



## Panama City Community Redevelopment Agency

March 27, 2019

Dear Citizens,

We are very pleased to once again report on the activities and progress of the Panama City Community Redevelopment Agency (CRA) for FY 2018. 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 economics 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 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 by calling our CRA offices at 850-691-4587. Thank you for the privilege of serving you.

Sincerely,

A handwritten signature in blue ink that appears to read "G. Brudnicki".

Greg Brudnicki, CRA  
Chairman

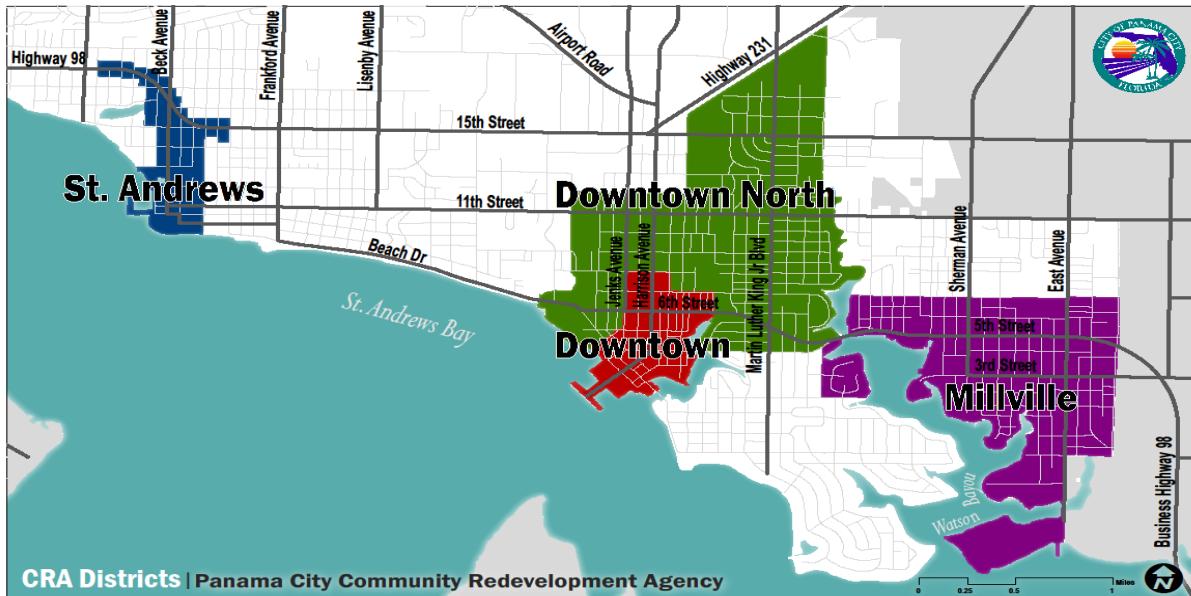
# Panama City Community Redevelopment Agency



## Introduction

The Panama City Community Redevelopment Agency (CRA) consists of 4 Districts which include:

- Downtown – created in 1984
- St. Andrews – created in 1989
- Downtown North – created in 1993
- Millville – created in 2004



## CRA Financial Information FY 2018

CRA District	Assets	Liabilities	Revenues	Expenses
Downtown	\$376,828	\$4,097	\$259,953	\$137,850
Downtown North	\$925,570	\$23,684	\$1,202,535	\$2,110,238
St. Andrews	\$331,548	\$24,071	\$450,302	\$618,279
Millville	\$43,766	\$914	\$349,012	\$363,347
<b>Total</b>	<b>\$1,677,712</b>	<b>\$56,766</b>	<b>\$2,261,802</b>	<b>\$3,229,714</b>

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



# Panama City Community Redevelopment Agency

## Community Policing

“Community policing innovation” means a policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in criminal activity. This is done through visible presence of police in the community including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. Here is a six month snapshot of the community policing services for the 2018 fiscal year in the Panama City CRA districts to include Downtown, Downtown North, Millville, and St. Andrews.

The CRA office assigned to St. Andrews ensures that there is a positive working relationship between the St. Andrews CRA community and the police department. In addition to handling calls for services, our officer conduct foot patrols of the business district, vacant buildings and properties, the St Andrews Marina, public parks and daycare facilities. He addresses any questions or concerns the citizens or business owners may ask. A Cop & Coffee was held in St. Andrews during this quarter which aims to strengthen relationship between the police department and the businesses.

The CRA officer assigned to Downtown North handles calls for service and conducts meetings with the low income housing development managers to address any issues or concerns they may have and also meets with residents to address their concerns and build better relationships. A Cop and Coffee was held within the district with the aim of strengthening relationships with our businesses. Additionally, our officer patrols parks in the area to ensure a safe place for children to play.

- Calls for service: 2,474
- Total arrests: 110
- Officers attended all
- Panama City Commission / CRA Board meetings
- Code Enforcement hearings
- Downtown Improvement Board meetings
- Glenwood Neighborhood Watch events
- Cops & Coffee events
- National Night Out events
- St. Andrews Waterfront housing partnership meetings
- Millville Community Alliance





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## World Changers

For the second year, the Downtown North and Millville partnered with First Baptist Church of Panama City to provide sites for World Changers. The Mission of World Changers is to equip students to confidently share and work within communities by painting and doing minor repairs to homes where homeowners cannot afford the repair. Many applicants for these services are elderly and also live alone. These services were free to the selected applicants.

The Downtown North and Millville CRAs entered into a Memorandum of Understanding (MOU) with the First Baptist Church of Panama City to provide over 30 sites for World Changer students to provide volunteer work. The MOU is for the purpose of providing Residential Improvement Assistance to those individuals living within the boundaries of the Downtown North and the Millville CRA districts who cannot financially afford to participate in the current Residential Improvement Grant program offered by the CRA.

