

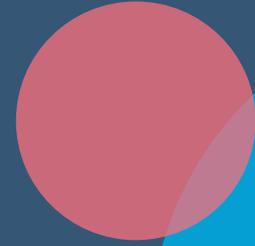
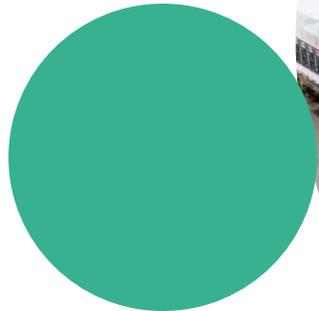
ANNUAL REPORT

FY2021



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EXECUTIVE SUMMARY

Moving Pensacola Forward

This annual report represents a vision for Pensacola, a collaborative process of transforming the city's urban areas into vibrant, safe streets offering new housing and retail and providing opportunities for jobs and economic development.

During Fiscal Year 2021, the Pensacola Community Redevelopment Agency worked hand in hand with the City of Pensacola, Escambia County and the private sector on a number of transformative projects that support the physical, economic and social development of the city.

The CRA moved forward on community connectivity projects which will provide more continuous access along the city's waterfront and improve north-south access to the waterfront from the CRA district neighborhoods. Several corridor enhancement projects were designed or completed, providing enhanced walkability, through traffic calming streetscape and ADA improvements.

One of the greatest and most challenging issues currently facing CRA area neighborhoods is the lack of affordable housing. Very importantly, and dearest to my heart, is the fact that this year affordable housing programs were developed or expanded to encourage CRA "Legacy" residents to purchase or remain in their homes through infill construction and housing rehabilitation.

It is our goal that these programs will make inroads toward creating housing that is attainable for low- and moderate-income households who have historically resided in, or been connected to, these CRA neighborhoods. It is my hope that they too may share in and enjoy the success that has been achieved through the Pensacola CRA's efforts of the past forty years.

Exciting things are happening in Pensacola's CRA neighborhoods. Investments in safe and walkable streets, amenities such as parks and plazas, and convenient connections to the waterfront are greatly strengthening the desirability of the redevelopment areas. We are proud of our work and look forward to forging partnerships among all levels of government, citizens and the private sector to continue to revitalize our community.

THE CRA IS MAKING A DIFFERENCE

"EXCITING THINGS ARE HAPPENING IN PENSACOLA'S CRA NEIGHBORHOODS. INVESTMENTS IN SAFE AND WALKABLE STREETS, AMENITIES SUCH AS PARKS AND PLAZAS, AND CONVENIENT CONNECTIONS TO THE WATERFRONT ARE GREATLY STRENGTHENING THE DESIRABILITY OF OUR REDEVELOPMENT AREAS."

—M. HELEN GIBSON, CRA MANAGER



M. Helen Gibson

M. Helen Gibson, CRA Manager

FY2021 BY THE NUMBERS

- 1** EASTSIDE URBAN INFILL AND REDEVELOPMENT AREA
- 2** WESTSIDE COMMUNITY REDEVELOPMENT AREA
- 3** URBAN CORE COMMUNITY REDEVELOPMENT AREA

EASTSIDE



\$775K
PERMITTED
VALUE



8
PROJECTS



15
NEW
HOMES

16% Increase in
Tax Increment
Growth (FY20-21)

WESTSIDE



\$19.6M
PERMITTED
VALUE



13
PROJECTS



114
NEW
HOMES

28% Increase in
Tax Increment
Growth (FY20-21)

