

Panama City Community Redevelopment Agency



March 14, 2017

Dear Citizens,

We are very pleased to once again, report on the activities and progress of the Panama City Community Redevelopment Agency (CRA) in FY 2016. The agency is required, by Florida Statutes 163 part III, to issue this Annual Report updating the citizens of the community, and the CRA funding partners, on our progress.

The Mission of the CRA is to remove the damaging influences of slum and blight and begin to change the economic fortunes of distressed areas in the City. This is done by forming plans, in concert with the community, and strategically implementing those plans to improve the economic climate and conditions in various target areas. There are four (4) CRA Districts designated in Panama City. Those areas are Downtown, Downtown North, Millville and St. Andrews. A key aspect of the CRA's focus and mission is to rebuild an environment where new investment can grow and prosper. This will, of course, improve the social and environmental conditions found in the community that will gradually reverse the blighted conditions we see in some portions of our community.

We are truly excited this year, to report significant progress in implementing several CRA projects.

All of these efforts and many more to come will improve the safety, aesthetics, investment climate, and quality of life for the citizens of our great City. I am pleased to provide you with this report so the citizens, and funding partners, can learn more about the outstanding progress being made by the CRA. If you are interested in learning more or volunteering your time, please feel free to contact me, the CRA Office, by calling our offices at 850-215-3869. Thank you for the privilege of serving you.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Brudnicki".

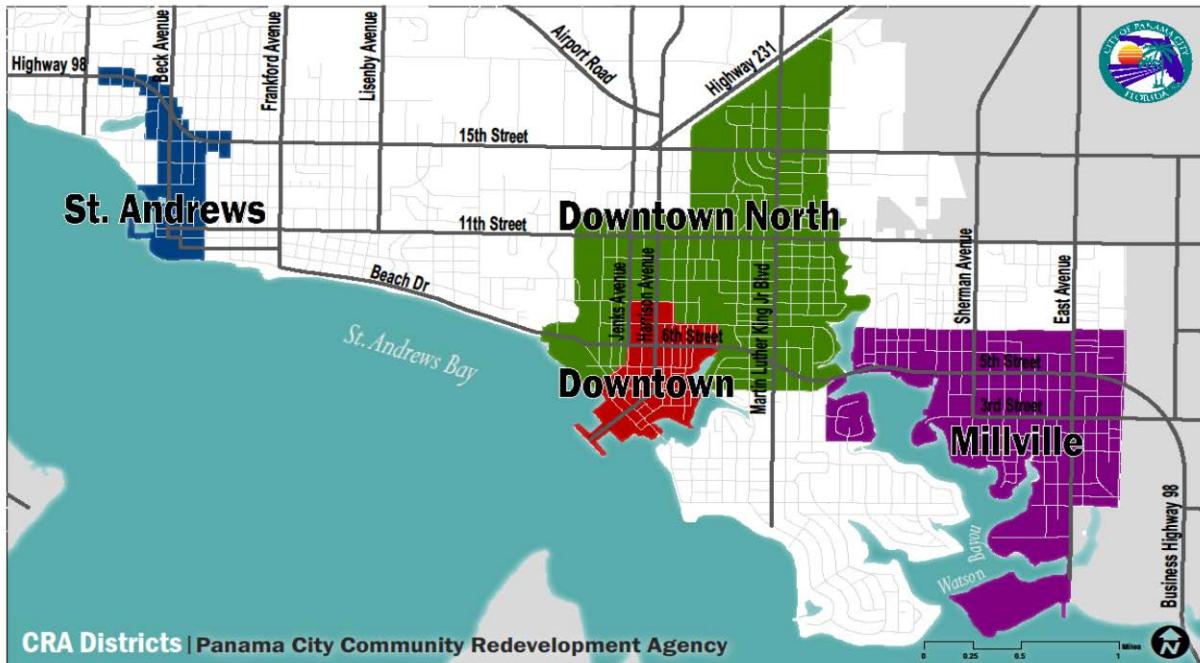
Greg Brudnicki, CRA
Chairman

Panama City Community Redevelopment Agency



Introduction

The Panama City Community Redevelopment Agency (CRA) has four (4) Districts. Which consist of the Downtown created in 1984, St. Andrews created in 1989, Downtown North created in 1993 and Millville created in 2004.



