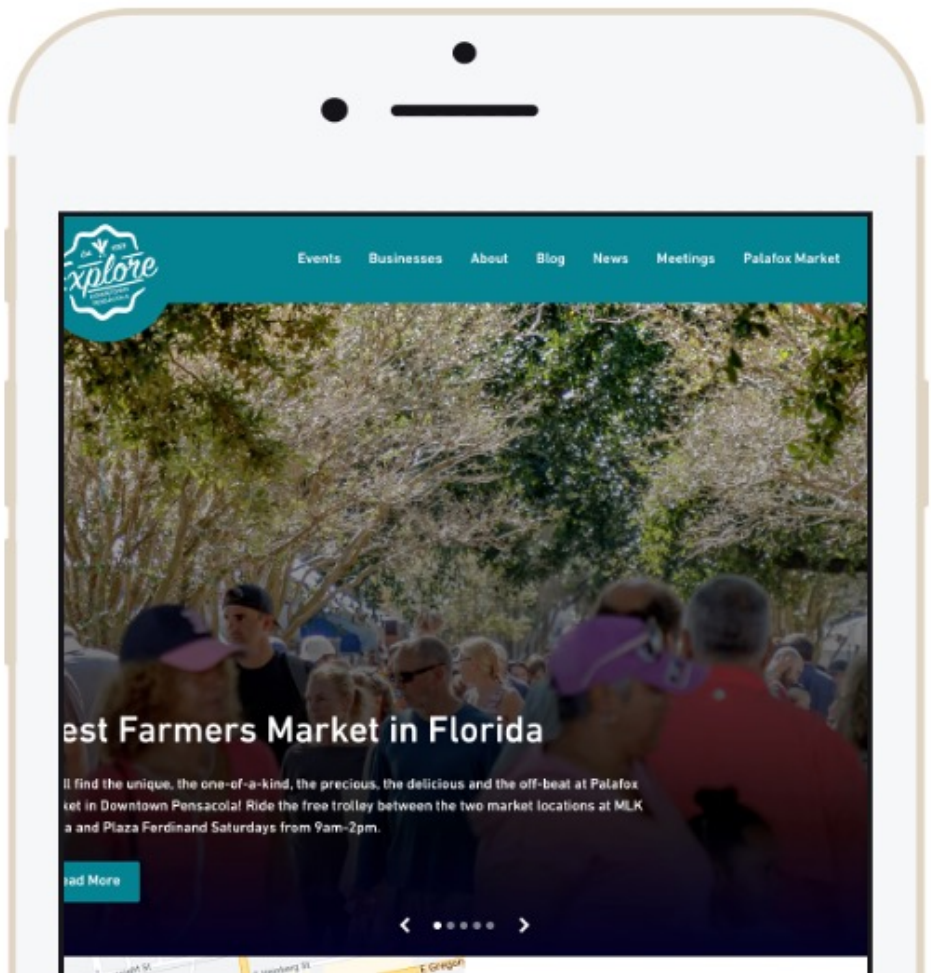
Friends of Downtown, UWF Historic Trust, Regions Bank, and Pensacola Little Theatre brought Repast back to downtown Pensacola in March 2023. This event featured 10 local chefs from downtown restaurants and took our guests back in time to a night at The San Carlos Hotel in the 1920s. Thanks to the Historic Trust, our guests were able to view artifacts from the former hotel in a special display in the ‘Fiesta Lounge,’ and PLT used their time machine to wake up the owner of the San Carlos Hotel from the 1920s to welcome our guests for a night they won’t soon forget.

downtownpensacola.com

8.7K
WEBSITE
VISITORS
PER MONTH

A NEW WEBSITE

The DIB launched a new website in December 2023, with new ADA features, a live social media feed, an integrated Palafox Market website, the latest SEO and other features. The new website has a robust backend content management system that will help to cut down on the costs of making website updates and changes in the future.



43.2K

INSTAGRAM
FOLLOWERS



3M

FACEBOOK
REACH
–UP 276.9%

97.8K

INSTAGRAM
REACH
–UP 47.2%

94.6K

FACEBOOK
FOLLOWERS



DIB SOCIAL METRICS

155,800 SOCIAL MEDIA AUDIENCE

3M FACEBOOK REACH

FACEBOOK REACH UP 276.9%

97.8K INSTAGRAM REACH

INSTAGRAM REACH UP 47.2%

43.2K INSTAGRAM FOLLOWERS

94.6K FACEBOOK FOLLOWERS

17.8K X FOLLOWERS



@downtownpensacola

BEHIND THE DIB

The Downtown Improvement Board is grateful to its staff, volunteer board and committee members, who continue to make downtown Pensacola a great place to live, work and play.

MEMBERS OF THE BOARD

Chris McKean—Chair

Jean-Pierre N'Dione—V. Chair

Nathan Holler—Treasurer

William Merrill

Raf Simpson

Mike Kohler—Ex Officio

Jennifer Brahier—Ex Officio

Gregg Harding—City of Pensacola

DIB STAFF

Walker Wilson—Executive Director

Cailin Feagles—Director of Operations and Events





THANK YOU FOR YOUR SUPPORT

The DIB is constantly looking for new ways to build value downtown, from supporting downtown investment to developing new marketing initiatives, activating public spaces and improving the environment. We are grateful for your ongoing support as we try to meet every challenge with purpose and planning, and to keep the district consistently moving forward for the City of Pensacola and our downtown property owners, merchants, residents, and visitors.



DOWNTOWN PENSACOLA

Florida's Greatest Place

One of America's 10 Best Streets



INTERLOCAL AGREEMENT

Implementation of Certain Urban Core Community Redevelopment Plan Activities by
the Pensacola Downtown Improvement Board

This **INTERLOCAL AGREEMENT** ("Agreement"), is made and entered into as of this 11 day of September 2020, between **THE COMMUNITY REDEVELOPMENT CRA OF THE CITY OF PENSACOLA, FLORIDA**, a public body corporate and politic of the State of Florida ("CRA"), and the **PENSACOLA DOWNTOWN IMPROVEMENT BOARD**, a public body corporate and politic of the State of Florida ("DIB"), together referred to as "the Parties".