URBAN CORE



\$6.6M
PERMITTED
VALUE

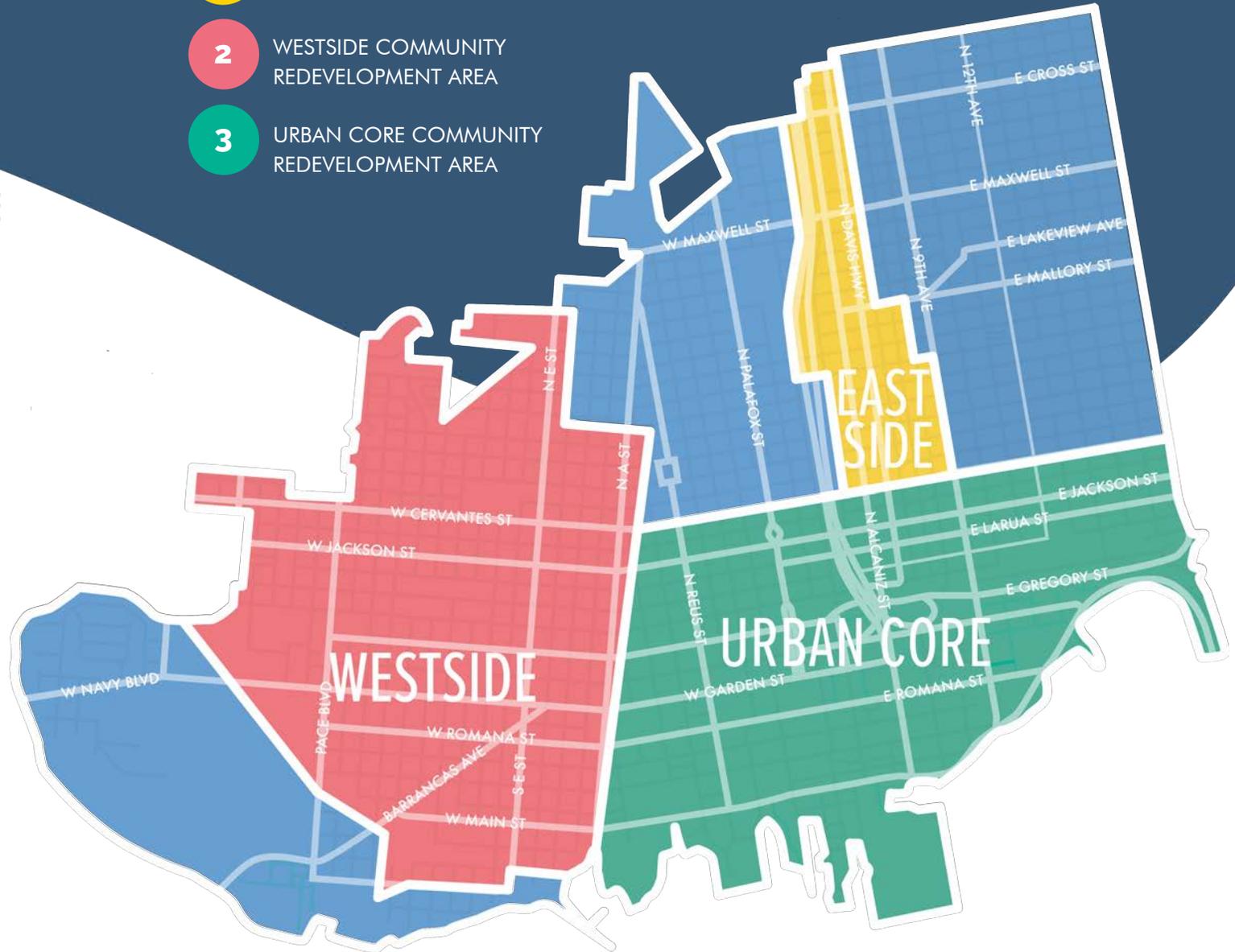


29
PROJECTS



52
NEW
HOMES

10% Increase in
Tax Increment
Growth (FY20-21)



