



FY 17/18

# Annual CRA Work Plan



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3/31/2017

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## WORK PLAN: 2017 - 2018

### CRA ADMINISTRATION

**ANNUAL BUDGET & WORK PLAN PREPARATION AND MANAGEMENT-  
FY17/18**

**ANNUAL REPORT – FY17**

**ANNUAL SPECIAL DISTRICT REPORTING TO THE FLORIDA DEPARTMENT OF  
ECONOMIC OPPORTUNITY (DEO) – FY17/18**

**CRA WEBSITE MAINTENANCE**

**CONTRIBUTIONS TO ANNUAL AUDIT REPORT – FY17/18**

**CONTRIBUTIONS TO COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) –  
FY17/18**

**TRACKING CRA PROGRESS**

**CRA BOARD MEETING COORDINATION AND ATTENDANCE**

**WESTSIDE REDEVELOPMENT BOARD (WRB) MEETING COORDINATION AND  
ATTENDANCE**

**EASTSIDE REDEVELOPMENT BOARD (WRB) MEETING COORDINATION AND  
ATTENDANCE**

**PREPARATION OF CRA ORDINANCES, RESOLUTIONS, LEGAL AGREEMENTS,  
ADVERTISEMENTS AND NOTICES**

**CONTRACT DEVELOPMENT AND MAINTENANCE**

**ACCOUNTS PAYABLE - INVOICES, PURCHASE ORDERS, REQUISITIONS**

**PAYROLL**

**LIASON TO GENERAL “CHAPPIE” JAMES MUSEUM BOARD**

**LIASON TO COMMUNITY STAKEHOLDERS**

## PROJECTS

### DE VILLIERS AND REUS STREETScape PROJECT..... EST. COST: \$10.4 M

**Description:** Streetscape improvements to De Villiers and Reus Streets following a “Complete Street” design including on-street parking improvements, and installation of decorative lighting and landscaping.

**Location:** De Villiers and Reus Streets from Main to Cervantes Street

**Funding Status:** Unfunded. Seeking financing and/or grant opportunities. Potential sources include financing, LOST, and TIF. Request submitted for LOST funding.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to debt service.**

**Next Steps:**

1. Identify Viable Funding Sources
2. Engineering Design
3. Construction

### “A” STREETScape PROJECT..... EST. COST: \$5.2 M

**Description:** Streetscape improvements to “A” street following a “Complete Street” design including on-street parking improvements, and installation of decorative lighting and landscaping.

**Location:** “A” Street from Main to Cervantes Street

**Funding Status:** Unfunded. Seeking financing and/or grant opportunities. Potential sources include financing, LOST, and TIF.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to debt service.**

**Next Steps:**

1. Identify Viable Funding Sources
2. Engineering Design
3. Construction

### COMMUNITY POLICING..... EST. COST: \$200K

**Description:** Implementation of community policing strategies through the City of Pensacola Police Department.

**Location:** Urban Core CRA

**Funding Status:** Funding allocated from TIF for FY2017 and proposed for FY 2018.

**FY17 TIF Allocation:** \$100K

**FY18 TIF Allocation:** \$100K

**Next Steps:**

1. Preparation of Interlocal Agreement
2. Implementation

**AFFORDABLE HOUSING IMPROVEMENT PROGRAM.....EST. COST: \$437.5K**

**Description:** The goal of this program is to encourage and support revitalization efforts by funding improvements which enhance the visual appearance of residential properties within the redevelopment area.

**Target Area(s):** Belmont-De Villiers, Tanyard and Old East Hill Neighborhoods

**Location:** Urban Core CRA

**Funding Status:** Funding allocated from TIF for FY 2017.

**FY17 TIF Allocation:** \$437.5K

**Next Steps:**

1. Development of Program Guidelines and Application
2. Program Marketing, Outreach and Administration

**COMMERCIAL FAÇADE IMPROVEMENT PROGRAM..... EST. COST: \$150K**

**Description:** The goal of this program is to encourage and support revitalization efforts by funding improvements which enhance the visual appearance of non-residential property, including properties owned and/or operated by non-profit organizations which preserve historic or cultural resources, within the redevelopment area.