WITNESSETH:

WHEREAS, in April 1972, the Florida Legislature under Chapter 72-655, as amended, established the DIB to correct commercial blight, preserve property values, encourage economic development, attract commercial and residential re-investment, and beautify downtown Pensacola; and

WHEREAS, on September 28, 1972, the City Council adopted Ordinance No. 47-72, following a public hearing on August 24, 1972, approving and establishing a taxing district in the Downtown Pensacola area commonly known as the "Pensacola Downtown Improvement District" or "DIB Area"; and

WHEREAS, the City Council of the City of Pensacola ("City Council"), adopted Resolution No. 54-80 on September 25, 1980, describing the Urban Core Community Redevelopment Area ("Urban Core Community Redevelopment Area" or "Urban Core Area"), an area containing the DIB Area, and finding such to be a "blighted area" as defined in Section 163.340, Florida Statutes, and in need of redevelopment, rehabilitation, conservation and improvement, which finding and determination was reaffirmed in Resolution No. 65-81, adopted by the City Council on October 22, 1981; and

WHEREAS, on March 8, 1984, the City Council adopted Ordinance No. 13-84, which created and established the Redevelopment Trust Fund ("Urban Core Trust Fund") to fund redevelopment activities within the Urban Core Community Redevelopment Area, such contributions including property tax revenues derived from within the DIB area; and

WHEREAS, on March 27, 1984, the City Council adopted Resolution No. 15-84 which approved a community redevelopment plan for the Urban Core Community Redevelopment Area; and

WHEREAS, on April 6, 1989, the City Council adopted Resolution No. 19-89, which approved a revised redevelopment plan for the Urban Core Community Redevelopment Area which plan has been subsequently amended; and

WHEREAS, on January 14, 2010, the City Council adopted Resolution No. 02-10, which repealed the Community Redevelopment Plan dating from 1989 as amended and adopted the Urban Core Community Redevelopment Plan dated 2010 ("Urban Core Community Redevelopment Plan" or "Urban Core Plan"); and

WHEREAS, the Parties have a mutual interest in removing and preventing blight, and revitalizing and preserving the Pensacola Downtown Improvement District, such area located within the Urban Core Area, as a visibly attractive, economically viable, and socially desirable area of the City of Pensacola; and

WHEREAS, in accordance with the intent and purpose of Section 163.01, Florida Statutes, the Parties have elected to enter into an interlocal agreement, setting forth the terms, conditions and responsibilities of a coordinated and collective effort, to pursue implementation of the Urban Core Plan, as outlined herein; and

NOW, THEREFORE, in consideration of the mutual covenants of and benefits derived from this Agreement, the Parties agree as follows:

1. Description.

Subject to and conditioned upon first satisfying all funding requirements for such Fiscal Year with respect to debt obligations of the CRA or the City secured by or payable from Tax Increment Revenues, the CRA will annually allocate for payment to the DIB, legally available funds in an amount equal to the tax increment revenues derived from the Pensacola Downtown Improvement Taxing District ad valorem tax levy within the DIB Area during the most recent tax year, less \$100,000, which shall be retained by the CRA for implementation of affordable housing initiatives. The use of such funds shall be allocated for economic development, marketing, public realm enhancement and beautification, community policing innovations and to support multi-modal enhancement of Downtown Pensacola, pursuant to the Urban Core Plan, as amended, an annual work plan, as described in Section 2 herein, and any applicable state law. Funded projects shall be consistent and compatible with the long-term goals and objectives of the CRA, and the development and implementation of such projects shall be closely coordinated with the CRA, its' staff and City of Pensacola officials.

2. Annual Work Plan & Reporting

2.1 Tentative Work Plan. No later than September 15 of each year, the DIB shall submit to the CRA Administrator, a tentative work plan for the fiscal year beginning October 1st of the following calendar year (i.e. a tentative work plan submitted on September 15, 2020 shall reflect the plan of work for the 2022 fiscal year, beginning on October 1, 2021). Such projects contained within the tentative work plan shall be presented to the City of Pensacola Urban Core Redevelopment Board (UCRB) during its October meeting for input.

2.2 Proposed Work Plan. Following the meeting of the UCRB, the DIB shall prepare a proposed work plan for the subject fiscal year. Authorized representatives of the DIB and CRA shall meet to review the proposed work plan during its development, and the DIB shall submit a final proposal to the CRA Administrator no later than June 15. The DIB shall present such proposal to the CRA during its July meeting, each year, for approval and incorporation into the City budget.

2.3 Report of Accomplishments and Activities. The DIB shall provide an annual report of its accomplishments and activities to the CRA during its July meeting each year. The DIB shall also provide regular project briefings to CRA staff and City of Pensacola officials throughout the year to ensure officials remain up-to-date on projects and activities undertaken pursuant to this Agreement.

Temporary modification of timelines and deadlines described in this Section may be authorized by the CRA Administrator due to changes in budget schedules, board meetings, or similar causes. However, permanent modifications shall require amendment of this Agreement pursuant to Section 9 herein.

3. Representations and Warranties of the CRA.

The CRA represents and warrants to the DIB that each of the following statements is presently true and accurate and can be relied upon by the DIB:

3.1 The CRA is an existing body politic and corporate of the State of Florida, has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a party.

3.2 This Agreement and each document contemplated hereby to which the CRA is or will be a party has been duly authorized by all necessary action on the part of, and has been or will be duly executed and delivered by, the CRA and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof: (a) requires the approval and consent of any other party, except such as have been or will be duly obtained, (b) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on the CRA or (c) contravenes or results in any breach of, default under or result in the creation of any lien or encumbrance upon any party or the CRA, under any indenture, mortgage, deed of trust, bank loan or credit agreement, the CRA's special acts, applicable ordinances, resolutions or any other agreement or instrument to which the CRA is a party, specifically including any covenants of any bonds, notes, or other forms of indebtedness of the CRA outstanding on the Effective Date.