COMMUNITY REDEVELOPMENT AGENCY



GROVER ROBINSON, IV
Mayor of Pensacola



JENNIFER BRAHIER
City Council,
District 1



SHERRY F. MYERS
City Council,
District 2



CASEY JONES
City Council,
District 3



JARED MOORE
City Council,
District 4



TENIADÉ BROUGHTON
City Council,
District 5—Vice Chair



ANN HILL
City Council,
District 6



DELARIAN WIGGINS
City Council,
District 7—Chair

URBAN CORE ADVISORY BOARD



TENIADÉ BROUGHTON
City Council District 5



CHRISTOPHER SATTERWHITE
Chair



GREGORY DZIADON
Board Member



MARILYNN WIGGINS
Board Member



SPENCER LEEPER
Board Member



MELANIE NICHOLS
Board Member



JAMES HLUBEK
Board Member



KELLY WIECZOREK
Board Member

EASTSIDE ADVISORY BOARD



CASEY JONES
City Council
District 3



JEANNIE RHODEN
Chair



DELARIAN WIGGINS
City Council District 7



DOUGLAS BALDWIN, SR.
Chair



HELEN GIBSON
CRA Manager



VICTORIA D'ANGELO
Assistant CRA Manager



DENISE MYRICK
Administrative
Assistant II

WESTSIDE ADVISORY BOARD



FRED D. YOUNG
Board Member



ARETTA ANDERSON
Board Member



JASMINE HUNT
Vice Chair



DIANNE ROBINSON
Board Member



C. MARCEL DAVIS
Board Member



JAMES L. GULLEY
Vice Chair

CRA STAFF

NOT PICTURED

Urban Core Advisory Board:
Drew Buchanan
Nester Taylor
Blake Foster

Westside Advisory Board:
Lamar Brown
Norman Lee Baker
Jimmie Perkins

EAST GARDEN DISTRICT

The **East Garden District** is a master-planned redevelopment project bordered to the west and east by Palafox and Tarragona Streets and to the north and south by Chase and Garden Streets.



The East Garden District project will leverage \$40.8M in private investment and developers say it will have an estimated \$2.8M annual tax impact.



The CRA's streetscaping work on Jefferson Street in the East Garden District in FY2021 also included removing above-ground power poles between Garden and Chase Streets.

East Garden District Streetscape

The **East Garden District Streetscape** is at the core of the vision to transform the landscape and streetscape of the East Garden District in downtown Pensacola.

The CRA streetscape work along Jefferson Street is part of an overall redevelopment project that is planned to increase sidewalks and public areas by 120% and includes planting more than 1,200 trees and shrubs. Along with sidewalk and road improvements, power poles on Jefferson Street between Garden Street and Chase Street were eliminated in FY2021.

Focusing on safety and aesthetics, this project aligns with Pensacola's **Complete Streets** initiative and includes traffic calming, a reconfiguration that includes enhanced safety, mobility and access for all road users and an environment that accommodates a variety of transportation modes. The remainder of the East Garden Street project is in the hands of private developers and is in the works.

BRUCE BEACH PARK IMPROVEMENTS

Once a hub of Pensacola industry, and later, a popular social haven for Black Pensacola residents who were prohibited access to most of the area's public beaches, **Bruce Beach** is coming back to life.

The 10-acre property along Pensacola Bay has been mostly neglected and ignored for more than 50 years. Restoration and beautification will restore the natural beauty of the area, new structures and amenities will bring locals and visitors back to the heart of Pensacola.

As part of the Urban Core Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE, Bruce Beach is to be just one of the locations slated as part of the **Continuous Waterfront Trail** facilitating public access to the Pensacola Bay Waterfront.

Included in the redevelopment plan are a grand entry plaza leading to cultural/historical signage, walking trails, play and learning facilities for children, kayaking launch areas, and a prominent scenic overview mound.

The improvements are expected to be completed in four phases. Phase 1 anticipates construction of the entry plaza, a learning garden and water feature, shade structure, cultural exhibits, a pedestrian bridge, and kayak launch. Phase 2 includes the overlook, sitting walls, trails, and parking.

Additional cultural and educational exhibits, site amenities and structural components are envisioned for the future. Phase 1 is expected to be completed in 2023.



Bruce Beach has been an integral part of Pensacola's history for the past century.



DESIGN UPDATE



ARRIVAL/HISTORY PLAZA

- Bus Drop-Off
- Lawn
- Shade Structure
- Central Allee
- Interpretive Exhibits
- Lawn Terraces
- Restroom

LEARNING GARDEN

- Water Feature
- Interpretive Exhibits
- Nature and History Educational Elements
- Pedestrian Bridge to Maritime Park

BLUFF OVERLOOK

- Boardwalk through Preserved Oaks + Palm Grove
- Path to Overlook
- Mound Scramble

BEACHFRONT

- Kayak Storage
- Sand Volleyball
- Accessible Kayak Launch
- Picnic Area
- Seating at Preserved Palm Grove
- Restored Beach

PHASE ONE "HASHTAG" STREETSCAPE

The **Hashtag Waterfront Connector** is integral to the Continuous Waterfront Trail project. The three-phase plan enhances the accessibility of Downtown and Bayfront Areas to Pensacola's waterfront. These improvements will also prioritize walkability and bike-ability with the design of modern sidewalk spaces, resting spots, lush tree canopies and landscape features, and protected bike lanes.