**Target Area(s):** Belmont-De Villiers Neighborhood Commercial District

**Location:** Urban Core CRA

**Funding Status:** Funding allocated from Program Funds for FY 2017.

**FY17 TIF Allocation:** \$0 (\$150K allocated from Program Funds.)

**Next Steps:**

1. Development of Program Guidelines and Application
2. Program Marketing, Outreach and Administration

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## PROPERTY DISPOSITION

### **HAWKSHAW SITE REDEVELOPMENT..... EST. COST: \$25K**

**Description:** Disposition of CRA-owned property for mixed use or multi-family redevelopment. Design standards completed by Urban Design Associates, and approved by CRA Board. Property marketed by commercial real estate firm, NAI Halford. Placed on the market during February 2017.

**Location:** North 9<sup>th</sup> Avenue and E Romana Street

**Appraised Valuation:** \$1.74 Million

**Funding Status:** Funding provided for development of design standards.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Selection of a Preferred Developer and Development Plan
2. Sale Agreement Negotiations
3. Design and Construction Monitoring

### **DISPOSITION OF CRA PROPERTIES ..... EST. COST: \$20K**

**Description:** Disposition of CRA-owned property for redevelopment. Commercial properties marketed by commercial real estate firm, NAI Halford. Residential property marketed by CRA.

**Available Properties:** 120 Government Street (Commercial - \$765K Valuation), 150 Baylen Street (Commercial - \$510K Valuation), and 216 “A” Street (Residential - \$13K Valuation)

**Location(s):** Urban Core CRA

**Funding Status:** NA

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Selection of Preferred Developer
2. Sale Agreement Negotiations
3. Property Closing
4. Design and Construction by Preferred Developer

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## PLANNING & DESIGN

### REDEVELOPMENT DISTRICT DESIGN GUIDELINES AND OVERLAY .....

**EST. COST:** \$35K

**Description:** Development and adoption of urban design guidelines for incorporation into the City of Pensacola's Land Development Code (LDC) as an Overlay District. Guidelines to establish standards for architectural and site design, as identified in the 2010 Urban Core Plan.

**Location:** Urban Core areas not governed or protected by a special review district.

**Funding Status:** TIF funding budgeted, however, staff has identified grant opportunity through the Department of Economic Opportunity (DEO). Grant application to be submitted May 2017 for possible funding.

**FY17 TIF Allocation:** \$35K

**Next Steps:**

1. DEO Technical Assistance Grant Application
2. RFP/Consultant Selection
3. Development of Design Guidelines
4. Approval by CRA Board
5. Approval by City Council
6. Implementation

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## LEASES & AGREEMENTS

### PLAZA DE LUNA CONCESSION STAND – OPERATORS AGREEMENT & LEASE.....

**EST. COST:** TBD

**Description:** The Plaza de Luna Concession building, constructed by the CRA, is leased to an operator via a three-year operators agreement. The CRA in coordination with the City's Finance Department is responsible for lease administration including monthly payment verification, annual close-outs and lease renewal.

**Location:** 920 South Palafox Street

**Est. Annual Revenue:** \$4,000

**Funding Status:** Funds allocated for repair and maintenance as needed.

**FY18 TIF Allocation:** \$TBD

**Next Steps:**

1. Lease Renewal - 2017-2019 Term
2. Monthly Payment Verification
3. End of the Year Review

**NEW YEARS EVE PELICAN DROP – FUNDING AGREEMENT ..... EST. COST: \$30K**

**Description:** The CRA provides funding in support of the annual New Year’s Eve Pelican Drop event in Downtown Pensacola.