CRA Financial Information FY 2016

CRA District	Assets	Liabilities	Revenues	Expenses
Downtown	\$141,901	\$2,884	\$269,056	\$304,796
Downtown North	\$1,653,870	\$8,632	\$1,373,695	\$1,648,225
St. Andrews	\$316,895	\$6,460	\$435,455	\$255,707
Millville	\$55,716	\$3,898	\$282,059	\$69,820
Total	\$2,168,382	\$21,874	\$2,360,265	\$2,278,548

*Note: All financial information was provided through a preliminary audit report from Tipton, Marler, Garner & Chastain CPA firm.



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Community Policing

Community policing is a 3 district effort to provide additional police coverage in the Downtown, Downtown North, and St. Andrews CRA districts. This effort provides assistance to participating CRA districts and allows police coverage over and above coverage outside the districts.

Assigned Officers spend time in the district visiting citizens as well as business owners. Business owners are provided a "Cops and Coffee" meeting to hear and address concerns as well as receive crime prevention strategies. The residential and business communities are responding very well to this service.

Deliverables:

Patrols:

- 375.5 miles on Bike Patrol
- 1007 miles on Segways
- 143.5 miles on Foot Patrol
- 127.7 miles on the Polaris

Enforcement:

Traffic Enforcement within the Downtown North, Downtown and St Andrew CRA boundaries include notable infractions along with criminal traffic offenses.

- 169 Citations
- 98 Warnings
- 401 Field Interviews (fi)

Transient Issues:

Staff along with Community Policing and has identified several areas throughout the Downtown where transient camps had been set up. Staff contacted the owners of the parcels to get the owner's permission to clean the areas up as part of the Clearing Vacant Parcel program. Four parcels have been identified and when those areas were cleared it helped alleviate the transient problem Downtown.

FRA Annual Conference

From October 21st – 23rd Staff attended the annual Florida Redevelopment Association conference. During this conference there were opportunities to network with other members of CRAs throughout the State, there were also many seminars where other CRAs would present on a project completed in their district. Staff was able to take tours of the downtown area and see the projects that the CRA had completed there. Onya Bates received her FRA Redevelopment Professional certificate on October 22nd at the conference dinner.





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Panama City Academy

CRA Staff participated in the Panama City Academy for citizens of Panama City and other department staff members. This Academy was held to let both citizens and other members of the city departments get to know what exactly the CRA does and is doing to improve the City. The turnout was a great success and there are plans of continuing the Academy every year.

Volunteer Appreciation

The CRA hosted its 4th Annual CRA Volunteer Appreciation Ceremony, Thursday, June 30, 2016 in the A.D. Harris Learning Village Cafeteria. Staff got to thank those who came out for all their tireless hours of volunteer work they have done in each of the CRA district communities.

Volunteers do not necessarily have the time; they just have the heart. ~Elizabeth Andrew



Thank you for your time and energy in supporting the City of Panama City Community Redevelopment Agency this year. Your efforts certainly made it easier for everyone to achieve their goals. You are greatly appreciated! Please join us June 30, 2016 for our Volunteer Appreciation Ceremony.

**5:30 pm to 7 pm
819 E. 11th St. (Cafeteria)
Refreshments will be provided.**

Volunteers don't get paid, not because they're worthless, but because they're priceless. ~Sherry Anderson

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Downtown District

Grant Program

The grant program application process began on October 1st and ended November 15, 2015, revisions have been made to the grant program to now exclude repair and/or replacing of roofs. There were four (4) grant applicants submitted for FY 2016, the Downtown CRA District had \$28K left for three (3) applicants after the Demolition Grant. Staff utilized the DIB Board as the advisory committee and approved each applicant \$9K. One of the applicants was dependent upon having a lease signed before they could be awarded their grant. The applicant had ninety (90) days to get the lease signed before they could begin their project. All receipts and before/after pictures were submitted before any of the grants were rewarded.

