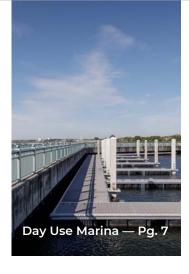


FY2022 ANNUAL REPORT





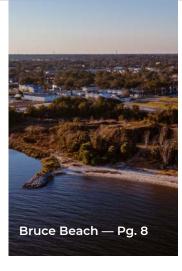








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PENSACOLA COMMUNITY REDEVELOPMENT AGENCY

Executive Summary



BRUCE BEACH

Fiscal Year 2022 was highlighted by a robust program focused on increasing waterfront access downtown and enhancing the livability of the CRA neighborhoods. Two chief projects borne from the 2010 Urban Core Redevelopment Plan took wide strides towards completion this year.

The first phase of the **Bruce Beach Park Improvement** project, a \$6.3 million CRA investment, proceeded towards construction, with the second phase soon to follow. The **Community Maritime Park Day Use Marina**, featured in the West Main Master Plan, also gained traction. Its completion is expected in 2023. Both projects move us closer to continuous waterfront access to the Pensacola Bayfront.

Other noteworthy initiatives are the Blake Doyle

Skatepark project, a feature of the planned Hollice T.

Williams Greenway, which will provide a venue for skateboarding and skate competitions in the downtown area, and the expansion of the Daniel "Chappie" James,

Jr. Flight Academy and Museum.

Finally, demand for the CRA's residential and commercial rehabilitation programs—including the **Residential Property**Improvement Program, the **Residential Resiliency Program**, and the **Commercial Property Improvement Program**—ramped up this year following the hire of a dedicated program manager.

The objectives met through these programs are multi-faceted and include preservation of the unique and traditional character of the downtown neighborhoods, reactivation and re-use of buildings, and, of course, access to attainable housing.

The CRA's charge is defined by Florida Law in Chapter 163, Part III. Originally established in the early 1980's, the CRA has undertaken a portfolio of catalytic projects over the years. In recent years, we have seen unprecedented growth, even through the challenges of the coronavirus pandemic. We are proud of our successes; however, there is still much work to be done.

Our task going forward is to build upon our past achievements, anchoring our efforts in the assets of our community. Our programming celebrates Pensacola's expansive waterfront, the character of our buildings, our colonial-era street grid, and our history.

We seek to improve the livability of our neighborhoods, the stability and growth of our economy, and the enjoyment of our downtown and public amenities for years to come.

In 2023, the CRA will conduct a full review and update of each of the adopted redevelopment plans. We are excited for the next chapter as we take a fresh look and deep dive into the current state of our districts and the projects that will move the needle forward.

VICTORIA D'ANGELO

ASSISTANT CRA MANAGER













THE COMMUNITY REDEVELOPMENT AGENCY

MEMBERS OF THE PENSACOLA CRA



Grover Robinson, IVMayor of Pensacola



Teniadé Broughton, Chair City Council District 5



Casey Jones, Vice Chair City Council District 3



Jennifer Brahier City Council District 1



Sherri Myers City Council District 2



Jared Moore City Council District 4



Ann Hill
City Council District 6



Delarian WigginsCity Council District 7

CRA STAFF



M. Helen Gibson CRA Manager

This year, we celebrated CRA Manager Helen Gibson, who retired after 24 1/2 years with the City of Pensacola. Helen managed a wide range of CRA and neighborhood projects during her tenure. With a passion for neighborhood development and livability, she dedicated her work with the CRA to empowering communities, preserving and enhancing the urban realm, and strengthening the downtown economy.



