

# 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 or 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", is written over a faint, larger blue outline of the same signature.

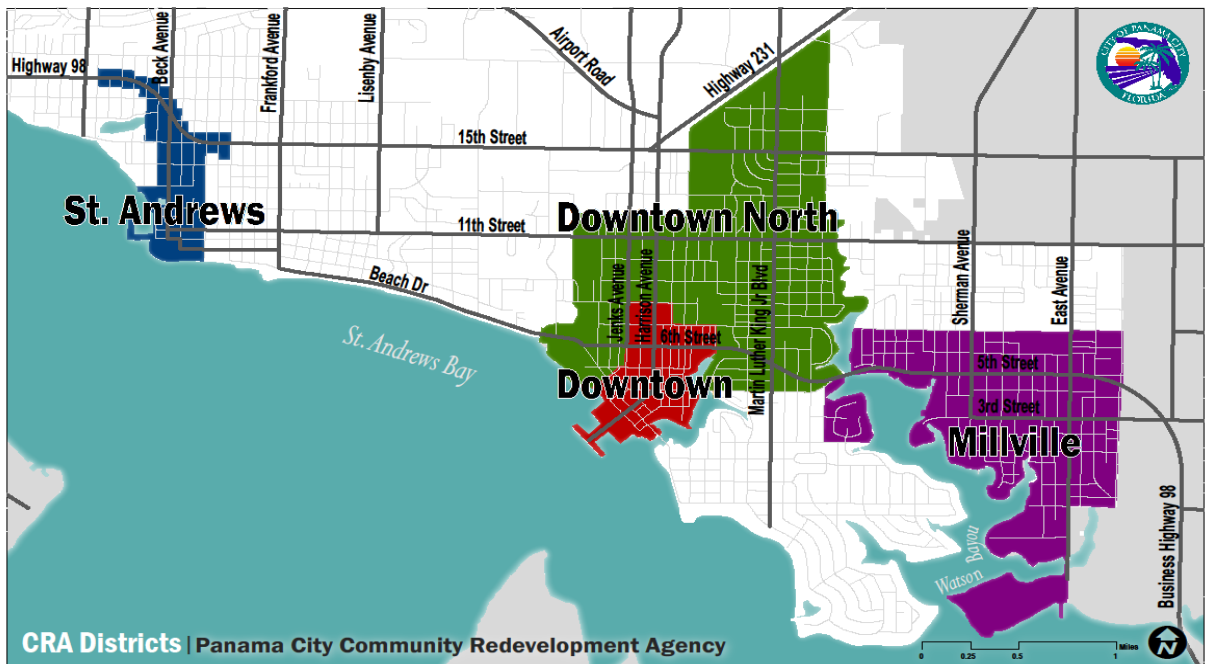
Greg Brudnicki, CRA  
Chairman

# 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.

# Panama City Community Redevelopment Agency



## 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 efforts 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
- 1007 miles on Segway
- 143.5 miles on Foot Patrol
- 127.7 miles on 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 21<sup>st</sup> – 23<sup>rd</sup> 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 presented by other CRAs throughout the state on projects completed in their districts. Staff was able to take tours of the Downtown Tampa area and see the projects the CRA had completed. Onya Bates received her FRA Redevelopment Professional certificate on October 22<sup>nd</sup> at the conference.



# Panama City Community Redevelopment Agency



## Volunteer Appreciation

The CRA hosted its 4<sup>th</sup> 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.*

*3:30 pm to 7 pm  
819 E. 11<sup>th</sup> St. (Cafeteria)  
Refreshments will be provided.*

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

## Panama City Academy

CRA Staff participated in the Panama City Citizens Academy. This program is held twice annually to offer citizens a chance to gain a better understanding of the services The City of Panama City offers. The Academy in FY 16 were a great success. The Academy is planned to continue twice annually each year.



*Panama City  
Academy*

# Panama City Community Redevelopment Agency



## Downtown District

### Grant Program

The grant program application process began on October 1<sup>st</sup> 2015 and ended November 15<sup>th</sup>, 2015. There were four grant applicants submitted for FY 2016.

Staff utilized the DIB Board as the advisory committee and approved each applicant \$9,000. 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 awarded.

Listed are the grant recipients for FY 2016

### 209 E. 6<sup>th</sup> St. Demolition

- In November, Dwight Hicks was awarded a demolition grant for the property located at 209 E. 6th St. 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 Ave. Commercial Assistance Grant

- Mr. Bruce Kilpatrick received a Commercial Assistance 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 of the building.



Before



After

# Panama City Community Redevelopment Agency



## Dickens of a Christmas

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

Staff worked with the Dickens of a Christmas Committee and agreed to help fund a snow slide for the event. This event took place for the three weekends leading up to Christmas. The Downtown CRA contributed \$9,000 in sponsorship dollars.

Dickens of a Christmas had its first night starting December 4<sup>th</sup>. This event was held on the next two Fridays December 11<sup>th</sup> and December 18<sup>th</sup>.

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.