Listed are the grant recipients for FY 2016:

• 209 E. 6th St. Demolition

- In November, Dwight Hicks was awarded a demolition grant for the property managed at 209 E. 6th St., located next to the Downtown Police Substation. Not only was the building an eyesore, it was also a popular hangout for many vagrants in the area. The removal of this building removed slum and blight and has reduced the number of vagrants that congregated at that corner. Staff is awaiting pictures of the finished demolition before sending the 50% reimbursement payment of \$11,727.50 for the project.



• 405 Oak Avenue Grant Award

- Mr. Bruce Kilpatrick received a Commercial Grant not to exceed \$9,000 to make improvements on the building at 405 Oak St. Mr. Kilpatrick fixed the windows in the building as well as the ramp at the entrance



Before



After

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Dickens of a Christmas

The City held the annual tree lighting ceremony December 4, 2015, the tree is now located Downtown, at the Marina entrance way.

Staff worked with the Dickens of a Christmas Committee and agreed to help fund an ice slide for the event. This event took place for the three weekends leading up to Christmas. The amount of the Downtown CRA would sponsor for this event was set at \$9,000. In addition to the slide; it was determined that hay would need to be placed along the sides of the slide. It would take approximately 50 bales of hay. Dickens of a Christmas had its first night starting December 4th. This event was held on the next two Fridays December 11th and December 18th. After the first weekend it was determined that 100 bales of hay was needed, which brought up the CRA sponsorship to \$10,586.

Dickens of a Christmas was held each Friday from December 4th through December 18th. The overall event was a great success, with at least 12,000 visitors attending and 16 vendors participating. This event brought a plethora of people to Historic Downtown to hear live music, ride the snow slide, and see Santa and a host of other activities for both the young and young at heart.





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Harrison Ave. Streetscape Project

Staff negotiated the fees with CPH, Inc. and entered into a contract after receiving the CRA Board's approval. Public meetings on the project will be held at a later date to get community input. Staff sent out surveys to all of the owners of parcels in the Downtown CRA district. Staff also generated a survey website on line for those who live outside of the Downtown CRA district to get other citizen input as well. The website address is: https://www.surveymonkey.com/r/Downtown_Streetscape

Staff completed the first phase of the Harrison Streetscape project, with a total of 218 Surveys completed online. The survey period ended on December 6th, the next step involved would be to take the data to CPH that allowed them to come up with some design concepts. Staff continued working with CPH on the design phase of the project. CPH presented staff with 3 design options and Staff told them to move forward with the designs. This phase of the project was completed by the mid January 2016 and the announcement of a public workshop was announced for February 23, 2016. The public workshop was held on February 23, 2016, 6pm at The Panama City Centre for the Arts on the second floor. All Panama City residents were encouraged to attend and give their opinions on the design. Additional surveys were made available at the CRA office, City Hall, the Chamber of Commerce and various other locations in Panama City. After all survey results were tallied, Concept 3 was chosen and the CPH, Inc. firm produced a flythrough of the design to the CRA Board and got approval to proceed with the design plans. The current timeline at the date of this report is to put the project out to bid April 2017, with construction to begin in June 2017. Also staff began researching other cities in the State that have Café Ordinances in place to amend the current Sidewalk Café Ordinance. The amended Ordinance will focus on the newly created "furniture zones", and lease options for business owners once the Harrison Ave. Streetscape project is completed.

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Music Matters

Music Matters is the program that helps business owners with the cost of getting music licenses for artists to come perform at their businesses. Currently, the CRA helps pay 80% of the cost of all the licensing fees. Next fiscal year, the CRA will only pay 50% of the cost; the participants have been made aware of this decrease in funds. Below are the businesses that have turned in their receipts and the amounts that they were re-paid.

