



# CITY OF PANAMA CITY

## Community Redevelopment Agency

501 Harrison Avenue, Panama City, FL 32401 | [cras@panamacity.gov](mailto:cras@panamacity.gov) | 850.691.4603

### CURRENT PROJECTS/PROGRAMS PROGRESS REPORT

February 3, 2026

The Panama City CRA continues to make measurable progress across all four CRA districts. As of January 2026, multiple projects are nearing completion, several redevelopment initiatives are in active planning or procurement phases, and new FY25–26 work plan initiatives are being launched. This report summarizes the status and progress of projects and programs included in the FY25–26 Annual Work Plan, as well as additional CRA initiatives currently underway.

#### DOWNTOWN DISTRICT

##### Street & Wayfinding Signage

**Project Manager:** Michelle Zirkle

**Status:** Near completion

- Signature Streetscapes featured our signage in its 2026 national catalog, expanding visibility.
- Remaining signs being installed by the City Signs Department; excess height of posts will be cut down as time allows.
- **Budget:** \$125,000 (CRA) and \$10,000 (DIB) / **Spent:** \$127,923.50

##### Downtown Public Art

**Project Manager:** Lena Webb

**Status:** Coordination phase

- Coordinating with city staff and contractors to install at McKenzie Park at Martin Theater.
- **Budget:** \$20,000 / **Spent:** \$5,280

##### Marina Uplands

**Program Manager:** Lena Webb

**Status:** Active planning and public engagement

- Feasibility Study and Visioning Plan task orders approved and issued by CRA.
- Appraisal for marina uplands including T-docks
- Public charrettes were held January 21–23, 2026.
- **Budget:** \$174,000 / **Spent:** \$171,600

##### District Improvements

**Project Manager:** Lena Webb

**Status:** Completed

- Oak & Harrison 4-Way Stop
  - Additional signage installed and manhole repaired November 2025.
  - Invoice received 1/21/26 - \$8,000.00. Cost to be split with DIB
- Dumpster Enclosure



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- Cost split 3 ways between CRA, DIB and Public Works
- Invoice pending
- **Budget:** \$0 / **Spent:** \$0

### Downtown Parking Lot Improvements

**Project Manager:** Lena Webb

**Status:** Concept development

- Three potential lots identified for reconfiguration and permeable surface pilot projects.
- Legal review underway regarding leases and ownership.
- Long-term lease confirmed for Early Learning Coalition lot; CRA to fund upgrades.
- **Budget:** \$0 / **Spent:** \$0

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## DOWNTOWN NORTH DISTRICT

### A.D. Harris Facility (MOU & Maintenance)

**Project Manager:** Lena Webb

**Status:** Ongoing maintenance and planning

- State Historic Registry application underway.
- Multiple building system issues identified (fire suppression, water heater, electrical, refrigeration).
- Final exterior design plans anticipated prior to bidding.
- **Budget:** \$100,000 FY25, \$105,000 FY26 / **Spent:** \$112,000 FY25 / \$0 FY26

### 15th Street & MLK Boulevard Redevelopment

**Project Manager:** Lena Webb

**Status:** Due diligence phase

- Development Agreement approved.
- Developer (Sankofa) completing due diligence through February 15, 2026.
- **Budget:** \$400,000 (FY25) / **Spent:** \$376,489.59

### Henry Davis Park Renovations

**Project Manager:** Michelle Zirkle

**Status:** 90% complete

- Installation of Bankshot Court, Pavilion, Community Garden and Shed, Gaga Ball Pit, new fence, bike repair and pump station and other minor improvements completed.
- Park sign scheduled for installation in February 2026.
- Kiwanis Playground and memorial signs scheduled for installation in March 2026.
- Restroom repainting scheduled by April 1, 2026.
- Minor landscaping scheduled for early April 2026.
- Purchase of adjacent lot and parcel combination pending.
- Ribbon cutting celebration event planned for April 25, 2026.
- **Budget:** \$125,000 / **Spent:** \$117,546



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### Incremental Development Alliance

**Program Manager:** Lena Webb

**Status:** Additional programming pending

- Virtual boot camps and monthly meetups approved.
- Contract executed; programming scheduled Thursdays, February 26–March 26, 2026.
- **Budget:** \$70,000 / **Spent:** \$0

