REPORT OF THE COMMITTEE OF THE WHOLE WORKSHOP OF THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

JUNE 5, 2025

Present: Commissioner Michael S. Kohler, Chair, District 2
Commissioner Ashlee M. Hofberger, Vice Chair, District 4
Commissioner Steven L. Barry, District 5
Commissioner Lumon J. May, District 3
Commissioner Steven R. Stroberger, District 1
Honorable Pam Childers, Clerk of the Circuit Court and Comptroller
Codey Leigh, General Counsel, Clerk and Comptroller's Office
Wesley J. Moreno, County Administrator
Alison Rogers, County Attorney
DeLana Allen-Busbee, Operations Supervisor, Clerk and Comptroller's Office
Ashley Danner, Office Assistant IV, Clerk and Comptroller's Office
Jose Gochez, Operations Manager, County Administrator's Office

Location: Ernie Lee Magaha Government Building, Board Chambers, First Floor
221 Palafox Place, Pensacola, Florida

Report prepared by: Ashley Danner

AGENDA ITEMS

1. Call to Order

   Commissioner Kohler, Chair, called the Committee of the Whole (C/W) Workshop to order at 9:05 a.m.

2. Pledge of Allegiance to the Flag

   Commissioner Barry led the Pledge of Allegiance to the Flag

3. Was the Meeting Properly Advertised?

   The Board was advised by Ashley Danner, Office Assistant IV, Clerk and Comptroller's Office, that the meeting was advertised in the *Pensacola News Journal* on May 30, 2025, in the Board's weekly meeting schedule.

AGENDA ITEMS – Continued

4. Board Items

I. Discussion with the City of Pensacola Concerning the Demolition of the Old Baptist Hospital Building

A. Mayor D.C. Reeves, City of Pensacola, introduced City staff and colleagues present at the Workshop, and reviewed a PowerPoint presentation, which was also attached as agenda backup, titled *Baptist Demolition & Redevelopment* and:

- Presented a proposed plan for division and various transformative uses of the property;

- Reviewed the impacts the proposed model would have on the Community;

- Summarized the considerations taken for the procurement process and the potential hazards and costs accounted for prior to proposed demolition, as noted in an initial walkthrough; and

- Outlined a multi-step approach to the procurement, including the four firms that were invited to present to the City;

B. Erica Grancagnolo, City of Pensacola Economic Development Director, addressed questions provided by the County which were presented in the PowerPoint presentation, such as why the City did not take the lowest bid, and the City's contribution to the project, among others;

C. In response to inquiry from Commissioner Hofberger, KC Gartman, Vice President of Baptist Health Care, clarified the affordability of the proposed senior living center and multi-family housing units;

D. The Board, Mayor Reeves, and Ms. Grancagnolo briefly discussed tax revenues and the reach of CRAs in the area;

E. Ms. Gartman provided clarification, at the Board's request, regarding the TEFRA Notice and the County's funding assistance to the project;

F. Commissioner May inquired about the budgeting for asbestos in the demolition, provided historical context for the importance of Baptist in the area, the collaborative infrastructure of the City and County, and advised that the focus of the project should be on the redevelopment aspect rather than demolition;

(Continued on page 3)

AGENDA ITEMS – Continued

4. Continued…

   I. Continued…

      G. Mayor Reeves clarified information about funding sources, bonding circumstances, and where the City stands on willingness to work with the County on the trajectory of the project, as well as that the request from the City was for $2,000,000 pertaining to demolition;

      H. Commissioner May expressed concern for the transformational aspect of the property not to trend toward gentrification, and the desire to keep the community affordable and accessible to current residents;

      I. Commissioner Barry advised that while he was supportive of the project, he was unable to justify using General Fund dollars as a funding source;

      J. The Board and Mayor Reeves discussed the potential of SHIP or CDBG funding being put into the project, ways to recoup money from the project, and the importance of making sure that the project is perceived as being a joint project between the City and the County;

      K. Adam Cobb, City Attorney, clarified the known timeline for the current Land Donation Agreement, with the potential for an extension, as well as adjustments that could be made regarding the addition of buildings and removing the First Right of Refusal; and

      L. Commissioner Kohler advised that all parties should evaluate potential funding opportunities, and bring the topic back for further discussion.

5. Adjourn

   Commissioner Kohler, Chair, declared the C/W Workshop adjourned at 11:03 a.m.