**Location:** Downtown Pensacola – Palafox Street

**Funding Status:** Funding allocated from Program Funds.

**FY17 TIF Allocation:** \$0 (\$30K allocated from Program Funds)

**Next Steps:**

1. Preparation of Funding Agreement – FY 2017
2. Compliance Monitoring

**NEW YEAR’S EVE PELICAN DROP – PELICAN USE AGREEMENT...EST. COST: \$NA**

**Description:** The CRA provides organizers access to the CRA’s “Pelican Drop” pelican through a regularly executed license to use agreement.

**Location:** Downtown Pensacola – Palafox Street

**Funding Status:** Not Applicable.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Preparation of Multi-Year Agreement
2. Compliance Monitoring

**PLAZA DE LUNA DOCKING – BERTH LEASES ..... EST. COST: \$NA**

**Description:** The CRA administers leases for berth numbers 13 through 16 in coordination with the Port of Pensacola. Administration requires customer service for application and price estimate support and processing, as well as, coordination with the Port of Pensacola and Parks and Recreation Department.

**Location:** Plaza De Luna

**Est. Annual Revenue:** \$2,500

**Funding Status:** Not Applicable.

**FY18 Allocation:** \$0

**Next Steps:**

1. Administration of Berth Applications and Price Estimates
2. Coordination of Docking Access, Arrival and Departure

**DE VILLIERS CHRISTMAS LIGHTS – AGREEMENT..... EST. COST: \$NA**

**Description:** Administration of a license to use agreement for the placement of Christmas lights on CRA-owned light poles.

**Location:** Belmont- De Villiers Neighborhood Commercial District

**Funding Status:** Not Applicable.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Preparation of Multi-Year Agreement
2. Compliance Monitoring

**COMMERCIAL FAÇADE IMPROVEMENT PROGRAM LIEN DISPOSAL.....**

**EST. COST:** \$NA

**Description:** Review, tracking, and disposal of outstanding mortgage and security and lien agreements pertaining to previously executed funding agreements provided through the Urban Core’s Commercial Façade Improvement Program.

**Location:** Urban Core CRA

**Funding Status:** Not Applicable.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Review of Funding Agreements and Liens/Mortgages
2. Lien/Mortgage Disposal for Satisfied Agreements
3. Active Tracking of Outstanding Agreements

**ADDITIONAL LEASES & AGREEMENTS ..... EST. COST: \$NA**

**Description:** The CRA actively provides oversight and monitoring for various leases and legal agreements. These leases and agreements are as follows:

- Pensacola Sports Association (PSA) Main Street Lease Agreement
- Port Royal I & II Lease Agreements (2)
- South Palafox: Palafox Pier & Yacht Harbor Lease Agreement
- North Palafox Parking Lot (Federal Court House) Lease Agreement
- Downtown Improvement Board (DIB) Parking Management Agreement
- Landscape Maintenance Interlocal Agreement
- Administrative Services Interlocal Agreement
- Community Policing Interlocal Agreement

**Location:** Urban Core CRA

**Funding Status:** Not Applicable.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Preparation of Agreements
2. Active Oversight and Monitoring

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## MAINTENANCE & REPAIRS

### **LANDSCAPE MAINTENANCE ..... EST. COST: \$247K**

**Description:** Upkeep and maintenance of CRA constructed improvements which are implemented through an interlocal agreement with the City's Parks and Recreation Department.

**Location:** Urban Core CRA

**Funding Status:** Funding approved from TIF for FY17 and proposed for FY18.

**FY17 TIF Allocation:** \$247K

**FY18 TIF Allocation:** \$247K

**Next Steps:**

1. Preparation of Interlocal Agreement
2. Oversight and Administration of Landscape Contracts

### **STREETSCAPE AMENITIES REPAIR/REPLACEMENT.....EST. COST: \$100K**

**Description:** Ongoing inventory, and assessment of CRA amenities including, but not limited to, street lights, sidewalks, trash receptacles, fencing, benches, tree grates, and water fountains for prioritization of repairs and replacement. CRA to provide supplemental funding for repairs/replacement of amenities which are outside the scope of the landscape maintenance agreement.

