



Panama City Community Redevelopment Agency



March 27, 2018

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 2017. 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, 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.

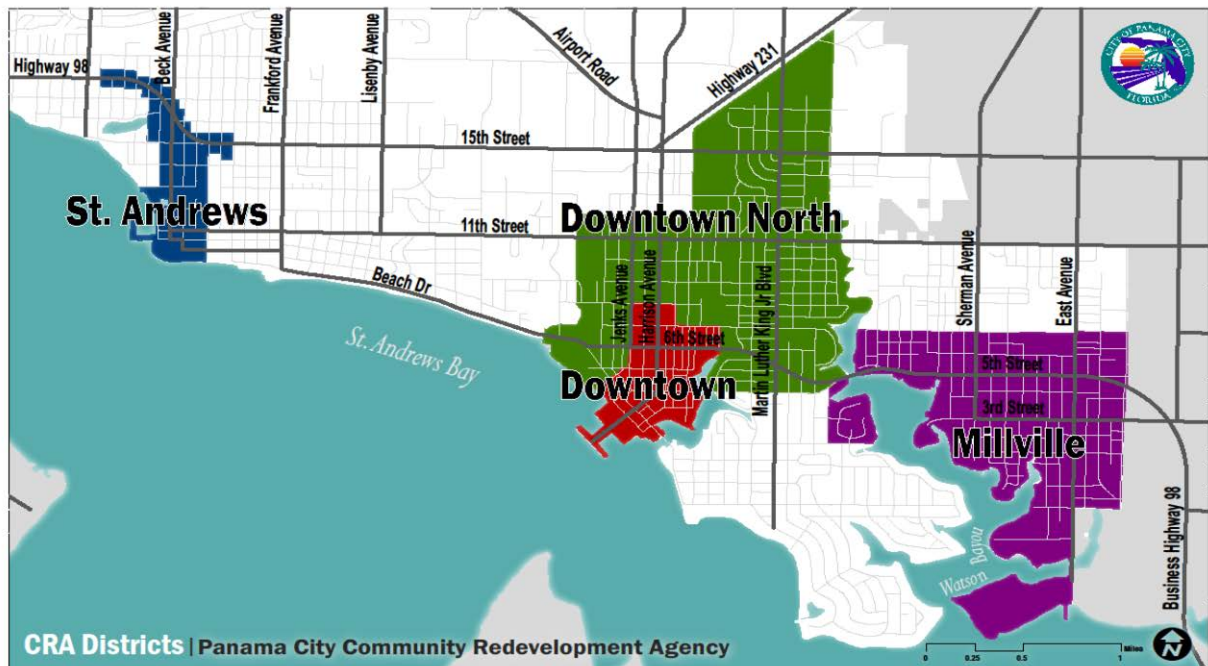
Greg Brudnicki, CRA
Chairman

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 2017

CRA District	Assets	Liabilities	Revenues	Expenses
Downtown	\$252,338	\$1,710	\$275,800	\$158,276
Downtown North	\$1,850,677	\$41,088	\$1,309,843	\$1,100,029
St. Andrews	\$484,723	\$9,268	\$444,471	\$264,077
Millville	\$58,045	\$858	\$269,194	\$88,605
Total	\$5,291,566	\$105,848	\$4,598,616	\$3,221,974

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

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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 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 are some of the 2017 fiscal year of community policing efforts in the Panama City CRA districts.

- Calls for service: 5,916
- Total police reports: 753
- Total arrests: 255
- 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



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 partnered with the First Baptist Church of Panama City to provide sites for the World Changers students to provide volunteer work. The Downtown North and Millville CRAs budgeted a total of \$80,000 for the program; with each district contributing \$70,000 and \$10,000, respectively. Due to this effort 41 homes received renovations free of charge. Below are some of the homes renovated during the FY 2017 World Changers program.

