

ANNUAL WORK PLAN



FY 2025 - 2026

PANAMA CITY

COMMUNITY REDEVELOPMENT AGENCY

DOWNTOWN DISTRICT

Established 1984

ST. ANDREWS DISTRICT

Established 1989

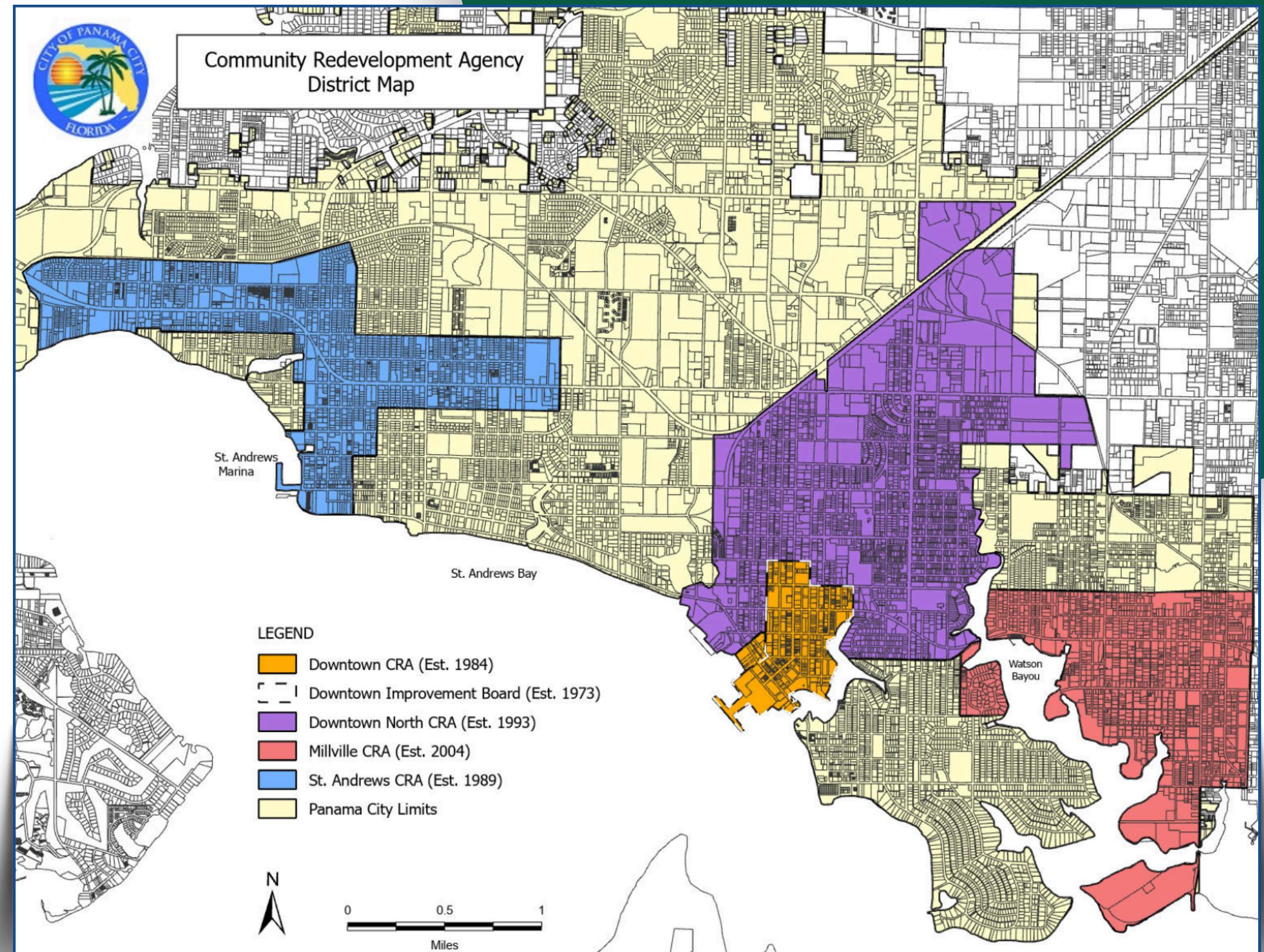
DOWNTOWN NORTH DISTRICT

Established 1993

MILLVILLE DISTRICT

Established 2004

PANAMA CITY
CRA DISTRICTS
SUNSET IN 2044



G O A L S

The Panama City Community Redevelopment Agency (CRA) is committed to the revitalization of our city's four designated districts. Our mission is to be the driving force behind a stronger Panama City: tackling blight for a cleaner city, investing in infrastructure for a solid foundation, stimulating economic development for a resilient community, and empowering residents and businesses to build a vibrant future.

The Panama City CRA's original District Plan for the Downtown District was adopted in 1984, and the most recently amended plan was adopted in 2018 for Downtown North District. The District Plans identify Overall Needs* within the Districts. The following Overall Needs have an areawide scope and encompass some of the more serious problems that are prevalent throughout the Districts. The Overall Needs, which are described in more detail in each district's CRA Plan, are:

| | | | |
|---|---|---|--|
| | Infrastructure | | Economic Development |
| | Recreation, Open Spaces and Community Facilities | | Support Transformational Projects |
| | Land Use | | Development Incentive Programs |
| | Affordable Housing | | Redevelop Marinas |
| | Enhance Public Safety | | Sustainability |

*Needs subject to change based on CRA Plan Amendments in progress.





FY 2024-2025 PROJECTS IN PROGRESS