Victoria D'Angelo Assistant CRA Manager



Hilary Halford CRA Program Manager



Tiffany Whiting-Cardenas CRA Administrative Assistant II

Not Shown: Gray Parker, CRA Urban Design Specialist

REDEVELOPMENT **ADVISORY BOARDS**

URBAN CORE



Teniadé Broughton, Chair Christopher Satterwhite City Council District 5



Chairperson



Marilynn Wiggins Vice-Chair



Gregory Dziadon



James Hlubek



Spencer Leeper



Melanie Nichols

EASTSIDE



Casey Jones City Council District 3



Aretta Anderson Chairperson



Fred D. Young, III

NOT PICTURED

Urban Core

Blake Foster, Drew Buchanan, Nester Taylor, Kelly Wieczorek

Eastside

Georgia Blackmon, Zachary Lane-Vice-Chair, Tommy White

Westside

Jimmie Perkins, Lamar Brown, Norman Lee Baker

WESTSIDE



Delarian Wiggins City Council District 7



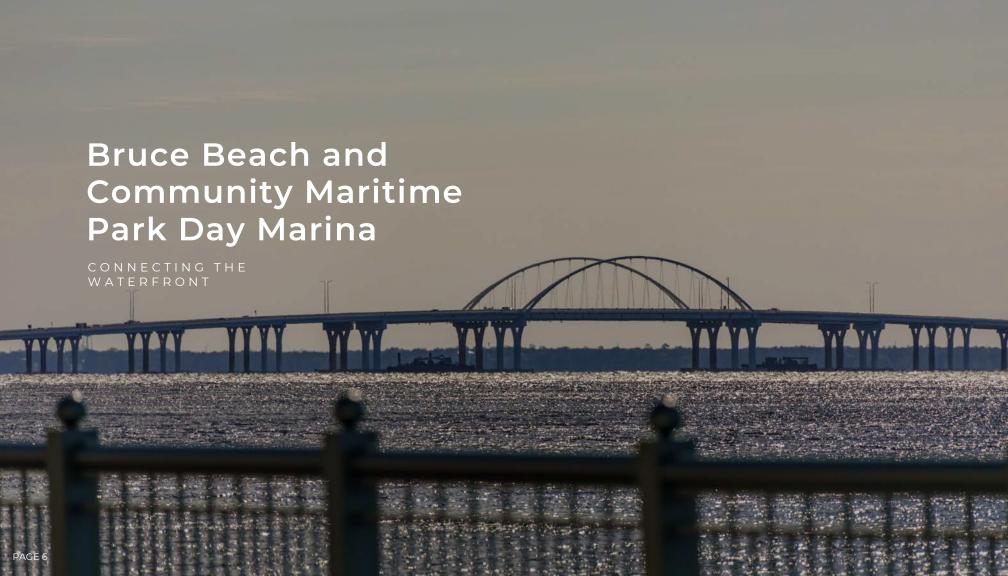
Doug Baldwin, Sr. Chairperson



James Gulley Vice-Chair



C. Marcel Davis



REVITALIZING

COMMUNITY MARITIME PARK DAY MARINA

THE \$1.6M PROJECT WAS DESIGNED BY THE CRA AND FUNDED BY A GRANT FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION



The soon-to-be completed **Community Maritime Park Day Marina** in downtown Pensacola is a key component of the CRA's long-range vision of "Waterfront Connectivity" in the Urban Core.

The day-use marina will provide a free and inviting waterfront access point for boaters, kayakers, and water taxi services at the Community Maritime Park.

Among its features are floating docks, 48 boat slips, two ADA accessible kayak launch docks, kayak storage racks and launch sites, a fishing weigh station, and more. The boat slips are designed to hold vessels 27 feet in length and under, with two end docks for larger boats.

The marina will be equipped to host such events as fishing tournaments and will also include space for a future water taxi service. REVITALIZING

BRUCE BEACH

The **Bruce Beach Revitalization Project** is another important centerpiece of the CRA's "Continuous Waterfront Trail" envisioned in its Urban Core Community Redevelopment Plan and Waterfront Framework Plan.

The historic downtown waterfront site was once a 19th century shipyard and a popular swimming spot in the 20th century for the city's segregated African American community. The 10-acre property along Pensacola Bay has been empty and undeveloped for decades.

The CRA's restoration and beautification efforts are designed to restore the natural beauty of the area and provide new public facilities that will attract residents and visitors to Pensacola's beautiful waterfront.





"THE FAMILY GATHERED EVERY WEEKEND ON BRUCE BEACH TO FRY FISH ... AND ENRICH THE BONDS OF LOVE THAT MADE US FAMILY."

