

# Annual Report 2019-2020

**City of Panama City  
Community Redevelopment Agency**

The Year Of  
Re-growth  
2019-2020

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**DEDICATED TO EXCELLENCE ...  
PEOPLE SERVING PEOPLE**

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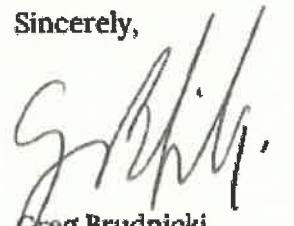
Dear citizens,

We are very pleased once again to report on the activities and progress of the Panama City Community Redevelopment Agency (CRA) for FY 19/20. 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 purpose of the CRA is to define local areas affected by the damaging influences of slum and blight, and redevelop them into thriving communities of social and economic activity. This is done by forming a CRA plan in concert with the community and strategically implementing those plans to improve the economic climate and conditions in various target areas. 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 of the community; gradually reversing the blighted conditions we see in some portions of our community.

Over the course of the previous year, our CRA worked tirelessly to help citizens recover from the long-standing damages caused by Hurricane Michael in 2018 and has helped to inspire regrowth within our community. We look forward to sharing and highlighting the Agency's achievements with you all, our upstanding and resilient communities.

Sincerely,



Greg Brudnicki  
Chairman, CRA Board

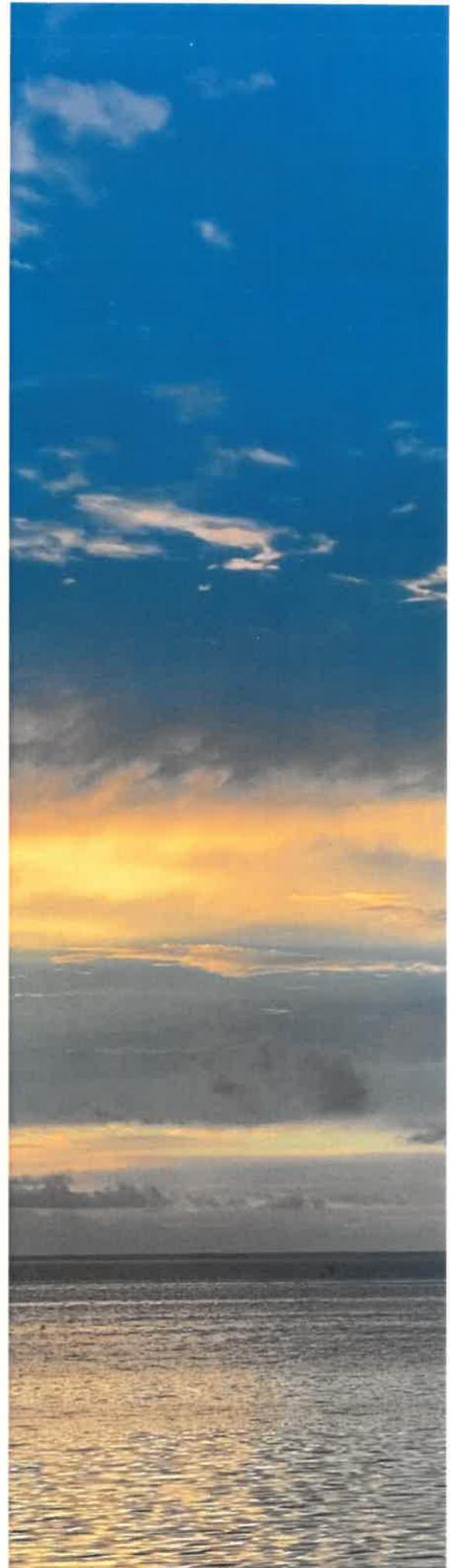
## VISION AND MISSION

The Vision of the Panama City CRA is to revitalize the historic districts, some often being underserved, through economic growth and vitality. Our aim is to design a built environment that meets the community's social and economic needs, while emphasizing longevity and local prosperity.

## FROM RECOVERY TO REGROWTH

With October 10th, 2019 marking the one year anniversary of Hurricane Michael, we revisited and refocused our mission. This year, the mission of the CRA has been to shift post-storm redevelopment from *recovery* to *regrowth*.

Our aim has been to re-energize our communities through Commercial and Residential Improvement Grants, public forums, and community activities.