THESE PROJECTS WILL CONTINUE INTO FY25-26 WORK PLAN

CURRENT CRA PROJECT & PROGRAM SUMMARY

| PROJECT / PROGRAM | DISTRICT | OBJECTIVE | PLAN PAGE | CRA BUDGET |
|--|----------------|---|-------------|-------------|
| Downtown Breezeway [†] | Downtown | Provide Public Realm Improvements | Page 6, 1.5 | \$220,000▼ |
| Incremental Development Alliance | Downtown North | Supports transformative projects | Page 41 | \$28,000 |
| Welcome to Glenwood Signs | Downtown North | Improve gateway signs in historic neighborhoods | Page 29 | \$1000 |
| Henry Davis Park Renovations | Downtown North | Improvements to activate park | Page 26 | \$35,000* |
| Millville Waterfront Park [†] | Millville | Improve recreational assets along waterfront | Page 50 | \$335,000▼ |
| Historic Millville Cemetery Rehabilitation | Millville | Preserve and maintain historic 3rd St cemetery | Page 49 | \$15,000 |
| E 5 th St/Whittington Park Waterfront Cleanup | Millville | Allow the waterfront to be an asset | Page 50 | \$20,000 |
| Beck Ave FDOT Beautification [†] | St. Andrews | Design and install streetscape along US 98 | Page 34 | \$520,300*± |
| Bayview Ave Boardwalk [†] | St. Andrews | Redesign marina to accommodate flexible space | Page 34 | \$800,000▼ |
| Oaks by the Bay Park - New Sentry | St. Andrews | Amenity installations | Page 42 | \$7,500 |
| St. Andrews Public Art - Hopscotch | St. Andrews | Become a thriving arts community | Page 41 | \$6,000 |
| St. Andrews Rope & Pilings Repairs | St. Andrews | Streetscape design and installation | Page 42 | \$2,000 |
| PCPD Event Barriers & Custom Trailer | All Districts | Improve public safety | Page 45 | \$15,000 |