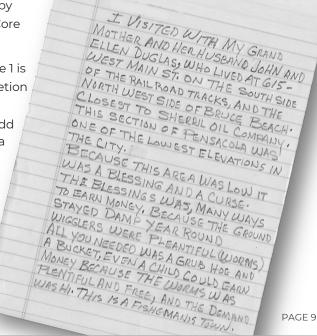


The rebirth of **Bruce Beach** started in July 2022 with **Phase 1,** which includes construction of a large central plaza with extensive landscaping, cultural signage, a shade structure, and two public lawn areas with seat walls, a learning garden, playground structures, a pedestrian bridge, and seating among an existing palm grove. Lighting, stormwater improvements, a bus stop, and additional furnishings are also included.

The project is funded with revenues generated by by the CRA's Urban Core Financing district.

Construction of Phase 1 is scheduled for completion in fall 2023. Design of **Phase 2**, which will add more amenities and a parking lot, is underway.

QUOTED AND SHOWN: EXCERPTS AND MEMORIES OF BRUCE BEACH COLLECTED FROM WATERFRONT FRAMEWORK PLAN CHARETTES





BLAKE DOYLE SKATEPARK GROUNDBREAKING

Blake Doyle Skatepark

Construction of the City's first dedicated, professionally designed skatepark, a component of the **Hollice T. Williams Urban Greenway** project, got rolling in August 2022. The design of the project is 100% complete.

The **Blake Doyle Community Skatepark** is located beneath Interstate 110 in the block south of Cervantes St. and near the Pensacola Police Department. It includes approximately 25,000 square feet of hardened surface area for skaters of all ages and skill levels.

On track for a summer 2023 opening, the skatepark will feature a beginner's area, multilevel skate plaza, and two skate bowls, along with an additional 5,700 square feet of surrounding sidewalk and gathering areas.

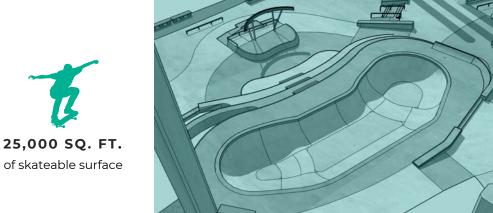
The project was funded by the City of Pensacola's Local Option Sales Tax, Community Redevelopment Agency, private donors, and the American Rescue Plan Act.

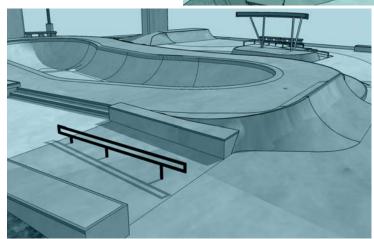
OPENING 2023

BLAKE DOYLE SKATEPARK

The Blake Doyle Skatepark is part of the overall transformation of **Hollice T. Williams Park** through a joint project with the City of Pensacola and Escambia County, which will ultimately create a place for community members of all ages to connect and enjoy activities in the heart of the city.

The Hollice T. Williams Park will also serve to improve water quality and reduce stormwater runoff in the area.







of surrounding sidewalk and gathering areas



DANIEL "CHAPPIE" JAMES, JR. FLIGHT ACADEMY AND MUSEUM EXPANSION RENDERING

Perhaps no other Pensacola native is held in higher esteem and more celebrated for service to his country than the late military hero **Daniel "Chappie" James, Jr.,** a World War II Tuskegee Airman fighter pilot who became the first African American four-star general in U.S. military history.

His modest boyhood home, located on Martin Luther King, Jr. Drive within the Eastside redevelopment district, currently houses the **Chappie James Museum of Pensacola and the General Daniel "Chappie" James, Jr. Flight Academy**. The objective of these organizations is to showcase the life and

accomplishments of Daniel "Chappie" James, Jr., as well as to instill encouragement and confidence in those studying science, technology, engineering, and mathematics.

During 2022, design plans were completed, and a grant was awarded to the museum to support construction of an expansion, known as Phase II.

The Phase II expansion provides additional educational space to accommodate program growth and support its mission to recognize the rich military and flight history in Pensacola.

Jackson Street is a unique and historic street that traverses a diverse and predominantly residential community. The street connects downtown Pensacola and the western portion of Escambia County. The City of Pensacola is growing, and more families are choosing to live along Jackson Street. This growth, combined with a lack of adequate sidewalks, crosswalks, and other road infrastructure, makes safety a major concern for drivers, pedestrians, and bicyclists.