Downtown North



Millville



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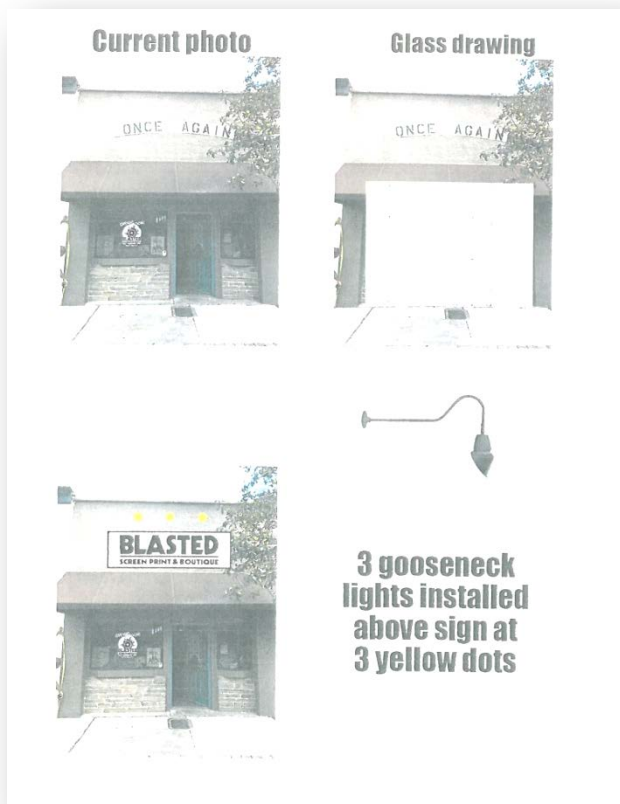


Downtown District

The Downtown CRA had a budget of \$275,620 for fiscal year 2017, of that amount in anticipation of the Harrison Ave. Streetscape project \$137,000 of that was put into an account to pay back the bond on the project. The project was put on hold in December 2016 due to the possible development of the marina. With this major infrastructure project on hold, the Downtown CRA focused on funding both Commercial and Residential grants. In FY17 the total amount awarded over \$40,000 for façade improvements.

In FY '17 there were four commercial improvement grants and one residential improvement grant totaling over \$40,000. Below are some pictures of the before and after looks of both the residential and a commercial property.

424 Harrison Avenue



316 Park Avenue



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Downtown Financials

Downtown CRA Revenue		
County TIF	City TIF	Carry Forward
\$151,590	\$124,210	\$139,017

Downtown CRA Expenses		
Personnel	Operating	Cap Improv.
\$33,214	\$125,062	\$0

Assistance Grants Awarded

Commercial Assistance 50/50 Grants

- \$31,610.65

Residential Assistance 50/50 Grants

- \$24,623.20

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Downtown North District

Moving the Community Forward

The Downtown North has big plan to better the neighborhood. The shotgun homes will be demolished and the plan is to have a contractor build affordable single family homes on the property as well as some retail.

The City of Panama City and the Panama City Community Redevelopment Agency, Downtown North District and the property owners has been negotiating the sale of the property to the City since fall of 2016, when the property owner realized he could no longer afford to be a property owner following a lawsuit payout.

The motivated seller and the City with the Downtown North CRA negotiated a price which required all tenants to be relocated prior to the closing of the sale. After much community engagement the sale closed in April 2017. The purchase included 37 lots with 35 homes on 6.5 acres. The goal as stated is to develop single family affordable homes and include a retail strip within this location.



Swimming into the Future

The Downtown North CRA entered into a Memorandum of Understanding with the Boys and Girls Club of Bay County, the City's Departments of Leisure Services and Community Development to provide swim lessons and aquatic safety taught by a certified Red Cross instructor. The MOU also purchases membership for recreational swimming provided by the Boys and Girls Club.

The children selected for the program are participants in the Martin Luther King Jr. Summer program. We fund 32 youth for swimming lessons, summer club membership for recreational swimming as well as a staff monitor for swimming lessons. The program is a success and the kids love it.



