



ANNUAL WORK PLAN



FY 2025 - 2026

PANAMA CITY

COMMUNITY REDEVELOPMENT AGENCY

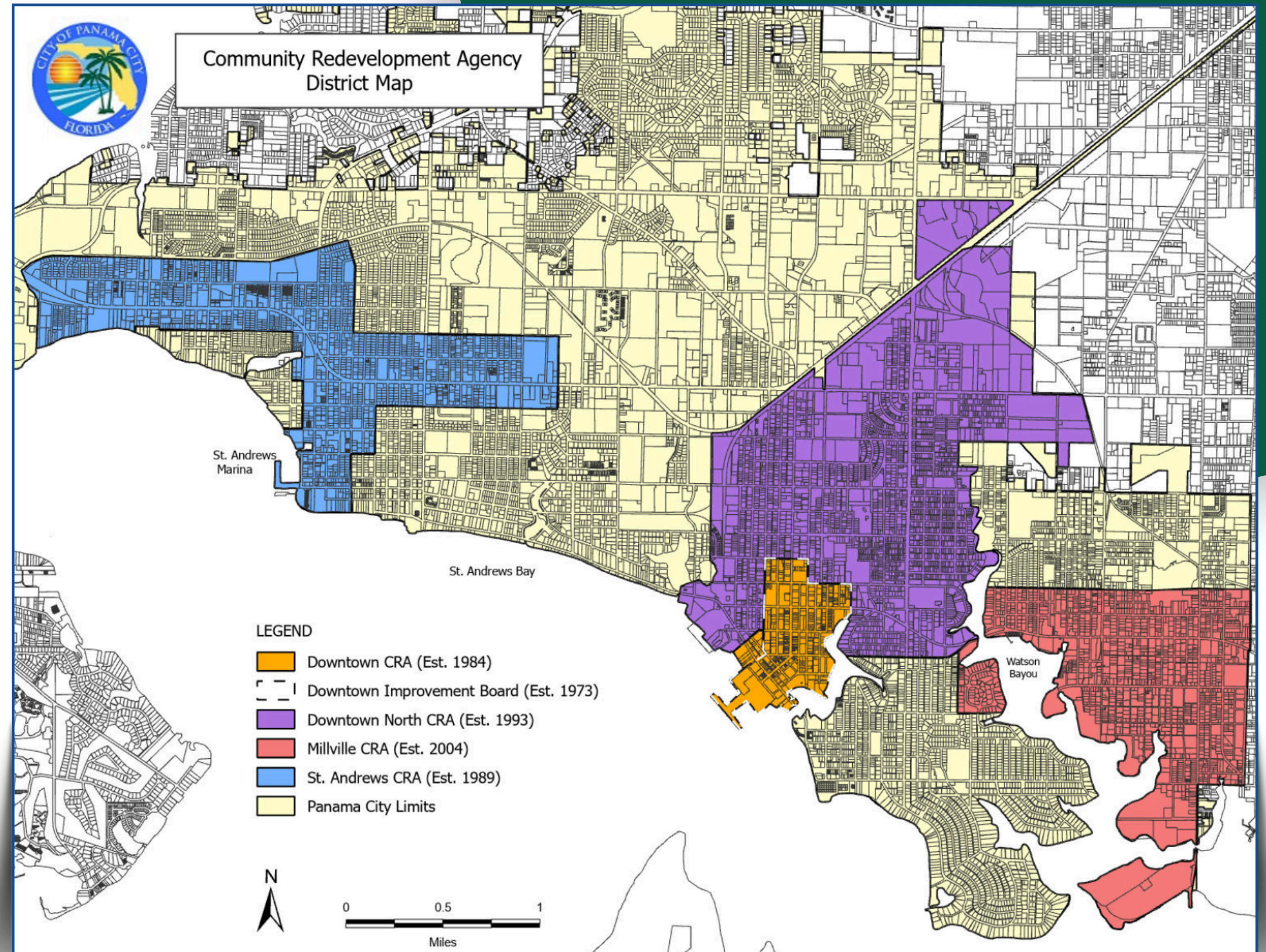
DOWNTOWN DISTRICT
Established 1984

ST. ANDREWS DISTRICT
Established 1989

DOWNTOWN NORTH DISTRICT
Established 1993

MILLVILLE DISTRICT
Established 2004

**PANAMA CITY
CRA DISTRICTS
SUNSET IN 2044**



GOALS

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

Recreation, Open Spaces
and Community Facilities

Land Use

Affordable Housing

Enhance Public Safety

Economic Development

Support
Transformational Projects

Development
Incentive Programs

Redevelop Marinas

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*

CRA SOCIAL

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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