The Master Plan will include the community's needs and desires that will lead to a feasible transportation and redevelopment plan. Escambia County, the City of Pensacola, and the CRA are partnering to determine a **Vision for West Jackson Street.** The goal is to develop a master plan for the corridor. Proposed improvements will complement the existing communities and will address safety, mobility, and sustainable, long-term economic redevelopment.



Residential Property Improvement Program







IN FY2022, NINE RPIP PROJECTS WERE UNDER CONSTRUCTION OR COMPLETE, AND 27 APPLICATIONS WERE IN PROGRESS.

The Pensacola CRA offers assistance for homeowners through the **Residential Property Improvement Program** (**RPIP**). Aid is available to repair, restore, and enhance residential properties. Qualified property owners in all CRA districts may apply for forgivable loans through the program. The mission of the RPIP is to keep residents in their homes and to preserve the traditional character of CRA neighborhoods.

Repair and beautification of eligible properties may include structure cleaning, exterior painting, siding repair, windows and doors, roofing, landscaping, exterior lighting, fencing, porch repair or replacement, foundation work, shutters, and more.

The Residential Property Improvement Program is available to income-qualifying homeowners and landlords who maintain the property as an affordable unit over the course of a specified "affordability period." Loans are written to provide up to \$105,000 in assistance to eligible property owners.



DEVELOPMENT SITE AT THE 900 BLOCK OF W. BLOUNT ST.

The **Affordable Housing Redevelopment** initiative's primary goal focuses on increasing the stock of affordable and attainable homes.

In FY2022, planning and design was underway for approximately 13 single-family homes on CRA-owned parcels in the Westside and Eastside redevelopment districts. Acquisition of an additional infill site in the Eastside district was also in progress.

00 BLOCK OF W. BLOUNT ST.

TIF Rebate Incentive

The CRA's **TIF Rebate Incentive** is available to incentivize affordable housing and to promote redevelopment of the West Main District. A TIF Rebate is a payment that is made to a developer for an established time period that equals a percentage of the tax increment that is produced by construction of the project. TIF Rebates are

subject to policy guidelines. The rebate must serve to meet a gap in funding and

projects must include at least 10%

affordable housing.

Another key aspect of the CRA's Affordable Housing strategy includes the creation of design plans for public and private affordable housing infill projects in all three redevelopment districts.

When complete, these plans will be made available to private developers interested in potential affordable housing construction projects. All plans will be compliant with the **CRA Urban Design Overlay District** standards.

"CPIP" IS DESIGNED TO SUPPORT PRESERVATION AND ENHANCEMENT OF COMMERCIAL AND NON-RESIDENTIAL BUILDINGS

Commercial Property Improvements

The CRA's **Commercial Property Improvement Program (CPIP)** was created to help increase building occupancy and reuse, eliminate and prevent blight, and preserve and enhance the local tax base. Available in the Urban Core and Westside Redevelopment Areas for commercial and non-residential buildings, the CPIP provides forgivable loans to property owners to support eligible improvements such as exterior repairs and enhancements, fencing, lighting, landscaping, signage, roofing, and other improvements.

During FY2022, two projects were underway, both in the Urban Core redevelopment district. One of these was the historic Myrt's Beauty shop, which was awarded funding in November 2021. This site is commemorated as a significant community landmark for entrepreneurial and educational development within the Belmont DeVilliers neighborhood during the period of segregation.



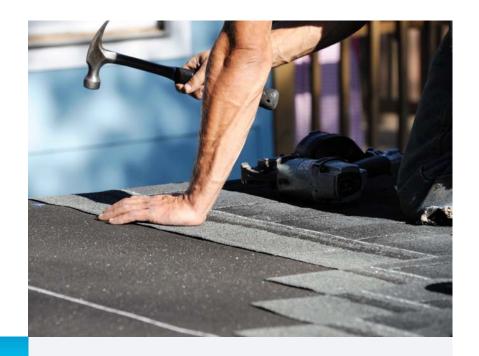
MYRT'S BEAUTY SHOP BEFORE (TOP) AND AFTER (BOTTOM)



The CRA Residential Resiliency Program

Available in all three redevelopment districts, the **Residential Resiliency Program** provides improvements that repair storm damage and secure at-risk property against future damage caused by natural hazards. Eligible improvements may include the ones shown below or others. Application intake and preeligibility screening are performed as part of the Residential Resiliency Program process.