- Ferruci's Restaurant: \$1,313.88
- Trigo's: \$793.92



Downtown Financials

Downtown CRA Revenue		
County TIF	City TIF	Carry Forward
\$147,880	\$121,170	\$184,356

Assistance Grants Awarded		
Commercial Assistance 50/50 Grants		
• \$35,732.73		
Dickens of a Christmas Sponsorship awarded to the DIB		
• \$9,000.00		

Downtown CRA Expenses		
Personnel	Operating	Cap Improv.
\$60,299	\$230,997	\$13,500



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Downtown North District

Collaboration and Partnerships Prove Effective in Downtown North CRA:

The Downtown North CRA is located in the area surrounding the downtown core of Panama City. The redevelopment area covers approximately two square miles, defined generally by U.S Highway 231 to the north, Bell Avenue to the west, Mercedes Avenue to the east, and East 4th Street to the south. Harrison Avenue, Martin Luther King Jr. Boulevard, US Business Highway 98 and East 7th Streets serve as the primary transportation connectors.

Within this geographical area there are competing needs for services that range from commercial improvement to residential assistance, streetscape improvements, crime prevention, infrastructure enhancements, etc., to combat these problems the Downtown North CRA district has entered into several Memorandum of Understandings (MOU) with various departments within the City of Panama City which includes Public Works, Community Development, Police Department and Leisure Services. Deliverables are shown below:

Alley Crew

Public Works provides an Alley Crew that is responsible for clearing and opening alleys that have over grown and create havens for criminal activities: The MOU is for \$100,000.00 annually.



BEFORE



AFTER

Community Development

Community development Provides housing rehab assistance to owner occupied homes that cannot afford to participate in the CRA Residential Assistance Grant program. Additional collaboration occurs with other providers of housing services such as the Bay County Council on Aging.

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Downtown North Financials

Matching Assistance Grants Awarded

Commercial Assistance 50/50 Grants

- \$48,974.73

Residential Assistance 50/50 Grants

- \$34,503.00

Downtown North CRA Revenue

County TIF	City TIF	Carry Forward
\$771,901	\$607,829	\$1,931,253

Downtown North CRA Expenses

Personnel	Operating	Cap Improv.
\$85,430	\$771,040	\$791,754



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St. Andrews Annual Report

Panama City Publishing Company Museum and Visitor Center

- Over 3000 Museum Visitors
- Over 500 People participated in Historic Walking Tours

Community Support

- Historic St. Andrews Waterfront Partnership Service Agreement \$25,000.⁰⁰
- Governor Stone: \$4,000.⁰⁰
- St. Andrews Mardi Gras: \$3,000.⁰⁰
- Jazz by the Bay: \$2,000.⁰⁰

Capital Projects:

Bayview Ave. Parking: Coordination with ongoing St. Andrews Marina entrance project.

- Staff was able to improve an ongoing project by bridging a funding gap. The additional funding allowed for 3 additional parking spaces on Bayview Ave. just North of 10th St.



10th St. Lighting: Installation of 3 additional lights and poles on 10th St.

- Project included the installation of poles, lights, electrical, and fixtures. Staff was able to coordinate work with the St. Andrews Marina project.



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Bayview Ave. Landscaping: Improvement of landscape beds along Bayview Ave.

- Staff replanted all 11 landscape beds and also improved beds along 10th St. between Bayview Ave. and Beck Ave.



Oaks by the Bay Landscape Improvements: Grass and irrigation improvements

- Staff and the Leisure Services Department worked together to increase the park's irrigation system and grass covered area. Oaks by the Bay Park now has an additional 13,000 sq. ft. of grass and irrigation capacity.



Commercial Grant Assistance

Griggs Oil Gas Station Grant (Awarded \$9,460.00):

Bill Bradford of Grocery Outlet received a demolition grant to assist in removal of the Griggs Oil gas station structure. Since demolition he has made parking improvements.



Reflections by Sissy (Awarded \$5,761.⁶⁸)

Lillian Cowart received facade and awning grants, along with a paint voucher to improve and refresh the exterior of her business located at 2903 W 16th St.