# Meet the CRA

## CRA Board

Greg Brudnicki

Jenna Haligas

Kenneth Brown

Billy Rader

Mike Nichols

Mayor and CRA Chair

Commissioner and CRA Board Member

## CRA Staff

Michael Johnson

Toni Shamplain

Lena Webb

Director and CRA Manager: St. Andrews

CRA Manager: Downtown North and Millville

CRA Manager: Downtown



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Michael Johnson, Director

**"The CRA illustrates our commitment to the communities we serve, as well as our promise that our citizens matter more."**

**The annual report provides the opportunity to showcase the impact of a Community Redevelopment Area (CRA) within our four neighborhoods as we are dedicated to Excellence ... People Serving People**



Toni Shamplain, Manager

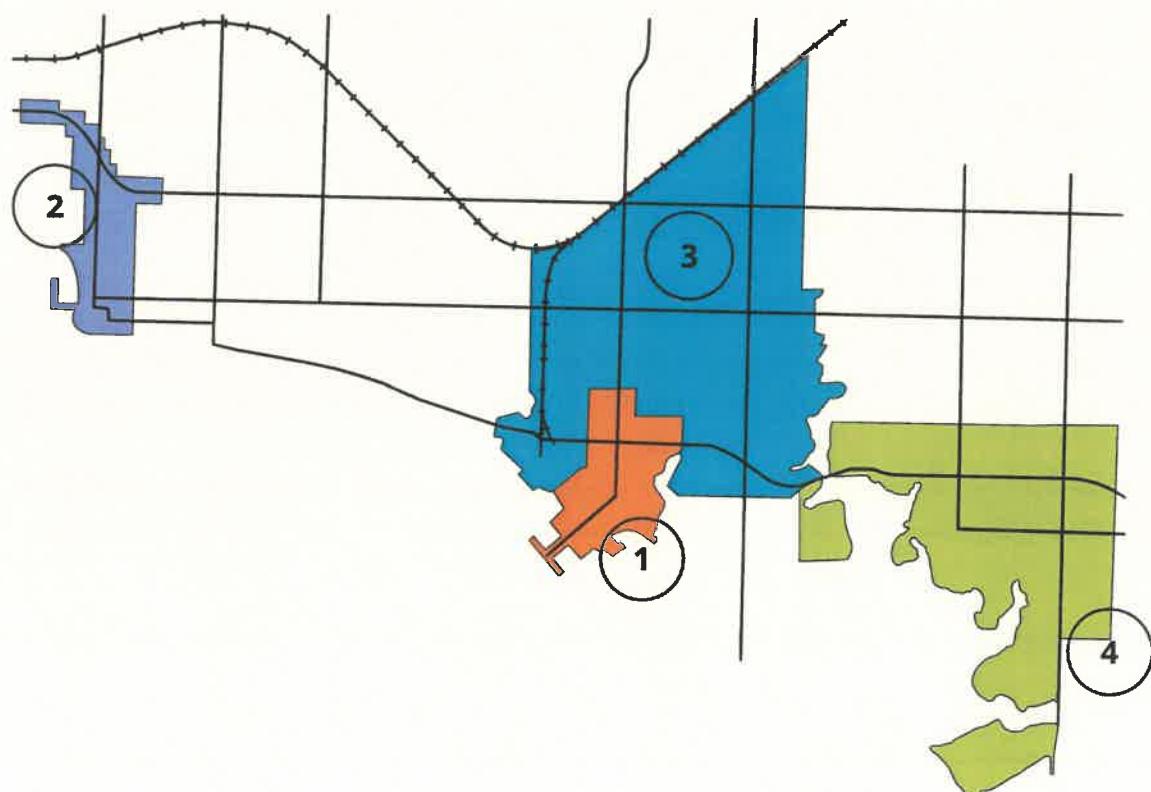
# Community Redevelopment Areas

1 Downtown

3 Downtown North

2 St. Andrews

4 Millville



# CRA Redevelopment Plans and Actions

Per Florida Statutes Chapter 263.360 and 163.362, each Community Redevelopment District is required to adopt a Community Redevelopment Plan; the current plan has a lifespan through 2034.

Common goals between the four plans for Panama City's four respective CRAs include economic development, capital investment, removing influences of blight, securing public safety, and supporting transformational projects.

Each year, we strive towards making progress in our long term plan for redevelopment; one key method we use to improve and revitalize our neighborhoods are grants.