3.3 This Agreement and each document contemplated hereby to which the CRA is or will be a party constitutes, or when entered into will constitute, a legal, valid and binding obligation of the CRA enforceable against it in accordance with the terms

thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

3.4 There are no pending or, to the knowledge of the CRA, threatened actions or proceedings before any court or administrative agency against the CRA, which question the existence of the CRA, the determination of slum and blight in the Community Redevelopment Area, the adoption or implementation of the Plan, the validity of this Agreement or any instrument or document contemplated hereunder, or which are likely in any case or in the aggregate to materially adversely affect the successful redevelopment of the Community Redevelopment Area, the consummation of the transactions contemplated hereunder or the financial condition of the CRA.

3.5 This Agreement does not violate any laws, ordinances, rules, regulations, orders, contracts, or agreements that are or will be applicable to the CRA.

4. Representations and Warranties of the DIB.

The DIB represents and warrants to the CRA that each of the following statements is presently true and accurate and can be relied upon by the CRA:

4.1 The DIB is an existing body politic and corporate of the State of Florida, has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a party.

4.2 This Agreement and each document to which it is or will be a party has been duly authorized by all necessary action on the part thereof, and has been or will be duly executed and delivered by it and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof: (a) requires the approval and consent of any other party, except such as been duly obtained, (b) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on it, or (c) contravenes or results in any breach of, default under or result in the creation of any lien or encumbrance upon it, under any indenture, mortgage, deed or trust, bank loan or credit agreement, charter, applicable ordinances, resolutions or any other agreement or instrument, specifically including any covenants of any bonds, notes, or other forms of indebtedness outstanding on the Effective Date.

4.3 This Agreement and each document contemplated hereby constitutes, or when entered in will constitute, a legal, valid and binding obligation enforceable against the DIB in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

4.4 There are no pending or, to the knowledge of the DIB, threatened actions or proceedings before any court or administrative agency against it, which question its existence, the validity of this Agreement or any instrument or document contemplated hereunder, or which are likely in any case or in the aggregate to materially adversely affect the consummation of the transactions contemplated hereunder.

4.5 This Agreement does not violate any laws, ordinance, rules, regulations, orders, contract, or agreements that are or will be applicable to the DIB.

5. Term.

This Agreement shall become effective and commence immediately upon filing with the Clerk of the Court of Escambia County, Florida, as provided in Section 163.01(11), Florida Statutes and shall remain in force for a period of five (5) years, with an option for one (1) five-year extension upon mutual consent of the Parties, unless otherwise terminated pursuant to Section 6 or 5.1. The CRA shall be responsible for filing this Agreement with the Clerk of the Court as aforementioned in this Section.

Upon termination of this Agreement, the DIB shall transfer to the CRA copies of any documents, data, and information requested by the CRA relating to the services accomplished herein.

If at the time of termination, unsatisfied financial commitments for services or goods pertaining to projects approved by the CRA under this Agreement remain, the DIB shall be authorized to provide payment from the funding committed under this Agreement, and appropriated to the DIB budget, as of the date of termination. In such case, the Parties' respective obligations shall be suspended; however, the CRA shall cooperate with the DIB and make such funds available from the Trust Fund to satisfy any obligations reasonably undertaken by the DIB in pursuit of the objectives of this Agreement.

5.1. Termination for Convenience. The Parties may terminate this Agreement without cause upon ninety (90) days prior written notice.

6. Event of Default.

An "event of default" under this Agreement shall mean a material failure to comply with any of the provisions of this Agreement. Upon an event of default and written notice thereof by the non-breaching party, the breaching party shall proceed diligently and in good faith to take all reasonable actions to cure such breach and shall continue to take all such actions until such breach is cured. If the event of default shall continue uncured for ninety (90) days, the non-breaching party may terminate this agreement and proceed at law or in equity to enforce their rights under this Agreement. No delay or omission of the non-breaching party to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or any acquiescence therein.

7. Obligations, Rights and Remedies Not Exclusive.

The rights and remedies specified herein to which either the CRA or the DIB are entitled are not exclusive and are not intended to be to the exclusion of any other remedies or means of redress to which any party hereto may otherwise lawfully be entitled.

8. Non-Action or Failure to Observe Provisions of this Agreement.

The failure of any party hereto to promptly insist upon strict performance of any term, covenant, condition or provision of this Agreement, or any exhibit hereto or any other agreement contemplated hereby shall not be deemed a waiver of any available right or remedy, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

9. Amendments.

This Agreement may be amended by the mutual written agreement of the Parties at any time and from time to time, which amendments shall become effective upon filing thereof in the public records of Escambia County, Florida, pursuant to Section 163.01(11), Florida Statutes.

10. This Agreement Constitutes a Contract.

The Parties hereto acknowledge that they will rely on the pledges, covenants and obligations created herein for the benefit of the parties hereto, and this Agreement shall be deemed to be and constitute a contract amongst said parties as of it becoming effective as provided in Section 5.

11. Assignment.

No party to this Agreement may, directly or indirectly, assign or transfer any or all of their duties, rights, responsibilities, or obligations under this Agreement to any other party or person not a party to this Agreement, without the consent of both Parties.

12. Severability.

The provisions of this Agreement are severable, and it is the intention of the parties hereto to confer the whole or any part of the powers herein provided for and if any of the provisions of this Agreement or any other powers granted by this Agreement shall be held unconstitutional, invalid or void by any court of competent jurisdiction, the decision of said court shall not affect or impair any of the remaining provisions of this Agreement. It is hereby declared to be the intent of the parties hereto that this

Agreement would have been adopted, agreed to, and executed had such unconstitutional, invalid or void provision or power not been included therein.

13. Controlling Law; Venue.

Any and all provisions of this Agreement and any proceeding seeking to enforce and challenge any provision of this Agreement shall be governed by the laws of the State of Florida. Venue for any proceeding pertaining to this Agreement shall be Escambia County, Florida.

14. Members Not Liable.

All covenants, stipulations, obligations and agreements contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of the DIB and the CRA, respectively, to the full extent authorized by the Act and provided by the Constitution and laws of the State of Florida.

No covenant, stipulation, obligation or agreement contained herein shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future individual member of a governing body or agent or employee of the CRA, the City of Pensacola or the DIB in its, his or their individual capacity, and neither the members of the governing body of the CRA, or the DIB or any official executing this Agreement shall individually be liable personally or shall be subject to any accountability by reason of the execution by the DIB or the CRA of this Agreement or any act pertaining hereto or contemplated hereby.