### SPARK Program & Land Assemblage

**Program Manager:** Lena Webb

**Status:** Active acquisition and planning

- City and CRA-owned parcels along MLK Boulevard identified.
- Appraisal of 1342 MLK Blvd for LOI from American Legion.
- Pending purchase of 704 E. 15<sup>th</sup> purchase for \$175,000
- Pending purchase of 1310 Lincoln Ave (Henry Davis Park adjacent parcel purchase) for \$46,300.23
- **Budget:** \$640,000 / **Spent:** \$1,800.00

### Watson Bayou Dredging Study

**Project Manager:** Lena Webb

**Status:** Data gathering and coordination

- Seeking city staff assistance with obtaining an environmental feasibility study.
- **Budget:** \$0 / **Spent:** \$0

### Glenwood Community Center Updates

**Project Manager:** Lena Webb

**Status:** Active

- Completed improvements include interior paint, exterior pressure washing and refinishing floors.
- New tables being ordered February 2026.
- **Budget:** \$20,000 / **Spent:** \$14,034.35

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## MILLVILLE DISTRICT

### Millville Waterfront Park

**Project Manager:** Michelle Zirkle

**Status:** Construction and implementation

- Amphitheater lighting currently being installed.
- Parking lot striping improvements queued with Streets Dept to do upon availability.
- Restroom construction has begun with anticipate completion by April 2026.
- Landscaping and solar lighting to be installed by April 2026.



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- **Budget:** \$1,500,000 / **Spent:** \$1,121,329.77

### **Historic Millville Cemetery Rehabilitation**

**Project Manager:** Michelle Zirkle

**Status:** Phase I complete / Phase II planned

- Fence painting completed.
- Phase II volunteer coordination effort for beautification of grounds and headstones and planned for Spring 2026.
- **Budget:** \$25,000 / **Spent:** \$21,177.14

### **Millville Beautification & Repairs**

**Project Manager:** Michelle Zirkle

**Status:** Ongoing

- Whittington Park stormwater improvements (curb and guardrail) in design.
- Whittington Park pergola swing and solar lighting installation pending.
- Pressure washing of US98 from Everitt to the West end of Watson Bayou bridge to be completed by PCR in February 2026.
- Pressure washing of 3<sup>rd</sup> Street from Everitt to the Millville Waterfront Park to be completed by PCR in Spring 2026.
- **Budget:** \$25,000 / **Spent:** \$19,050

### **Daffin Park Renovations Funding**

**Project Manager:** Michelle Zirkle

**Status:** Construction and implementation

- Pending confirmation of scope of work for FY26.
- Interlocal Agreement scheduled for upcoming board agendas.
- **Budget:** \$65,000 / **Spent:** \$0

### **Boys & Girls Club Grant**

**Program Manager:** Michelle Zirkle

**Status:** MOU in development

- Agreement anticipated for February Board consideration.
- **Budget:** \$400,000 / **Spent:** \$0

### **Millville Gateway FDOT Beautification**

**Project Manager:** Michelle Zirkle

**Status:** Construction completed / Active Contracted Maintenance Phase

- Pressure washing of fountain to be completed February 2026.
- Vendor maintenance ongoing until June 2026.
- **Budget:** \$260,000 (\$250,000 grant-funded) / **Spent:** \$212,000



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### Commercial Property Improvement Grant Program

**Program Manager:** Michelle Zirkle

**Status:** Applications Open

- Program launched in December and program information/applications distributed to business owners along US98.
  - No applications submitted.
  - **Budget:** \$150,000 / **Spent:** \$0
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### ST. ANDREWS DISTRICT

#### Beck Avenue FDOT Beautification

**Project Manager:** Michelle Zirkle

**Status:** Construction nearing completion

- Streetscape and landscape improvements underway with installation of remaining turf anticipated in February 2026. Vendor will provide maintenance until February 2027.
- **Budget:** \$570,300 (\$550,000 grant-funded) / **Spent:** \$406,665.00

#### Bayview Avenue Boardwalk

**Project Manager:** Michelle Zirkle

**Status:** Active capital project

- Awaiting boardwalk design and proposal from Gormans.
- **Budget:** \$1,300,000 / **Spent:** \$0 (\$800,000 in reserves) - \$500,000 FY26-27 budget