**Location:** Urban Core CRA

**Funding Status:** Funding approved for FY17 and proposed for FY18.

**FY17 TIF Allocation:** \$100K

**Next Steps:**

1. Complete Inventory of CRA Amenities
2. Establish Priority Repairs and Scope of Work
3. Actively Track Amenity Conditions

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## RESEARCH & REVIEW

### **ONGOING REVIEW OF OUTSIDE GRANT OPPORTUNITIES ..... EST. COST: \$NA**

**Description:** Active review of grant opportunities.

**Next Steps:**

1. Seek funding for De Villiers Streetscape Project
2. Seek funding for Urban Design Guidelines and Overlay District

### **ONGOING REVIEW OF REDEVELOPMENT BEST PRACTICES ..... EST. COST: \$NA**

**Description:** Active review of state and national models related to community redevelopment.

**Next Steps:**

1. Review of commercial and residential incentive programs.

### **ATTENDANCE AT WEEKLY DEVELOPMENT REVIEW MEETINGS..EST. COST: \$NA**

**Description:** Active review of new potential developments. Development Review meetings held Wednesdays at 9 a.m.

**Next Steps:**

1. Weekly meeting attendance
2. Project tracking

### **ATTENDANCE AT OTHER MEETINGS ..... EST. COST: \$NA**

**Description:** Attendance at other meetings as needed. Examples include community or neighborhood meetings, TPO Technical Coordinating Committee (TCC) meetings and/or other staff-related topics.

### WESTSIDE REDEVELOPMENT BOARD

**Description:** The CRA provides staff support to the Westside Redevelopment Board (WRB). The WRB regular meetings are held quarterly during the months of January, April, July and October, with special meetings scheduled based on need.

**Location:** Westside

**Funding Status:** Not Applicable.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Coordination of Quarterly and Special Meetings and Agendas
2. Attendance at Quarterly and Special Meetings
3. Presentation of Board Identified Priorities to CRA Board
4. Implementation of CRA Board Approved Priorities

### PROJECTS

**“A” STREETSCAPE PROJECT..... EST. COST: \$5.2 M**

**Description:** Streetscape improvements to “A” street following a “Complete Street” design including on-street parking improvements, and installation of decorative lighting and landscaping.

**Location:** “A” Street from Main to Cervantes Street

**Funding Status:** Unfunded. Seeking financing and/or grant opportunities. Potential sources include financing, LOST, and TIF.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to debt service.**

**Next Steps:**

1. Identify Viable Funding Sources
2. Engineering Design
3. Construction

**BAPTIST HOSPITAL/WEST MORENO DISTRICT REVITALIZATION STRATEGY .....**

**EST. COST: \$50K**

**Description:** Completion of Phase I, Reconnaissance and Strategic Assessment and Phase II, Development Plan and Implementation Strategy, pursuant to Memorandum of Understanding (MOU) between the City, CRA, County and Baptist Hospital.

**Location(s):** Area surrounding Baptist Hospital/West Moreno District

**Funding Status:** Funding complete.

**FY18 TIF Allocation:** \$NA

**Next Steps:**

1. Finalization of Development Plan and Implementation Strategy
2. Coordination of Memorandum of Agreement (MOA) between the City, CRA, County and Baptist Hospital for Plan Implementation.  
Plan Implementation – Coordination with Public and Private Partners on Office/Retail Development, and Stormwater, Streetscape and Residential Improvements.

**WEST MORENO STREETScape PROJECT..... EST. COST: \$9.3 M**

**Description:** Streetscape improvements to seven street segments surrounding Baptist Hospital following a “Complete Street” design including stormwater improvements, on-street parking improvements, and installation of decorative lighting and landscaping. This project is a public priority project contained within the Baptist Hospital/West Moreno District Development Plan and Implementation Strategy.

**Location(s):** “E” Street from Cervantes to Moreno Street; Moreno, Blount and Lee Street from “E” to “J” Street; “H”, “G”, and “F” Street from Blount to Moreno Street.

