Call to Order

Chairman Bergosh called the Committee of the Whole (C/W) Workshop to order at 9:00 a.m.

Was the Meeting Properly Advertised?

The C/W was advised by Jessica Whittle, Legal Assistant, Clerk and Comptroller’s Office, that the meeting was advertised in the Pensacola News Journal in the Board's weekly meeting schedule.
3. Presentation of the Resolution Naming the Board’s Public Forum the “Gary Sansing Public Forum” to Martin Sansing

A. Board Discussion – Commissioner Robinson presented to the family of Gary Sansing a Resolution renaming the Board’s Public Forum the “Gary Sansing Public Forum” as an enduring tribute to his service to the community; and

B. Board Direction – None.

Speaker(s):

Martin Sansing

4. Community Health Northwest Florida (Formerly Escambia Community Clinic)

A. Board Discussion – The C/W discussed a PowerPoint presentation provided in hard copy, entitled Community Health Northwest Florida, presented by Chandra Smiley, Chief Executive Officer, Community Health Northwest Florida, and the C/W:

(1) Was advised by Chandra Smiley that:

(a) Community Health Northwest Florida was formerly known as Escambia Community Clinics and the name change was due to a shift in the culture to a more community-centered health approach;

(b) Care was provided for 20,000 unduplicated patients in the first quarter, including:

A. 35,000 outpatient visits
B. 40% of patients are age 0 to 17
C. 22% are uninsured
D. 57% are on Medicaid
E. 3,147 consider themselves “homeless”

(c) A new site opened on Jackson Street on January 15th, 3,083 individual patients received care at that location in the first quarter, and additional pediatric providers have been hired;

(Continued)
4. Continued…

A. Continued…

(1) Continued…

(d) The organization is involved in the C. A. Weis Elementary Community School project, which gained community school accreditation through UCF, making it the first in the state to receive the accreditation; the community school model uses the school as a hub of resources for the community based on a needs assessment; Weis has improved from an F rated school to a C rating; and retention and teacher turnover has gone from double-digits to single digits;

(e) Sandra Donaldson, Director of Special Programs, has done a tremendous amount of work and advocacy at Oakwood Terrace, resulting in over a million dollars in renovation that were done at the housing complex, and she authored an article titled *Community-Centered Health Home: Life on the Other Side of the Wall*;

(f) A mobile mammography unit is expected to be delivered by late summer or early September, providing the ability to take the service out into the community;

(g) The Health Navigation Program is working to assist individuals who have no primary care physician or are inappropriately utilizing emergency rooms;

(h) Specific needs are being assessed, including pediatric walk-in care services, an additional dental van, and home visits to assist the disabled and aging populations; and

(i) There is a plan to secure billboards to advertise for services in Cantonment and Century;

(2) Heard an offer of assistance from Commissioner Barry concerning signage on Highway 29 in Cantonment and Century;

(3) Was advised by Commissioner Robinson that Community Health Northwest Florida leases a building from him, so he will be required to abstain from voting on any related matters; and

(Continued)
A. Continued…

(4) Upon inquiry from Commissioner May, was advised by Ms. Smiley that behavioral health and wellness are provided; all pediatric sites have a licensed clinical social worker who sits alongside the physician to offer crisis intervention, additional evaluations and assessments, family therapy, and group therapy; yoga classes are funded through a grant and offered at no cost to members of the community as a way to address pain and anxiety; and a MOU is being developed to provide HIV testing and prophylactics to those who fear they have been exposed and is expected to be deployed by July or August; and

B. Board Direction – None.

5. Local Option Sales Tax IV Plan

A. Board Discussion – The C/W discussed the Local Option Sales Tax IV Plan for years 2019 through 2021, as presented by Assistant County Administrator Amy Lovoy, and provided in hard copy, and:

(1) Was informed by Ms. Lovoy that:

(a) The 2018 figures were adopted last year and there are a lot of projects in the front end of the Local Option Sales Tax (“LOST”) causing an imbalance in the front end, therefore a first-come-first-served mentality has been adopted to allocate funding out of reserves for those projects that are ready to proceed;

(b) There are just over two million dollars remaining to be allocated for the fiscal year, so any projects currently scheduled for 2018 that are not allocated will be moved into 2019; and