Through our grant programs, the Panama City CRA aided many businesses and residences within our four Community Redevelopment Areas to upgrade their exteriors. Upgrading external appearances lends itself to the beautification of the entire CRA area and attracts positive attention to these communities and their businesses.

Improving our investment image creates space for new economic growth, which later becomes growth in our tax base; the growth of our tax revenue directly corresponds with an increase in the CRA budget, allowing us to further reinvest in our communities. In removing influences of blight and upgrading our built environment, we are working towards the goals laid out in each areas' Community Redevelopment Plan.

# Opportunity and Regrowth: Grants

The CRA provides funding to address the overall needs of the Community Redevelopment Area and create opportunities for revitalization and regrowth through grants. Grants are a form of financial assistance that is allotted in the CRA budget every fiscal year. We encourage all citizens of our redevelopment areas to apply for grants, which can reimburse their redevelopment project by up to 50 percent of the cost, and pursue the path of regrowth within their community.

## What grants do we offer?

### Commercial Improvement

A matching grant program that provides funding with the objective to revitalize commercial structures, encourage reinvestment in the CRA districts, preserve or renew our local retail businesses, and embolden the investment image of our neighborhoods.

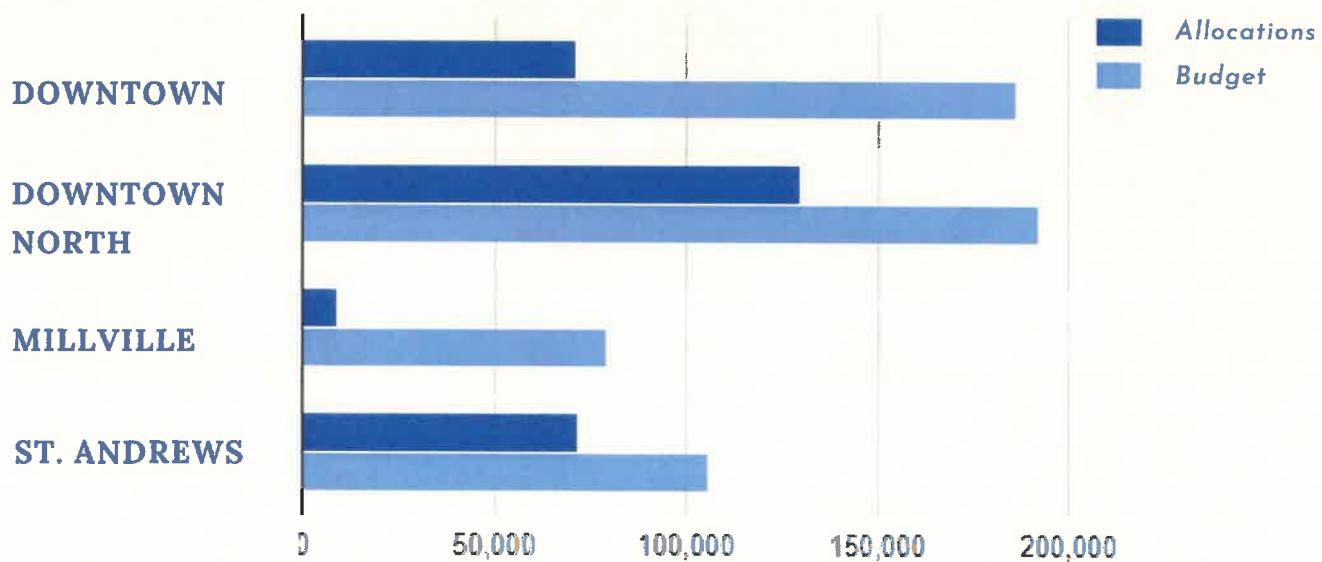
### Residential Improvement

A matching grant program that provides funding with the objective to revitalize residential buildings and sites while preserving the character of our communities and neighborhoods.

### Paint Vouchers

This grant awards a voucher of up to \$2,500 per applicant for paint supplies. The objective is to reduce blight and beautify the external appearances of our communities.