**Funding Status:** Unfunded. Seeking financing and/or grant opportunities. Potential sources include financing, Local RESTORE Funds, Triumph Gulf Coast, FDEP CWS Revolving Loan Fund, 319 Grant, TMDL Grant, FEMA/FDEM Grants, FDEP Recreation Grants, LOST, NFWF, TAP, and TIF. \*Request submitted for LOST funding.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to debt service.**

**Next Steps:**

1. Partner with Baptist Hospital, the City of Pensacola, and Escambia County
2. Identify Viable Funding Sources
3. Engineering Design
4. Construction

**WEST MORENO STORMWATER PARK PROJECT..... EST. COST: \$3 M**

**Description:** Engineered design and construction of a linear stormwater park. Project includes property acquisition, stormwater and park improvements to address area stormwater and flooding issues and establish a centralized community asset. Implemented in coordination with the City’s Public Works Department, and Baptist Hospital. \*This project is a public priority project contained within the Baptist Hospital/West Moreno District Development Plan and Implementation Strategy.

**Location(s):** Three blocks from Lee Street to West Moreno Street between “E” and “F” Streets.

**Funding Status:** Partially funded through the Federal Emergency Management Administration (FEMA) Flood Mitigation Grant. Seeking grant opportunities. Potential sources include Local RESTORE Funds, Triumph Gulf Coast, FDEP CWS Revolving Loan Fund, 319 Grant, TMDL Grant, FDEP Recreation Grants, and NFWF.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to debt service.**

**Next Steps:**

1. Partner with Baptist Hospital, the City of Pensacola, and Escambia County
2. Identify Viable Funding Sources
3. Engineering Design
4. Construction

**COMMUNITY POLICING..... EST. COST: \$180K**

**Description:** Implementation of community policing strategies, including a public safety symposium, through the City of Pensacola Police Department.

**Location:** Westside CRA

**Funding Status:** Funding allocated from TIF for FY 2017.

**FY17 TIF Allocation:** \$90K

**FY18 TIF Allocation:** \$90K

**Next Steps:**

1. Preparation of Interlocal Agreement
2. Implementation

**AFFORDABLE HOUSING IMPROVEMENT PROGRAM ..... EST. COST: \$100K+**

**Description:** The goal of this program is to encourage and support revitalization efforts by funding improvements which enhance the visual appearance of residential properties within the redevelopment area. \*This project is a public priority project contained within the Baptist Hospital/West Moreno District Development Plan and Implementation Strategy. \*WRB Priority Project

**Target Area(s):** Baptist/West Moreno Phase 1a Focus Area

**Location:** Westside CRA

**Funding Status:** Funding allocated from TIF for FY 2017. Seeking financing options for supplemental funding. **Future revenues may be committed to debt service.**

**FY17 TIF Allocation:** \$100K (Supplemental funding to be provided through financing under “Property Rehabilitation, Land Acquisition, Clearance and Redevelopment”).

**Next Steps:**

1. Development of Program Guidelines and Application
2. Program Marketing, Outreach and Administration

**AFFORDABLE INFILL PROGRAM ..... EST. COST: \$TBD**

**Description:** The goal of this program is to encourage construction and purchase of affordable housing for mixed income home ownership. Includes funding of site acquisition, demolition and preparation for redevelopment. Affordable home construction will be underwritten by the value of the land and site improvements. \*This project is a public priority project contained within the Baptist Hospital/West Moreno District Development Plan and Implementation Strategy.\*WRB Priority Project

**Target Area(s):** Baptist/West Moreno Phase 1a Focus Area

**Location:** Westside CRA

**Funding Status:** Seeking financing opportunities. (Funding for this program to be provided through financing under "Property Rehabilitation, Land Acquisition, Clearance and Redevelopment").