# Panama City Community Redevelopment Agency



## Harrison Ave. Streetscape Project

Staff negotiated fees with CPH, Inc. and entered into a contract after receiving the CRA Board's approval. Public meetings on the project were held shortly after to get community input. Staff sent out surveys to all of the owners of parcels in the Downtown CRA district. Additionally, staff generated a survey online for those who live outside of the Downtown CRA district to get additional citizen input.

After completion of the community input phase of the project, a total of 218 surveys completed online. The survey period ended on December 6<sup>th</sup>. CPH then analyzed the results which allowed them to come up with three design concepts. Staff continued working with CPH on the design phase of the project. CPH presented staff with 3 design options which allowed staff to host a public workshop. 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. All Panama City residents, business, and property owners were encouraged to attend and give their opinions on the three design options. Additional surveys were made available at the CRA office, City Hall, the Chamber of Commerce and various other locations in Panama City. Junior Leadership Bay, a program of the Bay County Chamber of Commerce assisted in distributing surveys throughout the city as part of their class project. After all survey results were tallied, concept three was chosen and the CPH, Inc. firm presented a digital 3D flythrough of the design to the CRA Board and received approval to precede with the design phase.

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.



# Panama City Community Redevelopment Agency



## Music Matters

Music Matters is a 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 pay 50% of the cost.

Below are the businesses who participated and associated reimbursement levels:

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



## Downtown Financials

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

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

### Assistance Grants Awarded

Commercial Assistance 50/50 Grants

- \$35,732.73

Dickens of a Christmas Sponsorship awarded to the DIB

- \$9,000.00



# Panama City Community Redevelopment Agency



## 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:

## **Memorandum of Understanding (MOU)**

The Downtown North CRA has experience great success with its partnership model of using Memorandum of Understanding offering services and removing blighting conditions within its boundaries.

### **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

# **Panama City Community Redevelopment Agency**



## **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.

## **City of Panama City Leisure Services**

Maintenance of major corridors within the district as well as A.D. Harris Learning Village and the Martin Luther King Jr. corridor.

## **Boys & Girls Club**

The Downtown North CRA entered into a Memorandum of Understanding with the Boys and Girls Club, Leisure Services and Community Development to provide swimming lessons for children attending the Martin Luther King Jr. Recreational Center during the summer. Our first year we allocated funds for a total of 32 children to receive lessons from a Red Cross certified instructor as well as transportation to and from the pool. Additionally, temporary staff was hired to supervise the program and membership was included to participants allowing each participant to experience recreational swimming.



## **Goodwill Big Bend AmeriCorps**

This MOU allowed the CRA to provide painting and minor repairs for individuals and families who cannot afford to participant in the CRA Residential Assistance program. AmeriCorps provides volunteers to paint and fix older housing stock within the community. The Downtown North provides paint and painting supplies for the volunteers.

# Panama City Community Redevelopment Agency



## 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 Expenses

Personnel	Operating	Cap Improv.

### Downtown North CRA Revenue

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

# Panama City Community Redevelopment Agency



## 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.<sup>00</sup>
- Governor Stone: \$4,000.<sup>00</sup>
- St. Andrews Mardi Gras: \$3,000.<sup>00</sup>
- Jazz by the Bay: \$2,000.<sup>00</sup>

### 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 three additional parking spaces on Bayview Ave. just North of 10<sup>th</sup> St.



**10<sup>th</sup> St. Lighting:** Installation of three additional lights and poles on 10<sup>th</sup> St.

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





# Panama City Community Redevelopment Agency



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

- Staff replanted all 11 landscape beds and also improved beds along 10<sup>th</sup> 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 Assistance

### Grants

**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.<sup>68</sup>)**

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 16<sup>th</sup> St.



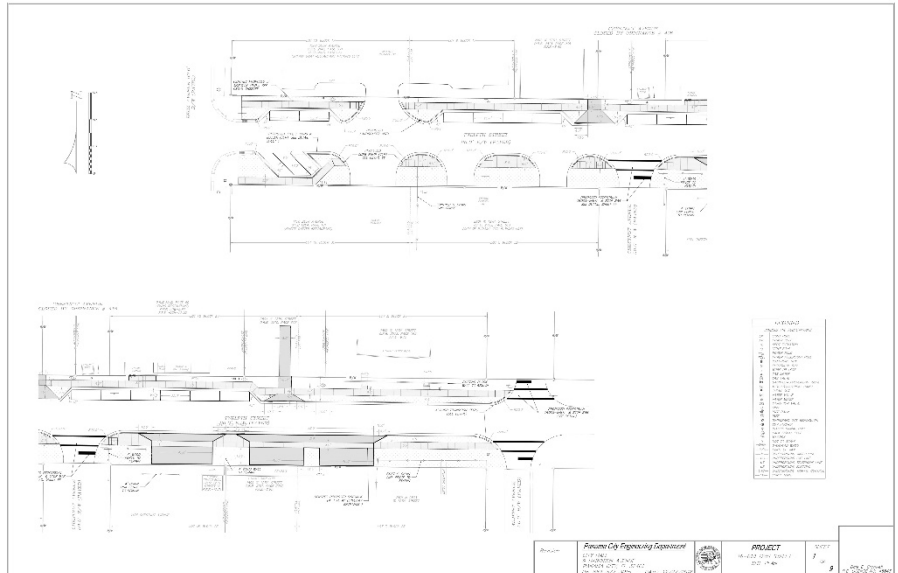
# Panama City Community Redevelopment Agency