## Grants: FY 19-20

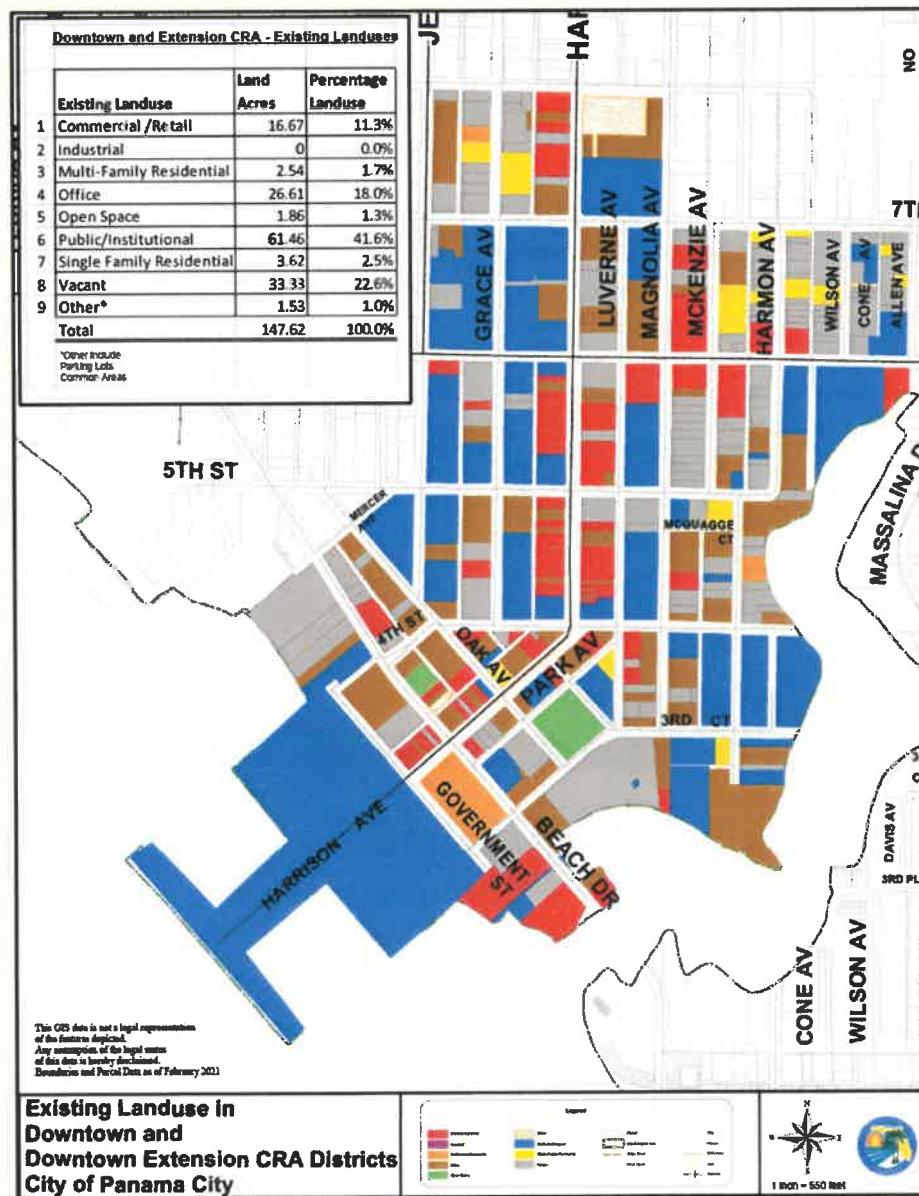


# CRA: Downtown

The Downtown CRA was established in 1984 with the goals of revitalization, economic and capital business improvement, public safety, among other projects.

Some of the objectives outlined are to increase commercial redevelopment through grants and improve our investment imagine while preserving historic character. The following pages outline the Commercial improvement grants awarded to local Downtown businesses over the last year.

These grants are used to beautify and revitalize our Downtown; which, in turn, reenergize the neighborhood and make our retailers more attractive to visitors-- all while preserving historic character and contributing to the spirit of regrowth.



# CRA: Downtown —



*Security cameras outside the main entrance*

**Total Cost: \$6,931.13**  
**CRA Allocation: \$3,465.56**

## The Bagel Maker

The bright colors and round awning make the Bagel Maker a Downtown icon and local favorite. By way of CRA funding, The Bagel Maker was able to install new, redesigned awnings as well as an all-new video surveillance system.



## The Sapp House

The Sapp House is a historic home listed on the National Register of Historic Places. Our grants were used to revitalize the roof, patio, landscape, and other elements of the exterior.

The task of restoring and preserving historic character while also creating modern gathering spaces is a challenge faced by every CRA. Today, the Sapp house serves as a charming and elegant private event space; providing both community gathering and economic growth.