15. Third Party Beneficiaries.

Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation other than the parties hereto, any right, remedy, or claim, legal or equitable, under or by reason of this Agreement or any provision hereof.

16. Notices.

Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given or filed with a party hereto shall be deemed sufficiently given or filed for all purposes of this Agreement if and when sent by registered mail, return receipt requested, transmitted by a facsimile machine with confirmation of delivery, or by personal hand delivery:

To the CRA
City of Pensacola
Community Redevelopment Agency
222 West Main Street
Pensacola, Florida 32502

To the DIB
Pensacola
Downtown Improvement Board
226 South Palafox Street, Suite 106
Pensacola, Florida 32502

Attention: CRA Administrator

Attention: DIB Executive Director

The addresses to which any notice, demand, direction or other instrument authorized to be given or filed may be changed from time to time by a written notice to that effect delivered to all the parties, which change shall be effective immediately or such other time as provided in the notice.

Until notice of a change of address is received, a party may rely upon the last address received. Notice shall be deemed given, if notice is by mail on the date mailed to the address set forth above or as changed pursuant to this Section.

17. Execution of Agreement.

This Agreement shall be executed in the manner normally used by the Parties hereto. If any officer whose signature appears on this Agreement ceases to hold office before all officers shall have executed this Agreement or prior to the filing and recording of this Agreement as provided in Section 5 hereof, his or her signature shall nevertheless be valid and sufficient for all purposes. This Agreement shall bear the signature of, or may be signed by, such individuals as at the actual time of execution of this Agreement thereby shall be the proper and duly empowered officer to sign this Agreement and this Agreement shall be deemed to have been duly and properly executed even though on the Effective Date any such individual may not hold such office.

18. Filing with County Clerk of the Court.

The City Clerk is hereby authorized and directed after approval of this Agreement by the CRA and the DIB and the execution hereof by the duly qualified and authorized officers of each of the Parties hereto as provided in Section 17 hereof, to submit this Agreement to the Clerk of the Court of Escambia County, Florida, for filing in the public records of Escambia County Florida, as provided by Section 163.01(11), Florida Statutes.

19. DIB and CRA Not Liable.

Nothing contained in this Agreement shall be construed or deemed, nor is intended, to impose any obligation upon the DIB or the CRA except to the extent expressly assumed by the DIB or the CRA, respectively.

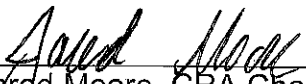
20.

IN WITNESS WHEREOF, the Parties hereto, by and through the undersigned, have entered into this Interlocal Agreement as of the day and year first above written.

COMMUNITY REDEVELOPMENT

PENSACOLA DOWNTOWN

AGENCY OF THE CITY OF
PENSACOLA, FLORIDA


Jared Moore, CRA Chairperson

Attest:

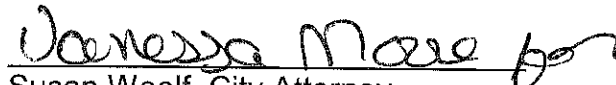

Ericka L. Burnett, City Clerk

Approved as to Content:



M. Helen Gibson, CRA Administrator

Legal in Form and Valid as Drawn:


Susan Woolf, City Attorney

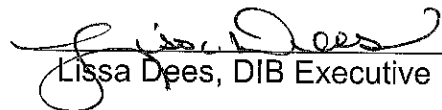
IMPROVEMENT BOARD


Michael Carro, DIB Chairperson

Attest:

Ericka L. Burnett, City Clerk

Approved as to Content:


Lissa Dees, DIB Executive Director

AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT
BETWEEN THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF PENSACOLA, FLORIDA AND
THE PENSACOLA DOWNTOWN IMPROVEMENT BOARD
FOR IMPLEMENTATION OF CERTAIN URBAN CORE COMMUNITY
REDEVLEOPMENT PLAN ACTIVITIES BY THE PENSACOLA DOWNTOWN
IMPROVEMENT BOARD

THIS AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT ("Amendment No. 1") is made and entered into this 12th day of July, 2023, by and between the Community Redevelopment Agency of the City of Pensacola, a public body corporate and politic of the State of Florida ("CRA") and the Pensacola Downtown Improvement Board, a public body corporate and politic of the State of Florida ("DIB"), together referred to as "the Parties".

WHEREAS, on September 11, 2020, the CRA and the DIB entered into an Interlocal Agreement for implementation of certain Urban Core Redevelopment Plan Activities by the DIB ("Interlocal Agreement"); and

WHEREAS, the Interlocal Agreement established the CRA would annually allocate for payment to the DIB, legally available funds in an amount equal to the tax increment revenues derived from the Pensacola Downtown Improvement Tax District ad valorem tax levy, less \$100,000 which would be retained by the CRA for implementation of affordable housing initiatives, as defined in Section 1 of the Interlocal Agreement; and

WHEREAS, the CRA and DIB agree to terminate the \$100,000 retainage by the CRA beginning in Fiscal Year 2024; and

WHEREAS, the CRA and DIB agree to simplify the process for approval of the annual work plan subject to specified work plan and reporting requirements as defined in this Amendment; and

WHEREAS, provided the above recitals, both the CRA and DIB desire to continue the implementation of the redevelopment plan activities embodied in the Interlocal Agreement; and

WHEREAS, the CRA and DIB now desire to amend the Interlocal Agreement upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the recitals above and mutual covenants and agreements herein contained, it is agreed by the CRA and DIB that the Interlocal Agreement shall be amended as follows:

1. The Parties agree that the recitals above are true and correct and are hereby incorporated into this Amendment.
2. Section 1 of the Interlocal Agreement is amended as follows:

1. Description.

Subject to and conditioned upon first satisfying all funding requirements for such Fiscal Year with respect to debt obligations of the CRA or the City secured by or payable from Tax Increment Revenues, the CRA will annually allocate for payment to the DIB, legally available funds in an amount equal to the tax increment revenues derived from the Pensacola Downtown Improvement Taxing District ad valorem tax levy within the DIB Area during the most recent tax year, ~~less \$100,000, which shall be retained by the CRA for implementation of affordable housing initiatives.~~ The use of such funds shall be allocated for ~~economic development, marketing, public realm enhancement and beautification, community policing innovations and to support multi-modal enhancement of Downtown Pensacola,~~ the uses authorized by pursuant to the Urban Core Plan, as amended, an annual work plan, as described in Section 2 herein, and any applicable state law. Funded projects shall be consistent and compatible with the long-term goals and objectives of the CRA, and the development and implementation of such projects shall be closely coordinated with the CRA, its' staff and City of Pensacola officials.