**FY17 TIF Allocation:** **TBD – Future revenues may be committed to debt service.**

**Next Steps:**

1. Development of Program Guidelines and Application
2. Program Marketing, Outreach and Administration

**HAZARDOUS TREE PROGRAM ..... EST. COST: \$10K**

**Description:** The goal of this program is to remove trees and/or limbs which pose a hazard to residential properties within the redevelopment area. \*WRB Priority Project

**Location:** Westside CRA

**Funding Status:** Funding allocated from TIF for FY 2017.

**FY17 TIF Allocation:** \$10K

**Next Steps:**

1. Development of Program Guidelines and Application
2. Program Marketing, Outreach and Administration

**FDOT TRANSPORTATION CORRIDOR IMPROVEMENTS ..... EST. COST: \$TBD**

**Description:** Corridor improvements to follow a “complete streets” design and include on-street parking, pedestrian safety, bus shelters, landscaping, stormwater, decorative lighting, and sidewalks. Project to be supported through a partnership with the Florida Department of Transportation (FDOT), City of Pensacola, CRA and Escambia County based on the “State Road 10A (US 90) West Cervantes Street/Mobile Highway Corridor Management Plan” and the “Main Street Corridor Management Plan” completed by the Florida-Alabama Transportation Planning Organization (TPO).  
\*WRB Priority Project

**Location(s):** West Cervantes Street-Mobile Highway from “A” to “Dominquez” Street; Main Street from Barrancas Avenue to Clubbs Street

**Funding Status:** Included in FDOT 5 Year Work Program and recommended for PD&E Study. Pending allocations for Engineered Design and Construction from FDOT.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Attend TPO/TCC Meetings
2. Promote funding from FDOT

**PROPERTY REHABILITATION, LAND ACQUISITION, CLEARANCE AND REDEVELOPMENT..... EST. COST: \$2.2M**

**Description:** Property rehabilitation, acquisition, clearance and site preparation for commercial, residential and mixed use redevelopment.

**Location:** Westside CRA Corridors (Commercial/Mixed Use), Baptist/West Moreno Phase 1a Focus Area (Residential)

**Funding Status:** Potential funding sources include outside financing, TIF and/or partnership with community development organizations.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to debt service.**

**Next Steps:**

1. Property Acquisition
2. RFP Process Implementation
3. Developer Selection
4. Construction

**COMMERCIAL FAÇADE IMPROVEMENT PROGRAM ..... EST. COST: \$25K**

**Description:** The goal of this program is to encourage and support revitalization efforts by funding improvements which enhance the visual appearance of non-residential property, including properties owned and/or operated by non-profit organizations which preserve historic or cultural resources, within the redevelopment area.

**Location:** Westside CRA

**Funding Status:** Funding allocated from Program Funds for FY 2017.

**FY17 TIF Allocation:** \$0 (\$25K allocated from Program Funds.)

**Next Steps:**

1. Development of Program Guidelines and Application
2. Program Marketing, Outreach and Administration

**SIDEWALK ENHANCEMENT PROGRAM..... EST. COST: \$15K**

**Description:** Connection and/or replacement of missing or broken sidewalk segments.  
\*WRB Priority Project

**Location:** Westside CRA

**Funding Status:** Potential funding sources include financing, TIF, LOST and outside funding sources such as Transportation Alternatives Program (TAP).

**FY17 TIF Allocation:** **TBD – Future revenues may be committee to debt service.**

**Next Steps:**

1. Review finalization of Sidewalk Assessment
2. Identification of Priority Locations
3. Obtain Cost Estimates
4. TAP Application Submittal
5. Contractor Solicitation and Selection
6. Grant Administration

**HISTORIC CEMETERY IMPROVEMENT PROGRAM ..... EST. COST: TBD**

**Description:** Provides cemetery improvements as identified and approved by the Pensacola Area Cemetery Team (PACT) through community contributions. The CRA would provide technical assistance to a local non-profit organization to administer the Community Contribution Tax Incentive Program (CCTIP), a tax incentive program which provides a 50% tax credit or refund to private donors which supply funding in support of eligible projects. \*WRB Priority Project

**Location:** Historical cemeteries located within the Westside CRA (i.e. St. Johns and Magnolia/AME Historical Cemeteries)

