



City of Pensacola

Community Redevelopment Agency

Agenda

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

January 13, 2025, 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. 25-3 CRA MEETING MINUTES - 12/09/2024

Attachments: **CRA MEETING MINUTES - 12/09/2024**

ADMINISTRATOR'S COMMUNICATIONS

DISCUSSION ITEMS

2. 24-1279 DISCUSSION OF EASTSIDE, WESTSIDE AND URBAN CORE REDEVELOPMENT BOARDS

Recommendation: That the Community Redevelopment Agency (CRA) discuss the continuation of and protocol for the Eastside, Westside and Urban Core Redevelopment Boards.

Sponsors: Jennifer Brahier

Attachments: **Letter to Redevelopment Boards - 6-11-24**

ACTION ITEMS

PRESENTATIONS

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

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 #: 25-3

Community Redevelopment Agency

1/13/2025

ACTION ITEM

SUBJECT:

CRA MEETING MINUTES - 12/09/2024

ATTACHMENTS:

1. CRA MEETING MINUTES - 12/09/2024



City of Pensacola

Community Redevelopment Agency

Meeting Minutes

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

December 9, 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.)

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CALL MEETING TO ORDER

The Community Redevelopment Agency (CRA) Board Meeting was called to order by Chairperson Brahier at 4:36 P.M.

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

Members Absent: None

Also Present: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

CRA Board members Jones, Patton, and Wiggins disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRPERSON'S REPORT

None.

APPROVAL OF MINUTES

1. 24-1186 CRA MEETING MINUTES - 11/12/2024

Recommendation:

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

The motion passed by the following vote:

Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

ACTION ITEMS

2. 24-1008 AMENDMENT NO. 1 TO MASTER REDEVELOPMENT AGREEMENT (SPRING STREETSCAPE PROJECT - GARDEN TO ROMANA)

Recommendation: That the Community Redevelopment Agency approve Amendment No. 1 to the Master Redevelopment Agreement (Spring Streetscape Project - Garden to Romana) with 200 West Garden, LLC and 97 Spring Condos LLC as enumerated herein. Further, that the CRA authorize the CRA Chairperson to execute and take all actions necessary to carry out the agreement.

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

CRA Division Manager Victoria D'Angelo gave a brief overview of the item. Calli Sivils, Development Director of Bearing Point Properties spoke to the item. Staff answered questions accordingly.

The motion passed by the following vote:

Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0 None

3. 24-1090 SUPPLEMENTAL BUDGET RESOLUTION NO. 2024-94CRA CONTRACTS PAYABLE CARRYOVER

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2024-94CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

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

CRA Division Manager Victoria D'Angelo spoke to the item. Staff responded accordingly to questions.

The motion passed by the following vote:

Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0 None

DISCUSSION ITEMS

4. 24-1091 UPDATE ON RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP)

Recommendation: N/A

Assistant CRA Division Manager Hilary Halford provided a presentation of the item. Staff answered questions accordingly.

PRESENTATIONS

None.

BOARD MEMEBERS COMMENTS

Board Member Bare discussed his attendance at the League of Cities Legislative Conference and the differences between other cities' branches of management vs. the City of Pensacola's. He stated that he would like to have the CRA consider having a separate board that does CRA work. He mentioned that a lot of items come before the members twice, as CRA Board Members, and then as City Councilmembers, and that he would support the mayor in being able to appoint others to a CRA board. In response, Chairperson Brahier stated that there is a Westside, Eastside, & Urban Core Redevelopment Board that does have public input and public overseeing and that due to TIF money being pulled out of the city's budget, the council has a lot vested. She also stated it was an honor serving as CRA Chairperson for the past year and thanked staff for their work.

ADMINISTRATOR'S COMMUNICATIONS

None.

OPEN FORUM

None.

ADJOURNMENT

5:08 P.M.