3. Section 2 of the Interlocal Agreement is amended as follows:

2. Annual Work Plan & Reporting

~~2.1 Tentative Work Plan. No later than September 15 of each year, the DIB shall submit to the CRA Administrator, a tentative work plan for the fiscal year beginning October 1st of the following calendar year (i.e. a tentative work plan submitted on September 15, 2020 shall reflect the plan of work for the 2022 fiscal year, beginning on October 1, 2021). Such projects contained within the tentative work plan shall be presented to the City of Pensacola Urban Core Redevelopment Board (UCRB) during its October meeting for input.~~

~~2.21 Proposed Work Plan. Following the meeting of the UCRB, tThe DIB shall annually prepare a proposed work plan for use of the subject funds during the subject~~

upcoming fiscal year for approval by the CRA during its July meeting. Authorized representatives of the DIB and CRA shall meet to review the proposed work plan during its development prior to its submittal to CRA. It is recommended that meetings begin in January at the start of the City's budget preparation process, and the DIB shall submit a The final proposal shall be submitted to the CRA Administrator Manager no later than June 15 in accordance with the agenda deadlines for the July CRA meeting. The DIB shall present such proposal to the CRA during its July meeting, each year, for approval and incorporation into the City budget.

2.32 Report of Accomplishments and Activities. The DIB shall provide an annual report of its accomplishments and activities to the CRA during its July meeting each year. The DIB shall also provide regular project briefings to CRA staff and City of Pensacola officials throughout the year to ensure officials remain up-to-date on projects and activities undertaken pursuant to this Agreement.

Temporary modification of timelines and deadlines described in this Section may be authorized by the CRA Administrator Manager due to changes in budget schedules, board meetings, or similar causes. However, permanent modifications shall require amendment of this Agreement pursuant to Section 9 herein.

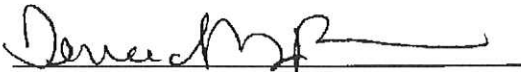
The Parties hereto acknowledge that Part III, Chapter 163, Florida Statutes (the Redevelopment Act) requires transparency and accountability regarding the expenditure of tax increment revenues by the Agency. The obligations of the DIB under this Section 2 are essential for compliance with such requirements. Failure to provide the Proposed Work Plan and/or the annual report of accomplishments and activities may result in suspension or termination of the annual funding contemplated by Section 1 above.

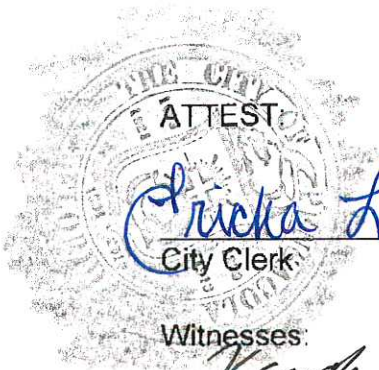
To ensure accountability and compliance with the reporting requirements of the Redevelopment Act, the DIB shall maintain a separate and complete accounting of all Tax Increment Revenues received, which shall not be combined with other funds and shall clearly identify each project funded. Carryover of funds remaining at the end of each fiscal year shall be permissible provided such carryover is consistent the Redevelopment Act and that the use of such funds is for an expense defined in the approved work plan described in Section 2 or as otherwise approved by the CRA. No later than January 15 of each year, the DIB shall provide to the CRA Manager a financial status report describing the amount spent on each project during and the amount of any carryover funds remaining at the close of the prior fiscal year.

4. The remaining provisions of the Interlocal Agreement shall remain in full force and effect.
5. This Amendment No. 1 to the Interlocal Agreement shall be recorded by the CRA upon full execution.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument of amendment on the date first written above.

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
PENSACOLA


CRA Chairperson



ATTEST

City Clerk

Witnesses:



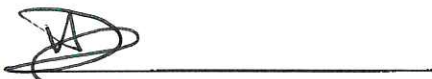

ATTEST:



Witnesses:



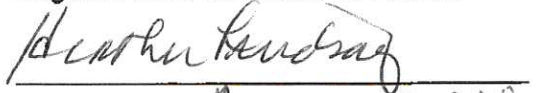

Approved as to substance:


CRA Manager

PENSACOLA DOWNTOWN
IMPROVEMENT BOARD


Chairperson

Legal in form and valid as drawn:


City Attorney Assistant City
Attorney

4. The remaining provisions of the Interlocal Agreement shall remain in full force and effect.
5. This Amendment No. 1 to the Interlocal Agreement shall be recorded by the CRA upon full execution.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument of amendment on the date first written above.

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
PENSACOLA

ATTEST:


CRA Chairperson

City Clerk

Witnesses:

PENSACOLA DOWNTOWN
IMPROVEMENT BOARD

ATTEST:

Witnesses:

Approved as to substance:

Legal in form and valid as drawn:

CRA Manager

City Attorney

Memorandum

File #: 24-615

Community Redevelopment Agency

7/15/2024

ACTION ITEM

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

PENSACOLA DOWNTOWN IMPROVEMENT TAXING DISTRICT TIF EXEMPTION

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) consider a recommendation from the Pensacola Downtown Improvement Board (DIB) requesting that City Council authorize exemption of the Pensacola Downtown Improvement Taxing District from the Urban Core Tax Incremental Financing (TIF) contribution, provided that the DIB contribute fifty percent (50%) of the cost to remove the Pensacola Downtown Improvement Taxing District from the redevelopment revenue bond pledge. Further, that the interlocal agreement be terminated as of the start of the 2025 fiscal year. Finally, that the CRA Chairperson be authorized to take all actions necessary to effectuate TIF exemption, amendment of the bond covenants and termination of the CRA and DIB interlocal.