#### Oaks by the Bay Park – Lighting

**Project Manager:** Michelle Zirkle

**Status:** Planning and procurement

- Received 2 of 3 quotes/designs.
- Will conduct review with HSAWP once quotes/designs are received.
- **Budget:** \$40,000 / **Spent:** \$0

#### Oaks by the Bay Park – Playground

**Project Manager:** Michelle Zirkle

**Status:** Planning and procurement

- Playground design and public engagement ongoing.
- **Budget:** TBD (\$500,000 between Truesdell Clubhouse and Playground) / **Spent:** \$0

#### Truesdell Clubhouse Funding

**Project Manager:** Michelle Zirkle

**Status:** Planning phase

- Public engagement ongoing. Once completed CRA funding contribution will be determined.
- **Budget:** TBD (\$500,000 between Truesdell Clubhouse and Playground) / **Spent:** \$0



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### **Publishing Museum (MOU and Maintenance)**

**Project Manager:** Michelle Zirkle

**Status:** Partnership and maintenance phase

- Minor repairs ongoing (new rope, fixed faucet, fixed door, fixed floor, fixed irrigation).
- Farmers Market Grant matching funds provided \$9188 for FY26.
- **Budget:** \$45,000 / **Spent:** \$9,188.00

### **St. Andrews Public Art & Beautification**

**Project Manager:** Michelle Zirkle

**Status:** Active

- Hopscotch installation completed.
- New Sentry Tree planting completed.
- New rope purchased for OBB Park Christmas lights display.
- New rope installed on wood pilings along Beck Ave. To be installed at Museum and OBB Park in February 2026.
- Pressure washing of Beck Avenue and Bayview in February 2026.
- **Budget:** \$15,000 / **Spent:** \$11,696.73

### **St. Andrews Miscellaneous Improvements**

**Project Manager:** Michelle Zirkle

**Status:** Ongoing and Evolving

- Anticipated funding of reskinning storage shed at Chestnut parking lot (amount TBD)
- Neighborhood Evolution Study (\$19,000)
- Funding of new park sign for Hentz Park (\$8,630)
- **Budget:** \$0 / **Spent:** \$27,630

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## **CRA-WIDE INITIATIVES & PROGRAMS**

### **World Changers Residential Grants**

**Project Manager:** Lena Webb and Michelle Zirkle

**Status:** Planning

- Entering 10th year; Spring and Summer 2026 projects planned in Downtown North and Millville.
- Applications for summer projects opening March 2026.
- **Budget:** \$30,000 DTN, \$30,000 MLV / **Spent:** \$0

### **Brownfields Grant**

**Program Manager:** Michelle Zirkle

**Status:** Planning

- Multiple Phase II studies underway; reimbursements current.
- **Budget:** \$486,500 (grant-funded) / **Spent:** \$269,129.00



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### CRA Social

**Project Manager:** Lena Webb

**Status:** Planning

- Annual CRA Social scheduled for February 19, 2026 at City Hall Rotunda.
- **Budget:** \$500 / **Spent:** \$50.00

### Public Works Resurfacing & Paving ILA

**Program Manager:** Michelle Zirkle

**Status:** Planning

- Approved by Commission.
- Pending Board approval at February 2026 Board Meeting to include 4-year commitment for STA District
- **Budget:** \$2,250,000 MLV, \$1,250,000 DTN, \$1,000,000 STA
- **Spent:** \$450,000 MLV, \$250,000 DTN , \$0 STA

### Annual Reporting & Compliance

**Project Manager:** Michelle Zirkle

**Status:** Ongoing

- Annual Work Plan and budget – approved October 2025.
- FY25 Interim Annual Report finalized and posted December 2025.
- FY25 Annual Report finalized and scheduled for February Board presentation.
- **Budget:** \$0 / **Spent:** \$0

### CPTED Assessment and Plan (Crime Prevention Through Environmental Design)

**Project Manager:** Michelle Zirkle

**Status:** Planning and Procurement

- Presentation and proposal planned for February 18, 2026 Virtual Meeting.
- **Budget:** \$65,000 / **Spent:** \$0

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The CRA portfolio reflects steady progress across infrastructure, public spaces, redevelopment, and community investment initiatives. Staff will continue advancing projects toward completion, resolving interdepartmental coordination items, and returning to the Board with required approvals and updates. The upcoming quarter will be particularly active, with multiple project completions, public events, and new program launches anticipated.