**Funding Status:** To be funded through private contributions (CCTIP) with technical support provided by CRA.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Identification of Non-Profit Project Sponsor
2. Application for Project Sponsorship
3. Solicitation of Donations
4. Identification of Priority Improvements
5. Construction

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## PLANNING & DESIGN

### REDEVELOPMENT DISTRICT DESIGN GUIDELINES AND OVERLAY .....

**EST. COST:** \$25K

**Description:** Development and adoption of urban design guidelines for incorporation into the City of Pensacola's Land Development Code (LDC) as an Overlay District. Guidelines to establish standards for architectural and site design, as identified in the 2007 Westside Community Redevelopment Area Plan.

**Location:** Westside CRA

**Funding Status:** TIF funding budgeted, however, staff has identified grant opportunity through the Department of Economic Opportunity (DEO). Grant application to be submitted May 2017 for possible funding.

**FY17 TIF Allocation:** \$25K

**Next Steps:**

1. DEO Technical Assistance Grant Application
2. RFP/Consultant Selection
3. Development of Design Guidelines
4. Approval by CRA Board
5. Approval by City Council
6. Implementation

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## RESEARCH & REVIEW

### ONGOING REVIEW OF OUTSIDE GRANT OPPORTUNITIES .....EST. COST: \$NA

**Description:** Active review of grant opportunities.

**Next Steps:**

1. Seek funding for Baptist/West Moreno Streetscape and Stormwater Park Projects
2. Seek funding for Neighborhood Requested Improvements
3. Seek funding for Urban Design Guidelines and Overlay District
4. Seek funding for Sidewalk Program

**ONGOING REVIEW OF REDEVELOPMENT BEST PRACTICES ..... EST. COST: \$NA**

**Description:** Active review of state and national models related to community redevelopment.

**Next Steps:**

1. Review of commercial and residential incentive programs.

**ATTENDANCE AT WEEKLY DEVELOPMENT REVIEW MEETINGS..EST. COST: \$NA**

**Description:** Active review of new potential developments. Development Review meetings held Wednesdays at 9 a.m.

**Next Steps:**

1. Weekly meeting attendance
2. Project tracking

**ATTENDANCE AT OTHER MEETINGS .....EST. COST: \$NA**

**Description:** Attendance at other meetings as needed. Examples include community or neighborhood meetings, TPO Technical Coordinating Committee (TCC) meetings and/or other staff-related topics.

### EASTSIDE REDEVELOPMENT BOARD

**Description:** The CRA provides staff support to the Eastside Redevelopment Board (ERB). The ERB regular meetings are held quarterly during the months of January, April, July and October, with special meetings held based on need.

**Location:** Eastside

**Funding Status:** Not Applicable.

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Coordination of Quarterly and Special Meetings and Agendas
2. Attendance at Quarterly and Special Meetings
3. Presentation of Board Identified Priorities to CRA Board
4. Implementation of CRA Board Approved Priorities

### PROJECTS

#### GENERAL “CHAPPIE” JAMES MUSEUM AND FLIGHT ACADEMY .....

**EST. COST:** \$1.3 M

**Description:** Construction anticipated to be completed during the summer of 2017. Loan repayment during current and future fiscal years.

**Location(s):** 1608 Dr. Martin Luther King Jr. Drive

**Funding Status:** Funded by TIF and City Financing.

**FY18 TIF Allocation:** **TBD – Future revenues will be committed to debt service.**

**Next Steps:**

1. Implementation of Construction Contract
2. Lease Development and Monitoring with Museum and Flight Academy

#### “CHAPPIE” JAMES MUSEUM AND FLIGHT ACADEMY PARKING EXPANSION....

**EST. COST:** \$440K

**Description:** Property acquisition of brownfield site and parking improvements to meet additional parking needs in support of the General “Chappie” James Museum and Flight Academy.