SUMMARY:

In 1972, a Special Act of the Florida legislature was passed creating the Pensacola Downtown Improvement Taxing District, as was subsequently amended. The Special Acts are codified in the City code. The Pensacola Downtown Improvement Taxing District is a dependent special district, and separate legal entity, created by the City. Taxes imposed within the Pensacola Downtown Improvement Taxing District boundaries are imposed by the City upon request of the Downtown Improvement Board (DIB). Therefore, pursuant to the redevelopment statutes, the DIB is considered a "taxing authority."

In 1984, City Council adopted Ordinance No. 13-84 creating a Redevelopment Trust Fund or Tax Incremental Financing ("TIF") District to fund the Urban Core Community Redevelopment Area. The ordinance established that all taxing authorities, except school districts and water management districts, were required to annually appropriate and pay into the Urban Core Redevelopment Trust Fund in order to fund community redevelopment activities pursuant to Chapter 163, Part III of the Florida Statutes. Since the Pensacola Downtown Improvement Taxing District boundaries lie within the boundaries of the Urban Core Community Redevelopment Area, the taxing authority is required to annually contribute to the TIF unless otherwise exempted by the City.

The DIB's request to be exempted from the TIF contribution was discussed by the CRA during its July 2023 meeting. Since the City has pledged tax increment revenues to the repayment of

the redevelopment revenue bonds, an amendment to the bond covenants would be required to remove the Pensacola Downtown Improvement Taxing District contribution. Staff was asked to further review the financial ramifications associated with the exemption and the Bond Council's interest in amending the covenants. Staff has determined that the covenants can be amended without a change in financing terms. However, legal fees would still need to be paid and are estimated at approximately \$55,000.

Exemption is recommended to better leverage the DIB funding in support of implementation of the Urban Core redevelopment plan. Following the 2019 amendment to Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act"), activities that could previously be paid for by TIF either no longer can or are discouraged. Exempting the Pensacola Downtown Improvement Taxing District from the TIF contribution will allow this funding source to continue to fund important elements of the redevelopment plan, including events, marketing, downtown enlivenment, the downtown clean team and similar activities. If the exemption is approved, it is proposed that the cost of the legal fees be split between the DIB and CRA with a 50/50 cost sharing arrangement.

If approved, staff will bring forth an amendment to Ordinance No. 13-84 and a new City and DIB interlocal agreement to City Council. If the action is approved by Council, the corresponding interlocal agreement between the CRA and the DIB will terminate.

PRIOR ACTION:

July 17, 2023 - The CRA discussed a request from the DIB for exemption of the Pensacola Downtown Improvement Taxing District from the Urban Core TIF contribution.

FUNDING:

N/A

FINANCIAL IMPACT:

If the exemption is approved by both the CRA and City Council, the Pensacola Downtown Improvement Taxing District would no longer contribute to the Urban Core Trust Fund in future fiscal years. Revenues obtained from the Pensacola Downtown Improvement Taxing District assessment would be retained by the Downtown Improvement Board (DIB) to be used in accordance with its approved annual budget. Exemption would allow the use of these funds for purposes not currently allowed by TIF.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No**STAFF CONTACT:**

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director

Victoria D'Angelo, CRA Division Manager
Hilary Halford, Asst. CRA Division Manager
Amy Lovoy, Finance Director

ATTACHMENTS:

None

PRESENTATION: No

Memorandum

File #: 24-593

Community Redevelopment Agency

7/15/2024

RESOLUTION

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

RESOLUTION NO. 2024-47 CRA AUTHORIZING THE CRA TO TERMINATE THE FDOT BEAUTIFICATION GRANT FOR GARDEN STREET LANDSCAPE IMPROVEMENTS - WEST OF A STREET

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) adopt Resolution No. 2024-47 CRA.

A RESOLUTION OF THE CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY, PENSACOLA, FLORIDA; TERMINATING THE FDOT GRANT BEAUTIFICATION GRANT AGREEMENT FOR GARDEN STREET LANDSCAPE IMPROVEMENTS - WEST OF A STREET.

SUMMARY:

In September 2021, the Community Redevelopment Agency (CRA) and City Council authorized the CRA to submit a grant application to the Florida Department of Transportation (FDOT) to continue the beautification and enhancement of Garden Street from A Street westward. Improvement was targeted for A Street to C Street, with actual boundaries to be determined based on cost. A notice of award in the amount of \$23,919 was received from FDOT in February 2022 and funding appropriated in March.

Bid No. 24-023 was published on March 7, 2024, for the installation of the Garden Street improvements, as well as, three (3) other FDOT right of way corridors (Fairfield Drive, Navy Boulevard, and the Creighton & 9th Avenue Intersection). Two (2) responsive bids were received. However, the lowest and most responsive bid, in the amount of \$545,470.00 from Russell Landscape of Sugar Hill, Ga, was substantially higher than the cost estimate of \$90,076.56. The bids were rejected due to being significantly over budget.

City and FDOT Staff have further investigated other eligible enhancements that could be considered with the grant funding awarded. However, due to cost, design, and irrigation constraints, it has been determined by both agencies that the project is not feasible at this time. A resolution of the CRA and City Council is required by FDOT to terminate the grant agreement.

PRIOR ACTION:

September 20, 2021 - CRA approved Resolution No. 2021-04 CRA authorizing the CRA to apply for and accept a FDOT Beautification Grant for Garden Street Landscape Improvements - West of A Street.

September 23, 2021 - City Council approved Resolution No. 2021-81 authorizing the Community Redevelopment Agency (CRA) to apply for and accept a FDOT Beautification Grant for constructing landscape improvement within the Garden Street corridor.

March 10, 2022 - City Council adopted Supplemental Budget Resolution No. 2022-027 appropriating the grant funds.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of Resolution No. 2024-47 CRA will authorize the return of the FDOT Beautification Grant, in the amount of \$23,919, for Garden Street Landscape Improvements west of A Street.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/1/2024

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, CRA Division Assistant Manager
Brad Hinote, City Engineer

ATTACHMENTS:

1. Resolution No. 2024-47 CRA

PRESENTATION: No

RESOLUTION
NO: 2024-47 CRA

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF PENSACOLA, FLORIDA;
TERMINATING THE FDOT BEAUTIFICATION GRANT
AGREEMENT FOR GARDEN STREET LANDSCAPE
IMPROVMENTS - WEST OF A STREET.