(c) There are some changes to the spreadsheet, as follows:

- There is a discretionary tab that currently contains two allocations: a $21,000 allocation by Commissioner Bergosh for the Beulah Academy of Science and a Board-approved pay-back to the ITS project by Commissioner Underhill; and

- The economic development tab now includes the PEDC allocation for $550,000 through the life of LOST for a total of $5.5 million;

(Continued)
5. Continued…

A. Continued…

(2) Reviewed the allocation for economic development LOST projects and made no change;

(3) Reviewed the allocation for Sheriff’s Office LOST projects and added $250,000 as a placeholder in 2022 for design with the understanding that this will be readdressed at a later date;

(4) Reviewed the allocation for judicial LOST projects and made the following changes:

   (a) The primary entrance renovation was moved to 2021; and

   (b) Jury and audience affixed seating was moved to 2022;

(5) Reviewed the allocation for detention LOST projects and made no change;

(6) Reviewed the allocation for Parks and Recreation LOST projects and made no change;

(7) Reviewed the allocation for Natural Resources LOST projects and deleted the line item for ecotourism large ship acquisition, which had previously been zeroed out;

(8) Reviewed the allocation for Public Safety/Fire LOST projects and zeroed out the EMS ambulances/staff vehicles and water safety vehicles for years 2019, 2020, and 2021;

(9) Reviewed the allocation for Supervisor of Elections LOST projects and made no change;

(10) Reviewed the allocation for Neighborhood and Human Services LOST projects and made no change;

(11) Reviewed the allocation for Public Works/Drainage LOST projects and the Ferry Pass Drainage Zone 5 project was adjusted to $50,000 in 2022 and $900,000 in 2023;

(12) Reviewed the allocation for Public Works/Transportation LOST projects and made no change;

(Continued)
5. Continued…

A. Continued…

(13) Reviewed the allocation for Public Works/Resurfacing LOST projects and made no change; and

(14) Heard a request from Commissioner Underhill to see a workup of the budget with the 5% anticipated reserve amount carried forward each year; and

B. Board Direction – None.

Speaker(s):

Eric Haines
Sonya Daniel

6. Sports/Field House Project Location

A. The C/W heard a presentation from Jay Patel and the C/W:

(1) Was advised by Mr. Patel that:

(a) After speaking with each of the commissioners this week, it is clear everyone is not on the same page; everyone likes the concept and most agree that it should be located downtown;

(b) TRIUMPH is not likely to make an award in the event of a split Board decision; and

(c) 2,002 citizens have signed a petition requesting the project move forward;

(2) Was advised by Commissioner Robinson that the study showed that the value is in placing the center downtown and he cannot vote for a location not in downtown; at this point the only thing he thinks the full Board can get behind is the field house, and he believes there is a supermajority of support from most of the tourism industry for the field house; and in order to be successful at gaining TRIUMPH funding, the full Board will need to be in agreement;

(Continued)
6. Continued…

A. Continued…

(3) Was advised by Commissioner Barry that the TRIUMPH board appointed a sub-committee and will have an expert provide feedback about sports tourism; he can support theoretically the field house or the entire portion up around Brent Lane if that is what needed to make the funding work; and even with a successful TRIUMPH award, it appears it will take a fifth-cent or new market tax credits to make the project work financially;

(4) Was advised by Commissioner Underhill that he supports the field house emphatically and the $40 million price point, and it strikes him as a very good and more utilizable asset than the Bay Center; whatever is built needs to be a replacement of the Bay Center because the $1.3 million loss in funding the Bay Center needs to go toward the new facility; he is opposed to raising taxes for entertainment purposes; and he believes most users of the ice skating rink will utilize the new Gulf Breeze facility that is being planned; it comes down not to what individuals want, but what citizens are willing to vote for with the dollars they spend for their recreation; and there is no wellspring of public support;

(5) Was advised by Commissioner May that he is a big proponent of an arena and he likes the concept, but he doesn’t think any location will work without the fifth cent; downtown is a great location, but it is also good to have development in blighted areas; TRIUMPH won’t support the project unless all five commissioners are on board; and he won’t make decisions without expert consultation in this area; and