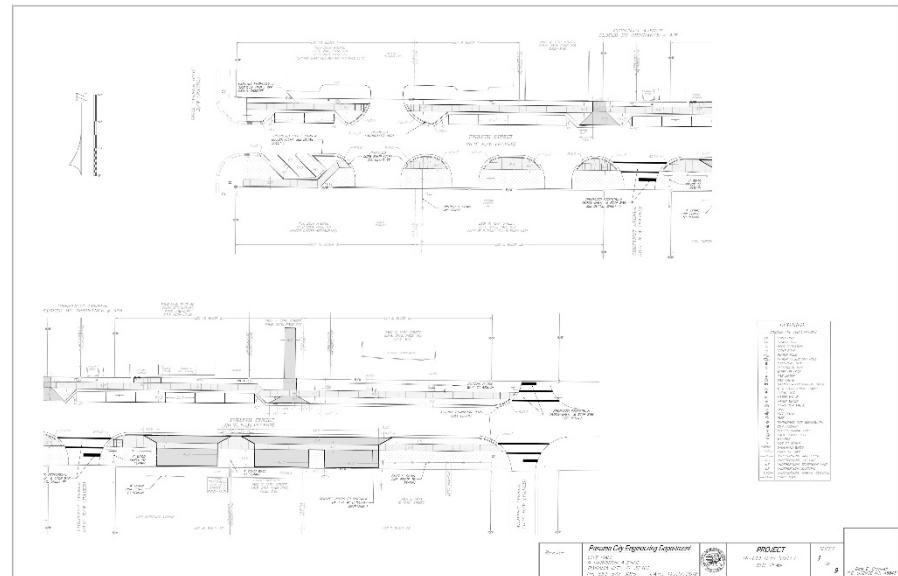


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12th St. Streetscape: Sidewalk, lighting, and landscaping improvements on 12th St.

- A considerable amount of time in the planning of streetscape improvements on 12th St. Staff has engaged the City's Engineering Department to provide survey and design services in house. Engineering has completed an in depth survey and preliminary design.



St Andrews Financials:

Matching Assistance Grants Awarded

Commercial Assistance 50/50 Grants

- \$28,608.98

St. Andrews CRA Revenue

County TIF	City TIF	Carry Forward
\$239,628	\$195,794	\$144,359

St. Andrews CRA Expenses

Personnel	Operating	Cap Improv.
\$72,702	\$161,747	\$21,258

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Millville Annual Report

Gene's Oyster Bar

It is with heavy hearts that staff announced the passing of one of the long standing historical business owners of Downtown Millville. Mr. Eugene Bruner passed away on Thursday October 1, 2015. Mr. Bruner purchased his business in 1969 and re-named it to Gene's Oyster Bar; this is one of two restaurants in Downtown Millville. Mr. Bruner was presented with a historical plaque for his business last year by the CRA. He will be greatly missed.

Millville Movies in the Park



The CRA sponsored Millville Movies in the Park for a special once a year event. This was a Halloween event so everyone was invited to put on their costumes and come out and enjoy the festivities. This was the only CRA sponsored Movies in the Park for FY16. Staff prepared candy goody bags and passed them out when the movie started.

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Millville Children's Christmas Parade

The 2015 Annual Millville Children's Christmas Parade took place on Friday December 11th, 2015 at 10 am. CRA staff as well as City employees participated in this event. The parade began at the Watson Bayou Pier and continued down 3rd St. to Daffin Park.