WHEREAS, on September 9 and September 23, 2021 the Community Redevelopment Agency of the City of Pensacola (CRA) and the Pensacola City Council, respectively, adopted resolutions authorizing the CRA to apply or and accept a Florida Department of Transportation Beautification Grant for Garden Street Landscape Improvements – West of A Street.

WHEREAS, on March 10, 2022, the Pensacola City Council adopted Supplemental Budget Resolution No. 2022-027 appropriating the grant funds; and

WHEREAS, the City of Pensacola is party with the Florida Department of Transportation for the Florida Beautification Grant and Landscape and Construction Agreement number G2533, on behalf of the CRA; and

WHEREAS, the CRA has determined that said agreement no longer serves in the best interest of the CRA; and

WHEREAS, the CRA and City can verify no funds have been received by its board, council or staff and as such, desire to terminate the effective agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, FLORIDA AS FOLLOWS:

Section1. The CRA supports a resolution to terminate the referenced agreement for the Florida Department of Transportation's Florida Beautification Grant.

Section 2. That CRA and FDOT recognize that by terminating the grant award, neither party shall have any obligations under the terms of the agreements.

Section 3. This Resolution shall become effective the fifth business day after the adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____
(DATE)

Approved: _____
CRA CHAIRPERSON

ATTEST:

City Clerk

Memorandum

File #: 24-641

Community Redevelopment Agency

7/15/2024

ACTION ITEM

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

AMENDMENT NO. 1 TO CONTRACT WITH URBAN DESIGN ASSOCIATES UNDER RFQ. NO 23-014

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) ratify Amendment No. 1 to the contract with Urban Design Associates awarded under RFQ No. 23-014 to add another month of community engagement activities for the Equitable Development Framework Plan for the Hollice T. Williams Stormwater Park, as further specified in the attached scope and fee proposal. Further, that the CRA authorize the CRA Chairperson to take all actions necessary to execute the contract amendment.

SUMMARY:

On February 5, 2024, the Community Redevelopment Agency (CRA) awarded a contract to Urban Design Associates (UDA) under RFQ No. 23-014 to update the Urban Core, Eastside and Westside community redevelopment plans and to produce a preliminary Equitable Development Framework Plan (EDFP) for the Hollice T. Williams Stormwater Park project. The purpose of the EDFP is to counter negative developmental impacts catalyzed by the construction of the Hollice T. Williams Stormwater Park. The 5 to 8 equity principles that are included in the EDFP will guide Hollice T. Williams Stormwater Park design and effect development projects with public funding within a 1/2 mile radius of the park.

Amendment No. 1 expands the scope of work for the EDFP to include an additional month of community engagement activities to ensure robust community participation in the development of this plan. The expanded scope of work includes:

- Up to 4 additional 1 hour virtual meetings with the CRA staff
- An additional meeting with Friends of Hollice T. Williams
- Two additional virtual meetings with City Council
- An additional in-person, two-day visit by Urban Design Associates team including engagement materials
- Two additional virtual collaboration meetings between Urban Design Associates and the Hollice T. Williams Stormwater Park design consultant, Geosyntec.

All community engagement will be completed by the end of July to allow Urban Design

Associates adequate time to analyze the information received and report back to the City.

PRIOR ACTION:

February 5, 2024 - The CRA approved the contract award to Urban Design Associates for the preparation of the Equitable Development Plan in conjunction with the Redevelopment Plan Updates for the three CRA districts, Eastside, Westside and Urban Core.

FUNDING:

Budget: \$299,191	CRA (Urban Core) TIF Fund
\$138,364	Eastside TIF Fund
\$223,190	Westside TIF Fund
<u>\$25,770</u>	General Fund
<u>\$686,515</u>	TOTAL
Actual: \$659,305	Contract Amount
<u>27,210</u>	Amendment No. 1
<u>\$686,515</u>	TOTAL

FINANCIAL IMPACT:

Sufficient funding is available from the CRA (Urban Core) and Eastside TIF Funds, and the General Fund. To support Amendment No. 1, an additional \$6,963 will be reallocated within the CRA (Urban Core) TIF fund from Acquisition & Redevelopment and \$16,247 within the Eastside TIF fund from Acquisition & Redevelopment. \$4,000 will be allocated from the General Fund.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/9/2024

STAFF CONTACT:

David Forte, Deputy City Administrator
 Sherry Morris, Development Services Department Director
 Victoria D'Angelo, CRA Division Manager
 Hilary Halford, Assistant CRA Division Manager

ATTACHMENTS:

1. Amendment No 1
2. Exhibit A - Amendment No. 1

PRESENTATION: No

**CONTRACT BETWEEN CITY OF PENSACOLA COMMUNITY REDEVELOPMENT
AGENCY AND URBAN DESIGN ASSOCIATES, LTD.**

AMENDMENT NO. 1

THIS AMENDMENT NO. 1 TO THE Contract Between City of Pensacola Community Redevelopment Agency and Urban Design Associates, LTD. ("Amendment No. 1") made and entered into this _____ day of July, 2024, by and between the City of Pensacola Community Redevelopment Agency, hereinafter referred to as "CRA" and Urban Design Associates, LTD., hereinafter referred to as "Contractor"

WITNESSETH:

WHEREAS, the CRA and the Contractor entered into the Contract Between City of Pensacola Community Redevelopment Agency and Urban Design Associates, LTD. dated April 18, 2024 ("Original Contract") to provide urban planning, design, research, analysis and plan amendment services for update of the Pensacola Community Redevelopment Plans and production of an equity development framework plan for the Hollice T. Williams Stormwater Park ("Original Services"); and

WHEREAS, the parties now desire to amend the Original Contract to provide for Additional Services as defined below;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is agreed that the Original Contract shall be hereby amended as follows:

1. The Contractor shall perform all work and additional services described in and in accordance with the Proposal for Additional Services ("Additional Services"), attached hereto as Exhibit A.
2. Payment for the Additional Services will be in accordance with the fee schedule and payment terms described in Exhibit A. All other provisions of Section 4 of the Original Contract shall apply.
4. In compliance with the provisions of F.S. 448.095, the parties to this Amendment No. 2 and any subcontractors engaged in the performance of this contract hereby certify that they have registered with and shall use the E-Verify system of the United States Department of Homeland Security to verify the work authorization status of all newly hired employees, within the meaning of the statute.
5. All other terms and conditions of the Original Contract not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 to the Contract between City of Pensacola Community Redevelopment Agency and Urban Design Associates, LTD. on the date first above written.