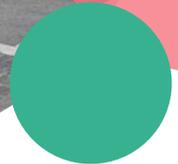
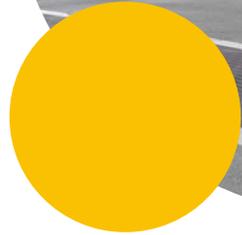
The plan outlines strategic modifications to the mobility networks in the "Hashtag" area, including traffic changes, more options for cyclists and curb modifications to create better connectors in the Urban Core and provide easy access to the waterfront.

Phase 1 of the Hashtag project focuses on Main Street from Baylen Street to Alcaniz Street and includes pedestrian connections, bike lanes, and landscaping while also designating protected traffic lanes for business traffic and emergency vehicles.

Spanning from Baylen to Alcaniz Streets, this phase launched during FY2021 and is expected to be completed in FY2022.



Continuous Waterfront Trail System



The Hashtag Downtown Connector Project—Phase 1 for the Revitalization of Main Street—will include:



Approximately 3,290 linear feet of protected bike lane



Approximately 950 linear feet of shared bike lane



1,485 ornamental shrubs



1,994 ornamental grasses



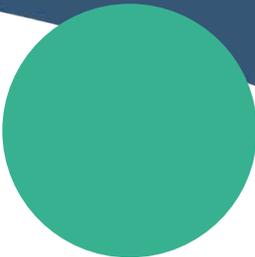
Approximately 120 linear feet of decorative seat wall

The "Hashtag" Streetscape project will create better connections to the city's waterfront, support multi-modal transportation, and create and promote active public places.

COMPLETE STREETS

A Complete Street, defined by the National Complete Streets Coalition, is designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Three CRA **Complete Streets** projects were substantially completed during FY2021: DeVilliers Street, Reus Street and East Garden District—while several other projects are in the works. A number of projects are in the planning and design phase including a project that will create connectivity to Legion Field and Westside Library in the Westside Redevelopment Area in the future.



OTHER PLANNED COMPLETE STREETS PROJECTS

Improvements include corridor improvements, streetscapes, right-of-way enhancements, and safety upgrades, with the following areas currently in design and/or planning phase:

- **Garden Street Landscape (Alcaniz to A)**
- **Jackson Street (A to Fairfield)**
- **Connectivity to Legion Field and Global Learning (L, Gregory and Wright)**
- **A Streetscape Revitalization**
- **Hashtag Waterfront Connector**



A Complete Street, defined by the National Complete Streets Coalition, is designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

PHASE TWO

GENERAL DANIEL "CHAPPIE" JAMES, JR. MUSEUM AND FLIGHT ACADEMY

General Chappie James was one of the famous "Tuskegee Airmen" who, in 1975, became the first African American to reach the rank of four-star general in the United States Air Force. His home site is listed on the National Register of Historic Places and was deeded to the City of Pensacola by his family.

General Daniel "Chappie" James Jr. is an American icon, hero, and inspiration to young men and women everywhere, but especially in Pensacola where he grew up. His family home, located at 1608 MLK Jr. Drive, is now known as the Chappie James Memorial Plaza and houses the **Chappie James Museum**.

The 900 square foot home, which is listed on the National Registry of Historic places, was donated to the City of Pensacola by the James family and restored by the Pensacola CRA for use as a museum dedicated to the legacy of America's first African-American four-star General.

A 1,500 square foot addition to the property houses the **Chappie James Flight Academy** where students are introduced to the thrill of aviation and flight through science, technology, engineering, and math.

Phase II of the improvements to the museum and academy includes providing additional educational space to accommodate the growth and popularity of the facility and further its contribution to Pensacola and the Florida Panhandle.

The 900 sq. ft. Daniel "Chappie" James homesite is listed on the National Registry of Historic Places.



HOLLICE T. WILLIAMS URBAN GREENWAY AND SKATE PARK

Hollice T. Williams Park is a 1.3 mile stretch along Hayne Street from Wright Street to Jordan Street. Thanks to the Escambia County RESTORE grant, design is well underway to transform the area into a magnificently landscaped, dual purpose stormwater facility and one-of-a-kind gathering space welcoming visitors and residents to the center of Pensacola and the waterfront.

The vision for the Urban Greenway and Skate Park includes recreational opportunities for all ages. Included in the design are a splash park, basketball court, exercise stations, a skateboarding park, and designated paths for walking and biking.