(6) Was advised by Commissioner Bergosh that he supports moving forward with any plan that is viable and makes sense financially; he believes downtown would make the most sense; he likes the idea of replacing the Bay Center with an arena, events center, and field house; and he has seen a proposal to get 20 more years out of the Bay Center, so if there is no traction on this project, he will support fixing the Bay Center; and his vote is contingent upon TRIUMPH funding; and

B. Board Direction – None.

7. Progress Update on the New Correctional Facility

This agenda item was not discussed.
8. N.A.O.I.P. Northwest Florida, Commercial Development Outlying Property Along Fairfield Drive and Pace Boulevard

A. Board Discussion – The C/W:

(1) Was advised by Will Dunaway, Shareholder, Clark Partington, as a representative of the NAIOP (National Association for Industrial and Office Parks) group:

(a) NAIOP members represent those involved with the development of commercial real estate in Northwest Florida and Mr. Dunaway is here at the request of the County Administrator to provide information on what a commercial developer would go through in looking at the due diligence for a piece of property that they were looking to enhance and determine its highest and best use;

(b) Certain assumptions were provided for the analysis concerning the property located at Pace Boulevard and Fairfield Drive, in conjunction with all property owned by the County:

- Significant presence within the commercial corridor creating a de facto governmental center
- There is a need for a Boys and Girls Club in the area and the County has funds available for such
- The County has a commitment to the Sheriff for a new evidence warehouse facility with unique security issues
- The jail construction is being done with an expectation of future expansion
- The County is working to address the Englewood flooding issues
- This is a high-traffic commercial corridor with potential unique economic opportunities for the taxpayers
- There is an opportunity to expand and enhance to create the highest and best use for the property

(c) Loopnet indicates 180 square feet of vacant retail commercial property within a few hundred yards of the location, including 125,000 square feet of vacant space in Town and Country Plaza; the net rents in the area are $4 to $6 per square foot; new construction costs are significantly higher than the cost of rent; and the northwest corner adjacent to the former Homestead Restaurant is a vacant commercial property;

(Continued)
8. Continued…

A. Continued…

(1) Continued…

(d) If the market were to determine the future of this corner, then in the foreseeable future it would likely remain as-is; the commercial market is not going to change the corner without some type of action;

(e) NAIOP is not an organization that provides due diligence work, but they are strong advocates for commercial real estate development when properly planned, sustainable, and all due diligence is done;

(f) There are approximately 5.8 acres, including the property directly adjacent to the existing Auto Zone, and the jail facility design dictates some issues that a commercial developer would be concerned about, including:

- The entrance to the new jail is off of Pace Boulevard and the two parcels on either side would be in front of it
- A future planned increase of the jail to the south would utilize about an acre of parking that would need to be replaced
- The stormwater pond is designed to take into account all stormwater for the jail and the commercial corner
- If you split the parcels, you will have parking concerns and a master stormwater plan would be required

(g) There are many tools for attracting developers: providing stormwater, providing parking, providing cross-access easements, providing tax incentives or outright giving of the property;

(h) To determine the highest and best use of the land, the C/W must:

- Clarify the priorities and needs
- Do market surveys
- Get the ground truth on net rents
- Get the ground truth on new construction costs

(i) The highest and best use for commercial property in the downtown core wouldn’t have dictated a YMCA, but because the YMCA was located in the area, other interest, activity, and foot traffic were generated, leading to other investments;

(Continued)
A. Continued…

(1) Continued…

(j) The construction engineer provided an overview of what could possibly fit on the corner, which is understood to be a single five-acre parcel;

(2) Heard comments from Commissioner Robinson concerning potential incentives for development;

(3) Was advised by Commissioner Underhill that:

(a) Regarding the report issued by Beck Partners, which indicates a 3.3% vacancy rate county-wide for this type of retail; he has noticed that individuals are investing in the area fairly heavily right now; and his observations indicate rents are higher than $4 per square foot;

(b) A highest and best use analysis should be agnostic to the desires of the person who holds the property and should determine what the market says is the best way to maximize the property;

(c) Greatest public value is something to be determined by the C/W separately of determining highest and best use; and