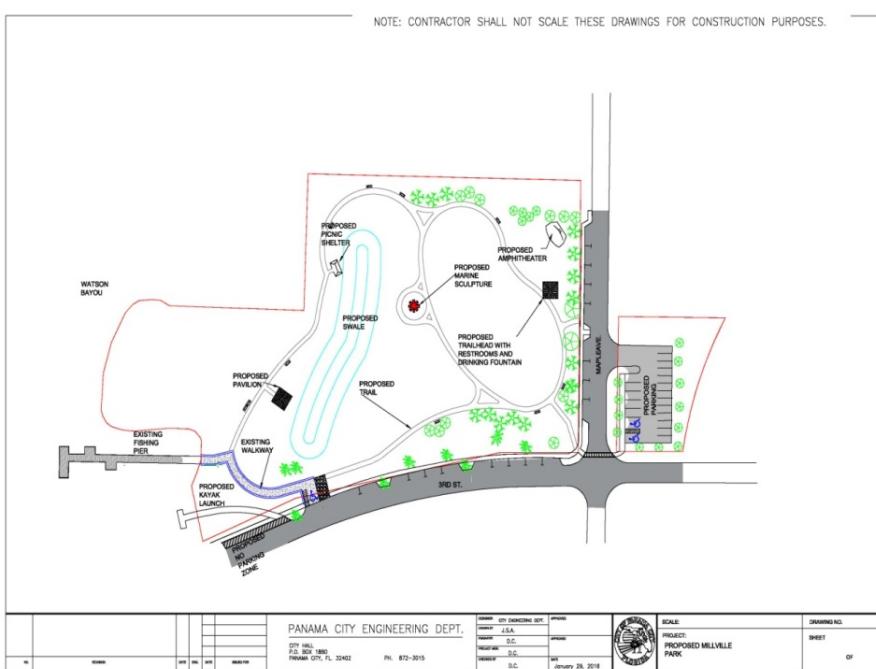
Christmas Decorations



Staff decorated Whittington Park with several Christmas displays. Millville CRA staff was assisted with this task with two members from the Lamplighters of St. Andrews.

Watson Bayou Waterfront Park

In the upcoming months, Staff will be working with the Engineering Department to beautify the Watson Bayou Waterfront Park. Funds have been budgeted this fiscal year for the project. Not only have the funds already been allocated for the Watson Bayou Waterfront Park, the staff is seeking out grant opportunities in an effort to also enhance the aesthetics of the park to make it a place people will want to come spend the day. Staff in conjunction with Public Works and Leisure Services met to determine what would be needed to enhance the Millville Waterfront Park. The first phase will consist of leveling the ground and reconfiguring the irrigation that is currently in place. This phase will also include laying sod and adding some trees for additional shade. The City Commission recently agreed to purchase Snug Harbour and turn it into a boat ramp; this will bring a draw to the Millville area. Below is a proposed rendering of what the park could look like in the future.



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Derelict Vessels

Staff was in attendance at the Derelict Vessel Crush Media day, we had been working with the Florida Fish and Wildlife Conservation, and the UF Extension Center to help get the derelict vessels in our area cleaned up. Partnering with the County over 15 boats were crushed on January 11, 2016 and the County waived the tipping fees for their disposal. Staff has also been made aware of another vessel that had sunk in the Watson Bayou by the bridge. CRA staff has been in contact with Officer Drew Nelson and is awaiting the paperwork deeming the vessel derelict. Once the paperwork is received, Staff can start the process to have the vessel removed.



MCA Concert in the Park



Staff has spoken with the members of the Millville Community Alliance and they sponsored a free concert at the Daffin Park Clubhouse. Musical performance was by Todd Allen Herendeen, he presented the Gospel Music Hour. There was a concession stand on site; the event took place April 10, 2016 at 6 pm.

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Millville Gateway Sign

On Saturday April 9th members of the First Baptist Church Connect Department cleared and replanted flowers at the Millville Gateway sign. It was a much needed improvement and the sign looks great.



Millville Financials

Improvement Grants

Residential Paint Voucher

- \$900.00

Millville CRA Revenue

County TIF	City TIF	Carry Forward
\$154,865	\$127,172	\$-2,697

Millville CRA Expenses

Personnel	Operating	Debt
\$35,053	\$231,580	\$156,370

Panama City Community Redevelopment Agency



FY 2016 CRA Board Members

Greg Brudnicki – Chairman

John Kady

Kenneth Brown –Pro Tempore

Billy Rader

Mike Nichols

Contact information

Jeffrey Brown	City Manager	872-3011
Jared Jones	Assistant City Manager/CRA Director	872-3011
Onya Bates	Downtown, St. Andrews, and Millville Program Manager	215-3873
Toni Shamplain	Downtown North Program Manager	215-3872
Justin Butler	CRA Administrative Assistant	215-3869

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See Our Website at <http://pcgov.org/163/Community-Redevelopment-Agency>