CONTRACTOR

**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
PENSACOLA, FLORIDA**

Urban Design Associates, LTD.
(Contractor's Name)

Chairperson, Jennifer Brahier

By _____
President

City Clerk, Ericka L. Burnett

(Printed President's Name)

Approved As To Substance:

Attest _____
Corporate Secretary

CRA Manager

Legal in form and valid as drawn:

(CORPORATE SEAL)

City Attorney

EXHIBIT A



5 July 2024

Rachel Bennett
Pensacola CRA
222 W. Main, Third Floor
Pensacola, Florida 32502

Re: Equitable Development Framework Plan Additional Service

Dear Rachel,

Thank you for the opportunity to continue supporting the CRA and City leadership as you advance the Hollice T. Williams Stormwater Park design and the Equitable Development Framework Plan.

The engagement strategy has grown, and supporting the effort will require additional time from the UDA and Mon-Win Consulting teams to prepare for, facilitate, and summarize the expanded engagement efforts.

We have provided a breakdown of options, with corresponding professional fees:

- Preparation for July Events - \$4,000
- Facilitation of July Events - \$14,000
- Follow-up to July Events - \$5,260
- **Total professional fees - \$23,260**

We anticipate \$3,950 in reimbursable expenses will be required for travel and printing expenses.

We would be happy to discuss any modifications to this proposal to ensure it aligns with the CRA's and City's needs in this process. We commend the City for taking a committed equity stance for through this effort. Please do not hesitate to reach out with any questions.

Sincerely,

Megan G. O'Hara, AICP, LEED-AP
Principal + CEO

Enclosures

cc: Ivette Mongalo-Winston

URBAN DESIGN ASSOCIATES, LTD.

URBAN DESIGNERS PLANNERS ARCHITECTS

URBANDESIGNASSOCIATES.COM

3 PPG PLACE / 3RD FLOOR / PITTSBURGH, PA 15222

T 412.263.5200 F 844.270.8374

PRINCIPALS & ASSOCIATES

Gail Armstrong, SDA

David Csont, ASAI

Alice Enz, AIA

Patrice Hanulak, RLA, ASLA

Barry Long, AIA, LEED AP

Megan O'Hara, AICP, LEED AP

Eric Osth, AIA, LEED AP

Jeffrey Schwaiger, ASAI

Exhibit A Professional Scope

Tasks:

Preparation for July Events

1. UDA and Mon Win Consulting will meet with CRA up to two (2) times to prepare for the July engagement events. These calls would cover logistics, outreach strategies, messaging, review of engagement materials, survey development, etc.
2. UDA will format up to three (3) presentation boards for the July engagement events, covering topics such as the history of the site, what has happened to date, photo examples of equitable development outcomes, etc. CRA will provide the UDA team with information and content related to the history of the neighborhood (photos, timelines, etc.) and previous planning efforts.

July Events

3. Either UDA, Mon-Win Consulting, or both will attend and facilitate the July engagement events, including the July Friends of Hollice T. Williams Park meeting, the Friday night slow ride event, and the Saturday community event (2 days).

Follow-up after July Events

4. The UDA team will summarize the additional information gathered at the July engagement event, combining it with the survey results and the engagement information that was gathered at the May workshops. Themes will inform the development of the Equitable Development Principles.
5. UDA and Mon-Win will attend the August and September Friends of Hollice T. Williams Park meetings virtually to present the Draft and Final Equitable Development Principles. This task includes preparation time for the meetings. *One of the two meetings is covered in the original scope and hours have been deducted.*
6. UDA will attend the two (2) September Council meetings virtually to present the Draft and Final Equitable Development Principles. This task includes preparation time for the meetings.

Development of the Equitable Development Survey and coordination with the Geosyntech team will be billed under the original Equitable Development scope and fee.

Exhibit B
Professional Fees and Reimbursable Expenses

	Task	UDA Fee	Mon-Win Fee	Total Fee Increase
Preparation for July Events	1. Coordination meetings with CRA (up to four 1-hour meetings)	\$550	\$425	\$975
	2. Engagement materials for the July events (formatted boards)	\$2,600	\$425	\$3,025
	Fee Subtotal - Preparation	\$3,150	\$850	\$4,000
July Events	3. Option 1 - Facilitation at July events (2 days, 1 person)	\$7,600		\$7,600
	Option 2 - Facilitation at July events (2 days, 2 people)	\$7,600	\$6,400	\$14,000
	Fee Subtotal - July Events (Option 2)	\$7,600	\$6,400	\$14,000
Follow-up after July Events	4. Summary of additional engagement data gathered at July event	\$2,810	\$400	\$3,210
	5. Virtual participation in Friends of Hollice T. Williams meetings to share Principles, with preparation time (one meeting already covered in original scope - August, September 2024)	\$550	\$400	\$950
	6. Virtual participation in two (2) City Council meetings in September 2024, with preparation time	\$1,100	\$0	\$1,100
	Fee Subtotal - Follow-up after July Events	\$4,460	\$800	\$5,260
	Fee Total	\$15,210	\$8,050	\$23,260
Expenses	Reimbursable Expenses	\$1,750	\$1,400	\$3,150
	Large format printing (up to 4 boards)	\$800		\$800
	Expenses Total	\$2,550	\$1,400	\$3,950
	Total Not-to-Exceed	\$17,760	\$9,450	\$27,210

Reimbursable expenses are in addition to compensation for Services, and include, but are not limited to travel expenses, communications, reproduction of drawings and other documents, shipping charges, and fees and expenses of sub-consultants. Reimbursable expenses shall be billed at a multiple of 1.0 times the cost incurred by UDA, Ltd.