Eligible property owners may receive up to \$15,000 in assistance secured by a forgivable loan.



ELIGIBLE IMPROVEMENTS MAY INCLUDE:



EMERGENCY ROOF REPAIR



HAZARDOUS TREE REMOVAL



ELECTRICAL,
PLUMBING, AND
STRUCTURAL REPAIRS



AT-RISK MECHANICAL EQUIPMENT REPAIR / REPLACEMENT OR EVALUATION





CRA FY2022 SIDEWALK IMPROVEMENT PROJECTS

Sidewalk Improvements

Continuing its commitment to provide pedestrians with safe, accessible, and attractive sidewalks, the CRA allocates funding annually for sidewalk improvements.

The CRA partners with the City of Pensacola to carry out sidewalk improvements within the redevelopment area.

Recent initiatives by the Community Redevelopment Agency have focused primarily on ADA improvements designed to increase the accessibility of redevelopment neighborhoods.



97,380 LINEAR FT.

of Sidewalks Repaired



201 LOCATIONS

of Curb Cuts Installed



PENSACOLA CRA

FY2022 REDEVELOPMENT AREA PROJECT LIST

Project	TIF District	Status*	Est. Project Cost**	
A Streetscape Revitalization	Urban Core/Westside	Started/Underway	\$1.6M	
Garden Street (Median) Landscape Beautification	Urban Core	Substantially Completed	\$564K	
FY22 Urban Core Community Policing	Urban Core	Completed	\$100K	
Community Maritime Park Day Marina	Urban Core	Started/Underway	\$1.6M	
Bruce Beach Park Improvements (Phase 1)	Urban Core	Started/Underway	\$6.3M	
Bruce Beach Park Improvements (Phase 2)	Urban Core	Started/Underway	TBD	
"Hashtag" Streetscape / Continuous Waterfront Trail (Phases 1)	Urban Core	Started/Underway	\$3.0M	
"Hashtag" Streetscape / Continuous Waterfront Trail (Phases 2)	Urban Core	Started/Underway	TBD	
"East Garden District" Streetscape/Jefferson Street Road Diet	Urban Core	Substantially Completed	\$1.4M	
Urban Core Sidewalk Improvements - FY2022	Urban Core	Started/Underway	\$138K	
Hollice T. Williams Urban Greenway (South of Cervantes)	Urban Core / Eastside	Started/Underway	\$31.5M	
Blake Doyle Skate Park	Urban Core	Started/Underway	\$2.1M	
Affordable Housing Home Plans	All Districts	Started/Underway	TBD	
Commercial Property Improvement Program (1 Project)	Urban Core	Completed	\$49K	
Commercial Property Improvement Program (1 Project)	Urban Core	Started/Underway	\$75K	
Residential Property Improvement Program - (1 Project)	Urban Core	Completed	\$70K	
Residential Property Improvement Program - (4 Projects)	Urban Core	Started/Underway	\$303K	
Downtown Ambassador Program	Urban Core/DIB	Completed	\$160K	
Downtown Marketing Program	Urban Core/DIB	Completed	\$60K	
Downtown Community Policing	Urban Core/DIB	Completed	\$60K	
Palafox Market	Urban Core/DIB	Completed	\$75K	
Downtown Holiday Lights	Urban Core/DIB	Completed	\$183K	
Residential Resiliency Program	All Districts	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	Completed	\$100K	

URBAN CORE DISTRICT SUB-TOTAL	
# Projects Started/Underway	15
# Projects Completed	11
Sub-Total	26
PROJECTS/PROGRAMS WITHOUT	
FUNDS EXPENDED IN THE FY	
# Projects in the Works	2
# Programs in the Works	1
Sub-Total	3
TOTAL # PROJECTS/PROGRAMS	
(URBAN CORE)	29