Tucked into the center of the activities, visitors will find quiet areas for solitude, reading, relaxation, and reflection. The design includes sitting areas for lunch or coffee dates, community gardens, outdoor art, and walkways to stroll along and enjoy the sights and scents of nature.

Construction for the skate park is planned for 2022, while planning and design for the Greenway and other areas are underway.

Thanks to the collaboration of the City of Pensacola, Escambia County, CRA, and the private sector, the Hollice T. Williams Urban Greenway & Skate Park will be an iconic and enduring symbol of the

culture and lifestyle reflecting the uniqueness and diversity of Pensacola. It was envisioned by the 2010 Hollice T. Williams Urban Greenway Framework Plan commissioned by the CRA and was deemed a top priority of the Eastside Redevelopment Board in 2021.

The new Hollice T. Williams Urban Greenway and Skate Park will create activities for all groups of people to enjoy.

Activity and beauty are the key elements in the vision for the Hollice T. Williams Urban Greenway and Skate Park



AFFORDABLE HOUSING

500 Homes in Five Years

In partnership with the City of Pensacola and the Pensacola Affordable Housing Task Force, the Pensacola Community Redevelopment Agency is committed to building 500 affordable homes in five years.

The Affordable Housing and Redevelopment Initiative targets moderate-, low-, and very low- income households, as defined by the Florida Housing Finance Corporation.

The task force continues to research funding, locations, and accessibility. Affordable homes could include infill homes, repurposed existing structures, or auxiliary dwelling units such as self-contained apartments, cottages, or small residential units.

Affordable homes could include infill homes, repurposed existing structures, or auxiliary dwelling units such as self-contained apartments, cottages, or small residential units.



RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM

The Pensacola Community Redevelopment Agency offers opportunity and assistance for homeowners in historic urban core neighborhoods through the **Residential Property Improvement Program (RPIP)**. Aid may be available to repair, restore, and enhance qualifying properties. Property owners in Belmont, DeVilliers, and Tanyard neighborhoods may apply for forgivable loans through the program.

The zero-interest loans are administered by the Emerald Coast Regional Council with the funds dedicated to rehabilitating existing structures in the area.

Repair and beautification of eligible properties include structure cleaning, exterior painting, or re-siding, repair or replacement of windows and doors, roofing, exterior lighting, fencing, attached structure repair/replacement, foundation work, and shutters.

Four residential improvement projects are currently underway with expectation to be completed in 2022, and one RPIP project was completed in 2021.



RPIP properties may be owner-occupied or rental dwellings.

COMMUNITY MARITIME PARK DAY MARINA

Outlined in the Urban Core redevelopment plan, the **Community Maritime Park Day Marina** project includes a floating day-use marina located along the southwest segment of Community Maritime Park.

When completed, the project will provide a free public day use marina with cleat moorings and ramp access to Maritime Park, the Blue Wahoos Stadium, downtown restaurants, museums, shops and more. It will be an access point for boaters and kayakers.

The project ties into several other strategic projects called for by the plan and conceptualized in recent public and private master planning initiatives.

The design for the Community Maritime Park Day Marina is now 100% completed and construction is slated to begin in FY2022.

Once completed, the new day marina will be an access point for boaters, kayakers.

The development of Community Maritime Park as a visitor attraction is a core part of revitalizing the Urban Core district.