* Indicates CRA portion of collaboration project

† Indicates multi-year or multi-phase project

▼ Indicates estimated carryforward for remainder of project

± Grant funded project



FY 2025-2026 WORK PLAN

CRA PROJECT & PROGRAM SUMMARY

| PROJECT / PROGRAM | DISTRICT | OBJECTIVE | PLAN PAGE | CRA BUDGET |
|--|----------------|--|-----------|------------|
| Panama City Grammar | Downtown | Support Historic Preservation | Page 8 | \$300,000 |
| World Changers Residential Grants | Downtown North | Identify & Clean Up Detrimental Properties | Page 24 | \$30,000 |
| Glenwood Community Center Updates | Downtown North | Improvements to enhance community venues | Page 34 | \$20,000 |
| SPARK Program Grants/ Land Assemblage | Downtown North | supports development of small business and housing on city-owned vacant lots | Page 42 | \$640,000 |
| Watson Bayou Dredging Study | Downtown North | Restoration of Watson Bayou waterway | Page 28 | \$100,000 |
| Commercial Grants | Millville | Improve US98 to stimulate investment | Page 42 | \$550,000 |
| World Changers Residential Grants | Millville | Upgrade deteriorating residential properties | Page 45 | \$30,000 |
| Daffin Park Renovation | Millville | Develop Neighborhood Parks | Page 48 | \$65,000* |
| Street Resurfacing and/or sidewalk repairs | Millville | Repair and/or upgrade infrastructure | Page 53 | \$450,000 |
| District Lighting | St. Andrews | Improve public safety | Page 45 | \$65,000 |
| Truesdell Clubhouse Renovation | St. Andrews | Amenities installation | Page 42 | \$300,000* |
| Oaks by the Bay Playground | St. Andrews | Amenities installation | Page 42 | \$200,000 |
| TIF Rebate Incentive Program | All Districts | Boost development through targeted tax rebates | Page 35 | \$TBD |

*Indicates CRA portion of collaboration projects



FY 2025-2026 WORK PLAN

CRA INITIATIVES SUMMARY

| PROJECT / PROGRAM | DISTRICT | OBJECTIVE | PLAN PAGE | CRA BUDGET |
|--|----------------|--|-----------|------------|
| CRA Socials & Online Surveys | All Districts | Enhance Community Presence & Gather Input | Page 38 | \$750 |
| CRA Plan Updates [†] | All Districts | Update District Plans | Page 15 | \$TBD |
| PCR Beautification MOUs [†] | All Districts | Improve US98 to stimulate investment | Page 42 | \$330,000 |
| A.D. Harris MOU & Maintenance/Repairs [†] | Downtown North | Form Partnerships to Strategically Use Community Facilities | Page 26 | \$100,000 |
| Publishing Museum MOU & Maintenance/Repairs [†] | St. Andrews | Contract with Community Partners to Implement the Plan | Page 38 | \$60,000 |
| Retail Strategies Consultants [†] | Downtown North | Strengthen Existing Market | Page 41 | \$40,000 |
| Brownfields Grant [†] | All Districts | Develop and rehabilitate unsafe or dilapidated structures or vacant lots | Page 44 | \$0 |
| CPTED Assessments | All Districts | Improve Public Safety | Page 45 | \$50,000 |

^{*}Indicates CRA portion of collaboration projects

[†]Indicates multi-year or multi-phase projects

CRASOCIAL

ANNUAL COMMUNITY MEETING



DATE, TIME & LOCATION

February 19, 2026
City Hall Rotunda
5:30 p.m. - 7:30 p.m.



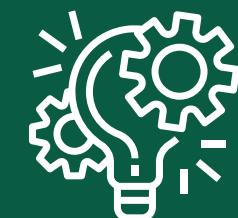
MEET CRA STAFF & COMMISSIONER

Meet the CRA Staff and Ward Commissioner to learn the role of the CRA Department and how it benefits the community.



DISCUSS BUDGET & PROJECTS

Review ongoing projects and programs, and proposed budget and projects for FY2027.



GATHER INPUT WITH GROUP ACTIVITY

Groups will be given maps, a budget and a guideline how funds can be spent. Groups will use funds to create projects they prioritize for the next Fiscal Year.



PANAMA CITY

COMMUNITY REDEVELOPMENT AGENCY

CRA Board:



Allan Branch
Chairman



Robbie Hughes
Board Member



Janice Lucas
Board Member



Brian Grainger
Board Member



Josh Street
Board Member

CRA Staff:

Executive Director: Jonathan H. Hayes

Deputy Executive Director: Brandy Waldron

CRA Attorney: Joy Marler

CRA Program Manager: Lena Webb

CRA Program Manager: Michelle Zirkle

CRA Administrative Tech: Lori Sagehorn

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