**Location(s):** 1700 Dr. Martin Luther King Jr. Dr. (Target)

**Funding Status:** Funding appropriated by the City of Pensacola.

**FY18 TIF Allocation:** \$0 (\$440K City Appropriation)

**Next Steps:**

1. Negotiate Potential Contract for Acquisition
2. Pursue Environmental Assessment and Remediation
3. Engineered Design and Construction

**AFFORDABLE HOUSING IMPROVEMENT PROGRAM..... EST. COST: \$350K**

**Description:** The goal of this program is to encourage and support revitalization efforts by funding improvements which enhance the visual appearance of residential properties within the redevelopment area.

**Location:** Eastside CRA

**Funding Status:** Unfunded. Potential sources of funding include financing and outside grants.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to bond debt service.**

**Next Steps:**

1. Development of Program Guidelines and Application
2. Program Marketing, Outreach and Administration

**HOLLICE T. WILLIAMS GREENWAY IMPROVEMENTS..... EST. COST: \$16.4 M**

**Description:** Greenway improvements to the 1.3 mile linear park located beneath the I-10 Interstate, as identified in the Hollice T. Williams Greenway Framework Plan. Improvements to feature artistic, recreational and colorful landscape enhancements, and park amenities.

**Location:** Eastside CRA

**Funding Status:** Unfunded. Potential sources of funding include financing, TIF, LOST and outside grants.

**FY18 TIF Allocation:** **TBD – Future revenues may be committed to bond debt service.**

**Next Steps:**

1. Identify viable funding sources
2. Plan implementation

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## PLANNING & DESIGN

### REDEVELOPMENT DISTRICT DESIGN GUIDELINES AND OVERLAY .....

**EST. COST:** \$25K

**Description:** Development and adoption of urban design guidelines for incorporation into the City of Pensacola's Land Development Code (LDC) as an Overlay District. Guidelines to establish standards for architectural and site design, as identified in the 2004 Eastside Neighborhood Plan.

**Location:** Eastside CRA

**Funding Status:** TIF funding budgeted, however, staff has identified grant opportunity through the Department of Economic Opportunity (DEO). Grant application to be submitted May 2017 for possible funding.

**FY17 TIF Allocation:** \$25K

**Next Steps:**

1. DEO Technical Assistance Grant Application
2. RFP/Consultant Selection
3. Development of Design Guidelines
4. Approval by CRA Board
5. Approval by City Council
6. Implementation

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## LEASES & AGREEMENTS

### GENERAL "CHAPPIE" JAMES MUSEUM & FLIGHT ACADEMY AGREEMENTS

**Description:** Preparation, oversight and monitoring of two agreements for the operation of the General "Chappie" James Museum and the General "Chappie" James Flight Academy.

**Location:** Eastside CRA

**Funding Status:** NA

**FY18 TIF Allocation:** \$0

**Next Steps:**

1. Agreement Preparation
2. Agreement Monitoring

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## RESEARCH & REVIEW

### **ONGOING REVIEW OF OUTSIDE GRANT OPPORTUNITIES .....EST. COST: \$NA**

**Description:** Active review of grant opportunities.

**Next Steps:**

1. Seek funding for Urban Design Guidelines and Overlay District
2. Seek funding for Affordable Housing Improvement Program
3. Seek funding for Streetscape and Corridor Enhancement Projects

### **ONGOING REVIEW OF REDEVELOPMENT BEST PRACTICES .....EST. COST: \$NA**

**Description:** Active review of state and national models related to community redevelopment.

**Next Steps:**

1. Review of commercial and residential incentive programs.

### **ATTENDANCE AT WEEKLY DEVELOPMENT REVIEW MEETINGS..EST. COST: \$NA**

**Description:** Active review of new potential developments. Development Review meetings held Wednesdays at 9 a.m.

**Next Steps:**

1. Weekly meeting attendance
2. Project tracking

### **ATTENDANCE AT OTHER MEETINGS .....EST. COST: \$NA**

**Description:** Attendance at other meetings as needed. Examples include community or neighborhood meetings, TPO Technical Coordinating Committee (TCC) meetings and/or other staff-related topics.