URBAN CORE CRA

Project	TIF District	Status*	Est. Project Cost**
A Streetscape Revitalization - Urban Core (Eastside of Road)	Urban Core	Started/Underway	\$1.9M
DeVilliers Streetscape Revitalization (Phase 1 & 2)	Urban Core	Completed	\$2.3M
Reus Streetscape Revitalization (Phase 1)	Urban Core	Completed	\$1.1M
Garden Street (Median) Landscape Beautification	Urban Core	Started/Underway	\$565K
FY21 Urban Core Community Policing	Urban Core	Completed	\$100K
Main Street Streetscape (Clubbs to A - Northside of Road)	Urban Core	Started/Underway	\$250K
Community Maritime Park Day Marina	Urban Core	Started/Underway	\$1.6M
Bruce Beach Park Improvements (Phases 1-4)	Urban Core	Started/Underway	\$7.8M
"Hashtag" Streetscape / Continuous Waterfront Trail (Phases 1-3)	Urban Core	Started/Underway	\$5.6M
"East Garden District" Streetscape/Jefferson Street Road Diet	Urban Core	Started/Underway	\$1.4M
Pensacola Bay Ferry Concession and Restroom Building	Urban Core	Completed	\$3.5M
Residential Property Improvement Program - 310 S DeVilliers St	Urban Core	Completed	\$20K
Residential Property Improvement Program - 525 W Romana St	Urban Core	Started/Underway	\$70K
Urban Core Sidewalk Improvements	Urban Core	Started/Underway	\$1.3M
Hollice T. Williams Urban Greenway and Skate Park (South of Cervantes)	Urban Core / Eastside	Started/Underway	\$300K+
Downtown Pensacola Ambassador Program - FY21	Urban Core/DIB	Completed	\$135K
Palafox Market - FY21	Urban Core/DIB	Completed	\$65K
Downtown DIB Cops / Community Policing (FY21) - Partial	Urban Core/DIB	Completed	\$12K
Downtown Holiday Lights	Urban Core/DIB	Completed	\$75K
Downtown Pensacola Marketing Program - FY21	Urban Core/DIB	Completed	\$40K
Residential Resiliency Program	All Districts	In the Works	TBD
Affordable Housing Initiatives	All Districts	In the Works	TBD
Commercial Façade Improvement Program	Urban Core/Westside	In the Works	TBD
West Main Corridor Management (Clubbs to Barrancas)	Urban Core / Westside	In the Works	TBD
Two-Way Conversion MLK/Alcaniz & Davis	Urban Core / Eastside	In the Works	TBD
Women's Veterans Memorial	Urban Core	In the Works	\$100K
Residential Property Improvement Program - 321 W Intendencia	Urban Core	In the Works	\$70K
Residential Property Improvement Program - 329 W Intendencia	Urban Core	In the Works	\$70K
Residential Property Improvement Program - 607 W Jackson	Urban Core	In the Works	\$70K
Urban Core District Sub-Total			
# Projects Started/Underway	10		
# Projects Completed	10		
Sub-Total	20		
Projects/Programs WITHOUT Funds Expended in the FY			
# Projects In the Works	6		
# Programs In the Works	3		
Sub-Total	9		
Toal # Projects/Programs (Urban Core)	29		

WESTSIDE CRA

Project	TIF District	Status*	Est. Project Cost**
Commercial Façade Program - Historic Ella Jordan Museum	Westside	Completed	\$20K
Westside Sidewalk Improvements	Westside	Started/Underway	\$40K
A Streetscape Revitalization - Westside (Westside of Road)	Westside	Started/Underway	\$1.9M
West Moreno Stormwater Park	Westside	Started/Underway	\$2.3M
2300 W Jackson - Affordable Housing Redevelopment	Westside	Started/Underway	\$20K
Connectivity to Legion Field / Global Learning Academy (L. Gregory, Wright)	Westside	Started/Underway	\$1.4M
Residential Property Improvement Program	All Districts	In the Works	TBD
Residential Resiliency Program	All Districts	In the Works	TBD
Affordable Housing Initiatives	All Districts	In the Works	TBD
Commercial Façade Improvement Program	Westside / Urban Core	In the Works	TBD
West Main Corridor Management (Clubbs to Barrancas)	Westside / Urban Core	In the Works	TBD
Cervantes Street Road Diet	Westside	In the Works	TBD
Pace Boulevard Corridor Management	Westside	In the Works	TBD
Garden Street Landscape Improvements (A to C Street)	Westside	In the Works	TBD
Jackson Street Transportation Improvements	Westside	In the Works	TBD
Westside District Sub-Total			
# Projects Started/Underway	4		
# Projects Completed	1		
Sub-Total	5		
Projects/Programs WITHOUT Funds Expended in the FY			
# Projects In the Works	5		
# Programs In the Works	3		
Sub-Total	8		
Toal # Projects/Programs (Westside)	13		