(d) He believes if a request for letters of intent or letters of interest was put out to the development community, someone would respond with a plan for the property;

(4) Was advised by Commissioner May that:

(a) He is disappointed that the long-term goal of development as an economic impact area for the neighborhood to increase the capacity of small minority businesses was not taken into account and this is the most important public works project in his district; and

(b) He would like to see the same incentives as were provided to Navy Federal, the tech park, OLF8, and VT MAE;

(Continued)
8. Continued…

A. Continued…

(5) Was advised by County Administrator Jack Brown that the request was for NAIOP to come in and discuss the highest and best use of the corner; the flood plan includes the corner property and the Board has always been briefed that it would be necessary to come back and do the zoning or split the property based on how the property will be developed unless one person purchases the entire property; and

(6) Was advised by Commissioner Robinson that there is a commercial need in the corridor, but the challenge has been the price point and the cost of new construction; the longer the property sits fallow, the worse off the County will be; and some incentive will be necessary to offset the price point relative to construction costs; and

B. Board Direction – None.

9. CareerSource Escarosa Presentation

A. Board Discussion – The C/W briefly discussed this agenda item, and agreed to discuss it further at a future Workshop; and

B. Board Direction – None.

10. ECAT Adopt-a-Shelter Program

This agenda item was not discussed.
A. Board Discussion – The C/W viewed and discussed a PowerPoint presentation, which was also provided in hard copy, entitled MTM Transportation Update, presented by Mike Crittenden, Mass Transit Director, and the C/W:

(1) Was advised by Mr. Crittenden that:

(a) A transportation services agreement was entered into with Medical Transportation Management ("MTM") in January of 2016; the County renegotiated rates in June of 2016; some of the rate structures under non-emergency medical transportation have been analyzed; and the County is subsidizing the program based on the rate currently paid to (Innovative Transport and Logistics) Solutions ("ITL") and the rate actually recouped from MTM;

(b) Transportation is a small part of what MTM does for non-emergency medical or Medicaid services and they provide a list of clients to be picked up and transported to ITL on a daily basis and ITL provides the trips;

(c) ITL is currently paid $28.85 for each ambulatory trip and $40.72 for any wheelchair trip; the rates negotiated with MTM are $2.55 per mile for an ambulatory trip and $4.00 for a wheelchair;

(d) MTM is one of many private brokers throughout the country and one of several in the State of Florida that contracts directly with Agency for Healthcare Administration for the provision of Medicaid services, and they receive funds from the State to cover the trips;

(e) The County can continue subsidizing the program, enter negotiations to seek rates more comparable to what is provided, or discontinue the contract and contract directly with a different provider such as ITL; the recommendation is to renegotiate with MTM and if an agreement is not reached to give notice to terminate the contract;

(f) It was known at the time the contract with ITL was initiated that there would be cost overruns;

(g) There are some administrative and financial costs that ITL incurs, including background checks for every driver every 90 days; and

(Continued)
11. Continued…
   A. Continued…
      (1) Continued…
         (h) ITL is compensated for no-shows, but the cost of no-shows cannot be recovered from MTM;
         (2) Heard support from Commissioner Barry, Commissioner Bergosh, and Commissioner Robinson to renegotiate and terminate the contract if negotiations are not successful;
         (3) Was advised by Commissioner Robinson that, to clarify, the cost of transporting someone is paid to ITL or the contractor; the MTM is an agency that has a contract with the State that pays the County, and they are paying a small fraction of the cost; and the function of MTM is to reimburse;
         (4) Heard a recommendation from Commissioner Underhill to give Mr. Crittenden the maximum amount of authority possible within the law to renegotiate or change providers with two goals of maximizing the taxpayer’s money and maximizing the experience for the rider;
         (5) Heard a request from Commissioner May to learn more about MTM; and
         (6) Was advised by Commissioner Underhill that his office has not received a single complaint since ITL came on board, in contrast with having received many in the past;

B. Board Direction – None.

12. Escambia County Minority Outreach Program
   This agenda item was dropped and rescheduled to the next Committee of the Whole meeting.

13. Adjourn
   Chairman Bergosh declared the C/W Workshop adjourned at 12:51 p.m.