## Capital Projects

**12<sup>th</sup> St. Streetscape:** Sidewalk, lighting, and landscaping improvements on 12<sup>th</sup> St.

A considerable amount of time in the planning of streetscape improvements on 12<sup>th</sup> 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 geotechnical study as well as 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



# Panama City Community Redevelopment Agency



## Millville Annual Report

### Gene's Oyster Bar

It is with heavy hearts that staff learned of 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.

### 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.

### 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.



# Panama City Community Redevelopment Agency



## Christmas Decorations

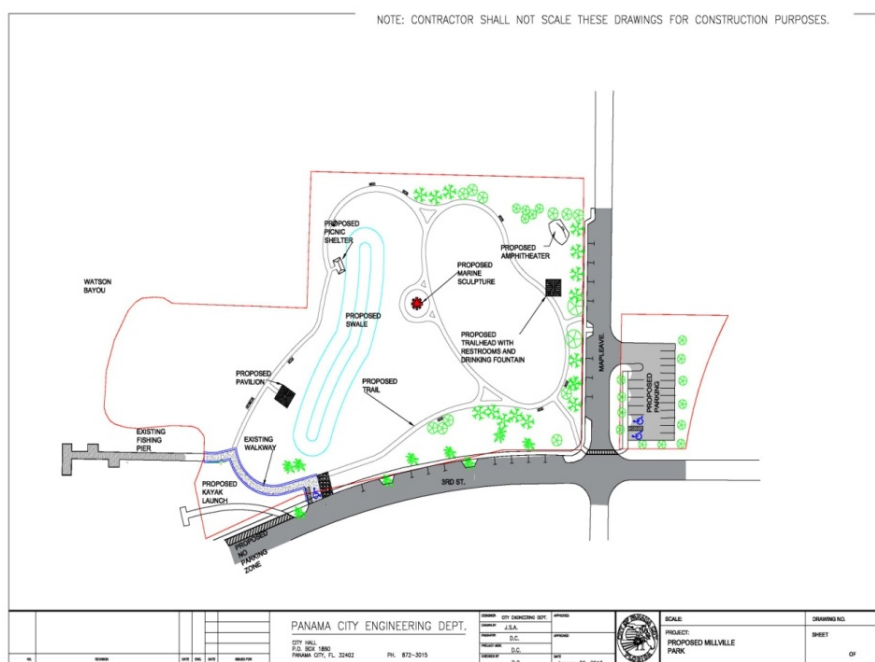
Staff decorated Whittington Park with several Christmas displays. Millville CRA staff was assisted with this task with two members from the Lamplighters of St. Andrews.



## 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 Harbor 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.

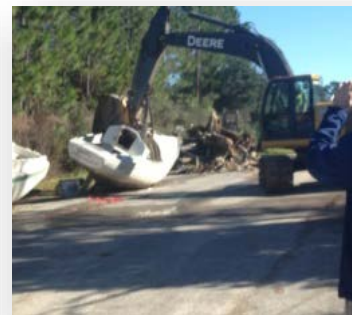


# Panama City Community Redevelopment Agency



## Derelict Vessels

Staff was in attendance at the Derelict Vessel Crush Media Day. The Millville CRA had been working with the Florida Fish and Wildlife Conservation, and the UF Extension Center to assist in the removal of derelict vessels. In partnering with the County, over 15 boats were crushed on January 11, 2016. Additionally, 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 FWC Staff and is awaiting the paperwork deeming the vessel derelict. Once the paperwork is received, the process to have the vessel removed can begin.



## MCA Concert in the Park

**Todd Allen Herendeen's**  
*Gospel* & **MUSIC HOUR**

**On The Road**

Award Winning Entertainer Todd Allen Herendeen and his FTD Band will sing Gospel music Sunday evening at Daffin Park Clubhouse.

**Daffin Park Clubhouse**  
Panama City, FL  
Sunday April 10  
6pm

Gospel Favorites Including:  
I'll Fly Away,  
When the Roll is Called Up Yonder,  
How Great Thou Art  
and many, many more!

**Daffin Park**  
Located at:  
320 Kraft Ave  
Panama City,  
FL 32401  
Seats are Free,  
love offering  
will be taken.

[www.ToddAllenShow.com](http://www.ToddAllenShow.com)

A photograph of Todd Allen Herendeen, a man in a suit, performing on stage. He is holding a microphone and has his arms outstretched. In the background, there is a framed photo of a group of people.

The Millville Community Alliance 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.

# Panama City Community Redevelopment Agency



## 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

819 East 11<sup>th</sup> Street, Suite 11

Panama City, Florida 32401

**Phone:** 850-215-3869

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