EASTSIDE CRA

Project	TIF District	Status*	Est. Project Cost**
General Daniel "Chappie" James, Jr. Museum and Flight Academy - Phase II	Eastside	Started/Underway	\$450K
Margee Field Signage Improvements	Eastside	In the Works	\$30K
Residential Property Improvement Program	Eastside	In the Works	TBD
Residential Resiliency Program	Eastside	In the Works	TBD
Affordable Housing Initiatives	Eastside	In the Works	TBD
Hollice T. Williams Urban Greenway and Skate Park (North of Cervantes)	Urban Core / Eastside	In the Works	TBD
Two-Way Conversion MLK/Alcaniz & Davis	Urban Core / Eastside	In the Works	TBD
1700 MLK Jr. Drive - Affordable Housing Redevelopment	Eastside	In the Works	TBD
Eastside District Sub-Total			
# Projects Started/Underway	1		
# Projects Completed	-		
Sub-Total	1		
Projects/Programs WITHOUT Funds Expended in the FY			
# Projects In the Works	4		
# Programs In the Works	3		
Sub-Total	7		
Toal # Projects/Programs (Eastside)	8		

Project list and status based on expenditure of project funds during the reporting year.

** Estimated costs represent the estimated hard costs required to complete the project but may not be reflective of total project costs based on available data and may not be limited to expenditure of funding during the reporting year or available budgets.



FY2021 REDEVELOPMENT AREA PERFORMANCE DATA

	Inner City**	Urban Core	Westside	Eastside
Effective Plan	N/A	2010 Urban Core Community Redevelopment Plan, as amended.	2007 Westside Community Redevelopment Area Plan, as amended.	2000 Urban Infill and Redevelopment Area Plan, as amended.
Extent of Redevelopment Plan Goal Achievement	N/A	While plan implementation efforts have been substantial, ample work is still needed to remove and prevent the return of blight, stabilize, strengthen and diversify the economy and preserve and enhance neighborhood livability, including maintaining an adequate supply of affordable housing stock.		
Property Values				
Base Year Taxable Assessed Value	N/A	\$87,926,570	\$121,903,783	\$19,243,104
Current Year Taxable Assessed Value (as of Jan 1)	N/A	\$771,505,080	\$200,430,272	\$42,454,103*
Expenditures				
Total Expenditures from Redevelopment Trust Fund	N/A	\$6,363,223	\$357,126	\$163,579
Total amount expended for affordable housing for low-and middle-income residents.	N/A	\$35,000	\$13,200	-
Projects	N/A	See project list.	See project list.	See project list.

*Eastside current year value reflects County value. City value was \$41,870,481 due to additional tax exemption.

**On September 25, 2018, the Inner City Community Redevelopment Area was created by the City of Pensacola pursuant to Resolution No. 54-30. As of Fiscal Year 2019, the boundary includes three (3) Tax Incremental Financing (TIF) districts, known as the Urban Core, Westside and Eastside community redevelopment areas, established in 1984, 2007 and 2005, respectively. Each TIF district has its own own redevelopment plan and trust fund. Since the Inner City boundary IS NOT a TIF district, areas solely within the Inner City do not generate TIF funding or have an effective redevelopment plan under F.S. Chapter 163, Part III.

Sources:
 Taxable Assessed Values: Escambia County TIF Report, Escambia County Property Appraiser
 Expenditure Data: City of Pensacola Financial Records



The Audited Financial Statements is the Community Redevelopment Agency's official financial document and should be read in conjunction with this document.

The Community Redevelopment Agency is a blended component unit of the City of Pensacola, Florida and, as such, is reported as a fund in the City's Comprehensive Annual Financial Report (CAFR). While the audited financial statements for the Community Redevelopment Agency can be found within the City's CAFR, pursuant to Section 8 of Chapter 2019-163, Laws of Florida, the Agency must provide for a separate financial audit. An electronic copy of the City's CAFR and the Agency's audited financial statements can be accessed on the City's website (www.cityofpensacola.com), under **Government, Department Listing, Financial Services, Annual Financial Reports** or by clicking on the following links: [City CAFR](#) and [Agency Financial Statements](#).

Questions concerning any of the information provided in the Agency's Financial Statements or the City's CAFR or requests for additional financial information should be addressed to the Office of the Finance Director, P.O. Box 12910, Pensacola, Florida 32521.



350 W Cedar Street, Suite 400
Pensacola, FL 32502
850.435.7400
warrenaverett.com

INDEPENDENT AUDITORS' REPORT

Board Members
Community Redevelopment Agency
City of Pensacola, Florida

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the City of Pensacola Community Redevelopment Agency (the "Agency"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

The budgetary comparison schedule for the debt service fund is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated February 7, 2022, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Agency's internal control over financial reporting and compliance.

Warren Averett, LLC

Pensacola, Florida
February 7, 2022



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