The Downtown North and Millville CRAs allocated a total of \$80,000 for the program with each district contributing \$70,000 and \$10,000, respectively. Due to this effort, homes received renovations free of charge.

## Downtown District

The Downtown CRA had a budget of \$35,900 for the commercial grant program for fiscal year 2018.

In FY '18, there were two commercial improvement grants over \$9,900. Below are some pictures of before and after looks of both the commercial properties.

450 Magnolia Ave. is home to Anchor Consulting Engineering and Inspection (CEI) property. Anchor CEI, Inc., is a full service engineering firm. This property had new walls installed two section off their offices and create a more cohesive atmosphere for the area.

500 & 504 Harrison Ave. is the historic Downtown Consignment Gallery. The gallery was provided new exterior paint and a new awning fixture. This helps increase the aesthetic of the downtown area to attract more residents.

450 Magnolia Before



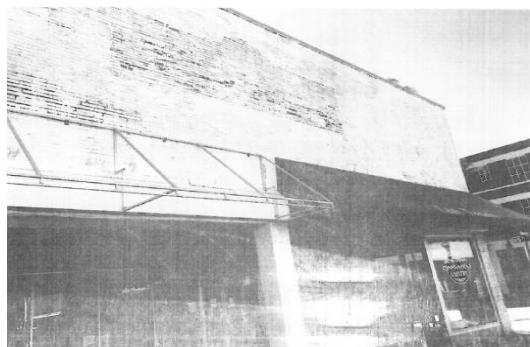
450 Magnolia After



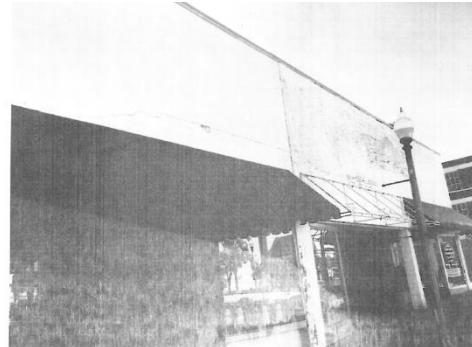
# Panama City Community Redevelopment Agency



504 Harrison Before



504 Harrison After



## Downtown Financials

Downtown CRA Revenue		
County TIF	City TIF	Carry Forward
\$138,939	\$119,094	\$250,628

### Community Improvement Assistance Grant

Commercial Assistance 50/50 Grants

- \$9,900

Downtown CRA Expenses			
Personnel	Operating	Cap Improv.	Transfers
\$30,521	\$101,733	\$0	\$5,596

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## Downtown North District

### Moving the Community Forward

The Downtown North and Leisure Services have partnered to bring new life to the African American Cultural Center (AACC) as well as MLK Center. The AACC was relocated to the A. D. Harris Learning Village due to an extensive leaking roof and small space provided by the current facility. The current facility was demolished and will be crafted into parking for sporting events held at the Martin Luther King Jr. Recreational Center.



### Downtown North Financials

Downtown North CRA Revenue		
County TIF	City TIF	Carry Forward
\$617,916	\$529,657	\$1,809,589

#### Community Improvement Assistance Grant

Commercial Assistance 50/50 Grants

- \$ 34,756.25

#### Downtown North CRA Expenses

Personnel	Operating	Cap Improv.	Transfers
\$72,323	\$1,715,436	\$215,636	\$106,843

# Panama City Community Redevelopment Agency



## St. Andrews District

### CRA Funded Grants

Lake Ware Apartments requested a commercial grant for facade improvements at a total cost of \$62,760. Recommendation was taken of the Historic St. Andrews Waterfront Partnership and a grant of \$10,900 was awarded.

Copper Tap Grille received approval for a facade grant to improve the windows and metal siding on the outside walls. The owners completely renovated the inside of the building, as well.



### St. Andrews Financials

#### Community Improvement Assistance Grant

Commercial Assistance 50/50 Grants

- \$35,900

St. Andrews CRA Revenue		
County TIF	City TIF	Carry Forward
\$241,164	\$206,718	\$475,455

#### St. Andrews CRA Expenses

Personnel	Operating	Cap Improv.	Transfers
\$64,847	\$241,121	\$298,098	\$14,213

# Panama City Community Redevelopment Agency



## Millville District

### Millville Waterfront Park

The CRA and the community have developed a plan for the Waterfront Park that will begin after the start of the new fiscal year. Staff has been working with Leisure Services to design a landscaping plan that will be ready April 2019. This project has received the Coastal Partnership Grant from Department of Environmental Protection (DEP).

This project includes a retaining wall, fixed dock, aluminum gangway, floating dock with canoe/kayak launch cradles and a sidewalk. The kudzu removal was bid as an alternate. The construction on the kayak launch was finished July 10, 2018.

### Millville Waterfront Park Concept Plan



# Panama City Community Redevelopment Agency



## Millville Financials

Millville CRA Expenses			
Personnel	Operating	Cap Improv.	Transfers
\$18,992	\$57,065	\$126,707	\$160,583

### Community Improvement Assistance Grant

#### Commercial Assistance 50/50 Grants

• \$9,217.58

#### Residential Assistance 50/50 Grants

• \$2,353.75

Millville CRA Revenue		
County TIF	City TIF	Carry Forward
\$171,402	\$147,122	\$57,187

# **Panama City Community Redevelopment Agency**



## **FY 2018 CRA Board Members**

**Greg Brudnicki – Chairman**

**Jenna Haligas**

**Kenneth Brown –Pro Tempore**

**Billy Rader**

**Mike Nichols**

### **Contact information**

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