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Memorandum

File #: 24-1279

Community Redevelopment Agency

1/13/2025

DISCUSSION

SPONSOR: Jennifer Brahier

SUBJECT:

DISCUSSION OF EASTSIDE, WESTSIDE AND URBAN CORE REDEVELOPMENT BOARDS

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) discuss the continuation of and protocol for the Eastside, Westside and Urban Core Redevelopment Boards.

SUMMARY:

On May 22, 2023, the Pensacola City Council held a workshop to discuss the status of the Urban Core, Westside and Eastside redevelopment boards. An update was provided to the Community Redevelopment Agency (CRA) on June 10, 2024. A discussion is requested to revisit the continuation and protocol for the boards.

PRIOR ACTION:

May 22, 2023 - City Council held a workshop to discuss the Urban Core, Westside and Eastside redevelopment boards.

June 10, 2024 - An update on the status of the redevelopment boards was provided.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Erica Grancagnolo, Economic Development Director
Victoria D'Angelo, CRA Division Manager

Hilary Halford, Assistant CRA Division Manager

ATTACHMENTS:

1. Letter to Redevelopment Boards - 6-11-24

PRESENTATION: No

Victoria D'Angelo

From: Victoria D'Angelo
Sent: Tuesday, June 11, 2024 2:25 PM
To: eyeoneducation@yahoo.com; zaclane007@gmail.com; Jennifer Brahier; tracybllc@gmail.com; tommylwj25@gmail.com; adorationpastor@aol.com; jgulley4@gmail.com; cheflb66@gmail.com; fiveome@yahoo.com; Michelle Press; Karlschwelm@gmail.com; Jared Moore; Kelly Wieczorek; nicholsmelanie2@gmail.com; Scott Satterwhite
Cc: Hilary Halford; Tiffany Whiting; Don Kraher; David Forte; Sherry Morris; Ericka Burnett; Robyn Tice
Subject: Update on Status of Redevelopment Boards

Good Afternoon Redevelopment Board Members:

Last evening, the Community Redevelopment Agency (CRA) discussed the status of the redevelopment boards. The boards had previously been discussed with City Council in May of last year due to concerns over attendance and overall interest and function of the boards. In response to the original discussion last May, staff conducted a survey of all current and recent board members. Only one response was received citing concerns over the board's level of authority. Staff also conducted peer review of similar boards.

The redevelopment boards have been created by the City to fulfill the overarching objective of creating a neighborhood participation process that provides for the ongoing involvement of stakeholder groups in implementation of the CRA plans. As you are aware, the CRA is currently in the process of updating its plans. Further, we intend to review and update the plans every 5 years going forward. The updated plans will provide a strategic selection of projects and programming to be implemented through the leverage of Tax Incremental Financing (TIF) funding. As a component of the update process, the team will consider the most effective ways of meeting the City's goal of providing for a neighborhood participation process for the ongoing involvement of stakeholders. These considerations may result in recommendations within the plans themselves, as well as changes impacting the redevelopment boards. Since changes may be considered, the City will not be soliciting to refill vacant positions until a determination has been made. We anticipate that this determination will coincide with the adoption of the updated plans.

We thank you for your commitment to serving on a City redevelopment board. Please contact the CRA Office with any questions or concerns at (850) 436-5640 or CRADivision@cityofpensacola.com.

Please remember the Sunshine law and do not reply all.

Victoria D'Angelo

CRA Division Manager

Visit us at <https://www.cityofpensacola.com>

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Pensacola, FL 32502

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Cell: 850.530.0346

vdangelo@cityofpensacola.com

PENSACOLA



BLOCK-BY-BLOCK

RESTORING NEIGHBORHOODS

Provide your insights about the Eastside, Westside, & Urban Core CRA areas!
[Pensacola CRA Plan Areas Update + Equitable Development Plan | UDA \(engagetheteam.com\)](#)

STRIVE TO THRIVE

Pensacola 2035

Help us to create a vision for the next 10 years by completing this [survey](#).

To receive text and/or email notifications on CRA projects, please register at [cityofpensacola/NotifyMe](#) and select “CRA Projects”.

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