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The Downtown North Helps Brighten Smiles

The Commercial Improvement Assistance Program was the vehicle used to provide assistance to Panama City Smiles, a local team of dental professionals who offer comprehensive dental care including cosmetic dentistry.

The grant provided assistance with landscaping, irrigation and new signage for the dental office located at 1022 Harrison Avenue.

The primary objective of this matching grant program is to encourage redevelopment and revitalization of commercial buildings/sites by offering limited financial and technical assistance. The overall objective is to stimulate reinvestment in the CRA districts and to preserve or renew the traditional retail business areas and establish them as centers for pedestrian oriented commercial activities.

Before



After



Matching Assistance Grants Awarded

Commercial Assistance 50/50 Grants

- \$ 18,691.20

Residential Assistance 50/50 Grants

- \$ 5,028.85

Downtown North CRA Revenue

County TIF	City TIF	Carry Forward
\$687,388	\$563,233	\$1,645,238

Downtown North CRA Expenses

Personnel	Operating	Cap Improv.
\$76,829	\$622,823	\$400,377

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St. Andrews District

CRA Funded Grants

The owners of the property located at 1137 Beck Avenue have made great progress on the demolition of several buildings. The owners were awarded \$24,000 towards the completion of this project. The demolition removed a dated nightclub and an attached apartment building which was being rented out at a weekly rate. The owner plans to redevelop the property in the future.

Bill Bradford of Grocery Outlet received a demolition grant to assist in removal of the Griggs Oil gas station structure. The underground tanks have been removed and the structure has been demolished. There also used to be a billboard that has since been replaced with the wheelbarrow that welcomes everyone into St. Andrews. Staff has coordinated with Leisure Services to get irrigation and sod for the landscaping portion of this project. The Historic St. Andrews Water Front Partnership will be decorating the wheelbarrow as part of the beautification of the entrance way to St. Andrews. The installation of the landscaping around the wheelbarrow adds the perfect touch to the entrance to St. Andrews.

Old Griggs Gas Station Before & After



1137 Beck Avenue



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Oaks by the Bay

The Lamplighters of the St. Andrews Historic Waterfront Partnership completed the installation of the Christmas decorations in the park. The park was lit up November 23, 2016 the day before Thanksgiving. The lights are on timers and will be showcased every night until after Christmas. The annual tree lighting in St. Andrews took place on December 10, 2016.