FY2022 REDEVELOPMENT AREA PROJECT LIST

Project Project	TIF District	Status*	Est. Project Cost*
A Streetscape Revitalization	Westside/Urban Core	Started/Underway	\$1.9M
Jackson Street Transportation Improvements	Westside	Started/Underway	TBD
2300 Jackson St - Affordable Housing Redevelopment	Westside	Started/Underway	TBD
900 Blk W Blount St - Affordable Housing Redevelopment	Westside	Started/Underway	TBD
901 W Blount St - Affordable Housing Redevelopment	Westside	Started/Underway	TBD
Connectivity to Legion Field / Global Learning Academy (L, Gre	Westside	Started/Underway	TBD
Westside Sidewalk Improvements	Westside	Completed	\$3.2K
Residential Property Improvement Program (3)	Westside	Started/Underway	\$65K
Westside Affordable Home Plan Development	All Districts	Started/Underway	TBD
Residential Resiliency Program	All Districts	In the Works	TBD
Commercial Property Improvement Program	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
Allice T Williams Restoration	Westside	In the Works	TBD
ACW Park Redevelopment	Westside	In the Works	TBD
Project	TIF District	Status*	Est. Project Cost*
General Daniel "Chappie" James, Jr. Museum and Flight Academy—Phase II	Eastside	Started/Underway	\$655K
Magee Field Signage Improvements	Eastside	Completed	\$16.4K
2700 MLK Jr. Drive - Affordable Housing Redevelopment	Eastside	Started/Underway	TBD
1700 MLK Jr. Drive - Affordable Housing Redevelopment	Eastside	Started/Underway	TBD
Affordable Home Plan Development	All Districts	Started/Underway	TBD
Residential Property Improvement Program Projects (1)	Eastside	Started/Underway	\$37K
Residential Resiliency Program	All Districts	In the Works	TBD
Hollice T. Williams Urban Greenway (North of Cervantes)	Urban Core / Eastside	In the Works	\$31.5M
Two-Way Conversion MLK/Alcaniz & Davis	Urban Core / Eastside	In the Works	TBD

*	Project list and	status based on	expenditure of	project funds	during the	reporting year.
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^{**} Estimated costs represent estimated hard costs required to complete the project but may not be reflective of total project costs based on available data. Costs may be reflective of multiple funding sources and are not limited to CRA funding.

WESTSIDE DISTRICT SUB-TOTAL # Projects Started/Underway # Projects Completed Sub-Total	10 1 11
PROJECTS/PROGRAMS WITHOUT FUNDS EXPENDED IN THE FY # Projects in the Works # Programs in the Works Sub-Total	5 2 7
TOTAL # PROJECTS/PROGRAMS (WESTSIDE)	18
# Projects Completed	5 1 6
	Ü
PROJECTS/PROGRAMS WITHOUT FUNDS EXPENDED IN THE FY # Projects in the Works # Programs in the Works Sub-Total	2 1 3

FY2022 REDEVELOPMENT AREA PERFORMANCE DATA

FY2022 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 Plar as amended.		
Extent of Redevelopment Plan Goal Achievement	N/A	While plan implementation efforemove and prevent the return and preserve and enhance neisupply of affordable housing ste	of blight, stabilize, strengthen ghborhood livability, including	and diversify the economy		
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	\$823,983,821	\$237,937,665*	\$47,680,278		
Expenditures						
Total Expenditures from Redevelopment Trust Fund	N/A	\$7,392,990	\$644,125	\$178,747		
Total amount expended for affordable housing for low-and middle-income residents.	N/A	\$132,636	\$49,918	\$37,789		
Projects	N/A	See project list.	See project list.	See project list.		

**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 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 Expendable Data: City of Pensacola Financial Record

INDEPENDENT AUDITORS' REPORT



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

Opinions

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"), a component unit of the City of Pensacola, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relation to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report

that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exits. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether
 due to fraud or error, and design and perform audit procedures responsive to those risks.
 Such procedures include examining, on a test basis, evidence regarding the amounts and
 disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raises substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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.

INDEPENDENT AUDITORS' REPORT

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 recorocinign 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 take as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 23, 2023, 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 empliance 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 avent, LLC

Pensacola, Florida March 23, 2023 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 Financial Director, P.O. Box 12910, Pensacola, Florida 32521.



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City of Pensacola Community Redevelopment Agency

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