St. Andrews

Matching Assistance Grants Awarded

Commercial Assistance 50/50 Grants

- \$20,000

St. Andrews CRA Revenue

County TIF	City TIF	Carry Forward
\$244,298	\$200,173	\$310,435

St. Andrews CRA Expenses

Personnel	Operating	Cap Improv.
\$71,920	\$186,307	\$5,850

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Millville District

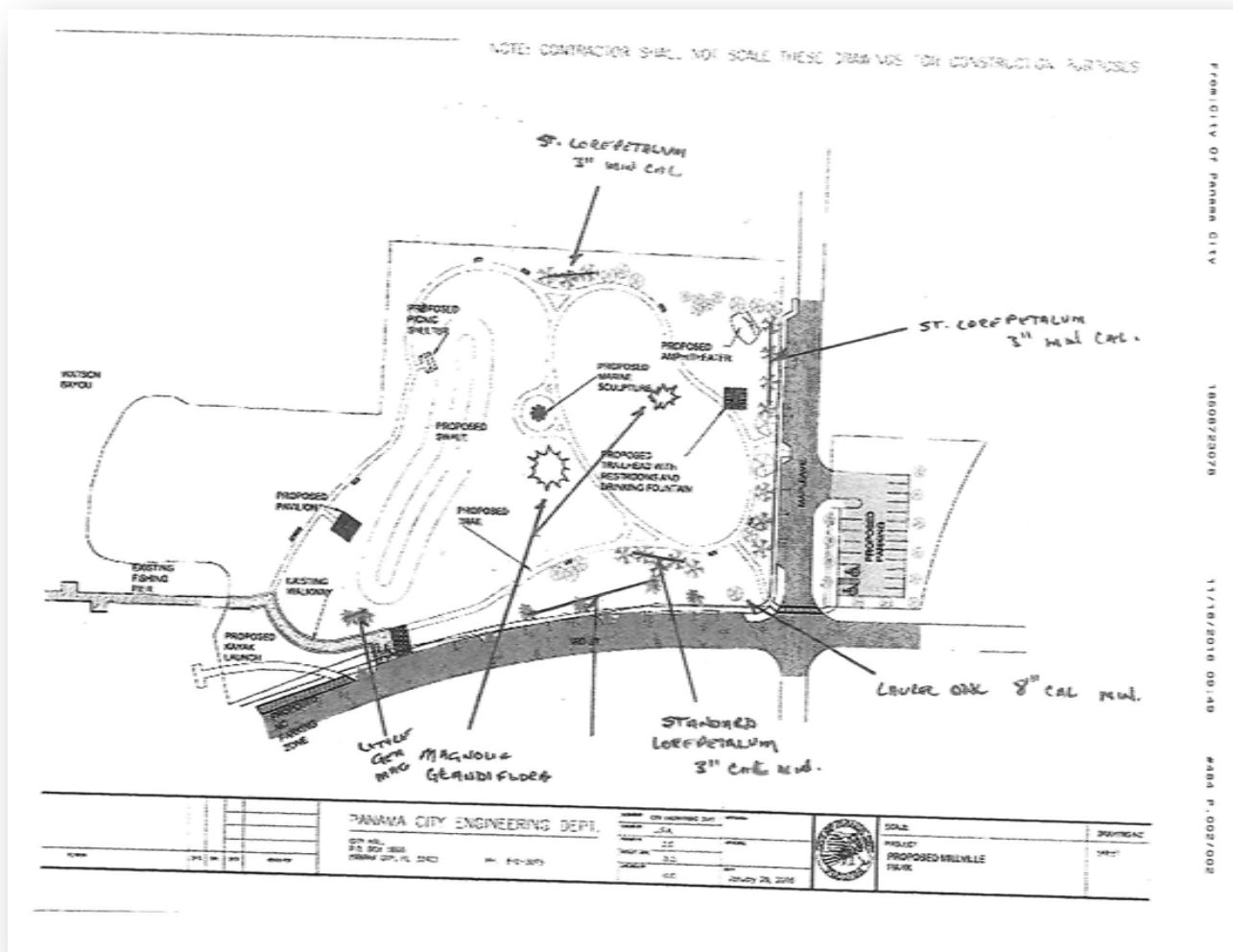
Millville Waterfront Park

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 2017. with the addition of trees and grass. This Project has recieved the Coastal Partnership Grant from Department of Environmental Protection (DEP).

Work has begun on the Millville WaterfrontPark. The first phase is to level out the areas identified by Public Works. Staff will be able to begin adding amenities such as the proposed kayak launch and removal of the kudzu in July 2017.

The conceptual plans for the landscaping that will occur after the leveling and new grass is put into place are on the following page. The plan is to add more color to the area and provide some trees for extra shade. Phase I of the park has been completed, with the fill dirt leveling out the low areas of the park and topsoil for the new grass; staff is working with Leisure Services to determine the best way to get grass into the park.

Millville Waterfront Park Concept Plan



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Millville Financials

Improvement Grants

Commercial Assistance 50/50 Grants

•\$13,639.08

Millville CRA Expenses

Personnel	Operating	Cap Improv.
\$21,106	\$59,299	\$8,200

Millville CRA Revenue

County TIF	City TIF	Carry Forward
\$147,907	\$121,190	\$51,818

Panama City Community Redevelopment Agency



FY 2017 CRA Board Members

Greg Brudnicki – Chairman

Jenna Haligas

Kenneth Brown –Pro Tempore

Billy Rader

Mike Nichols

Contact information

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 11th Street, Suite 11

Panama City, Florida 32401

Phone: 850-215-3869

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