**Total Cost: \$48,590.00**  
**CRA Allocation: \$24,450.00**



*Main Entrance Exterior  
Before & After*



*Roof and Patio  
Before & After*

# CRA: Downtown



## The Place Downtown

A beloved local restaurant restored its roof through our CRA grants.

Total Cost: \$75,000.00  
CRA Allocation: \$37,500.00



## The Bay County History Museum

The Historical Society received new signage, upholding the CRA's dedication to history.

Total Cost: \$2,100.00  
CRA Allocation: \$1,050.00



## City Arts Alliance

The Arts Alliance used a CRA grant to beautify their exterior with a new awning.

Total Cost: \$3,644.05  
CRA Allocation: \$1,822.02

## Elevation Salon

A local hair salon installed new lighted signage through a CRA grant.

Total Cost: \$5,960.00  
CRA Allocation: \$2,980.00

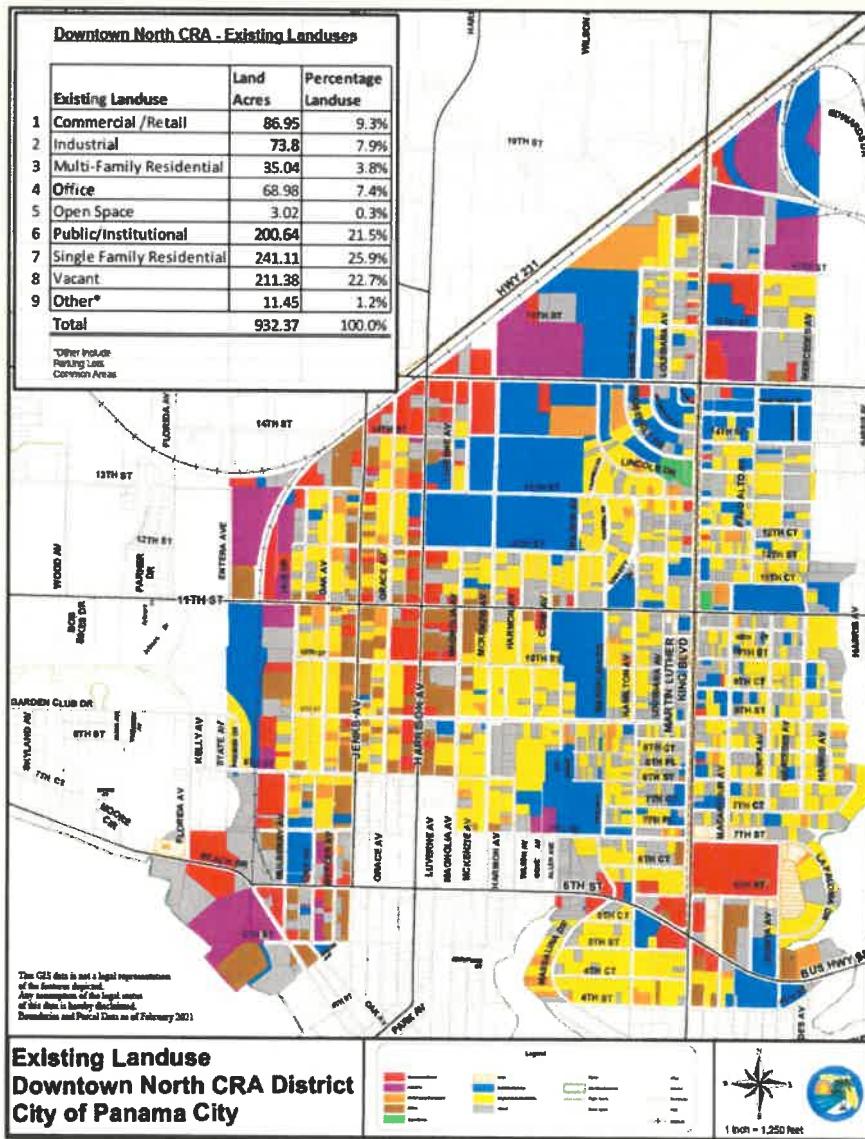


# CRA: Downtown North

The Downtown North is our most expansive CRA, established in 1993. Our goals for Downtown North center around economic vitality, investment, and re-energizing what was once a flourishing community.

In pursuit of regrowth, business owners and residents of Downtown North utilized grants to renew their neighborhoods. Residential improvement grants and paint vouchers helped restore life, hope, and beauty to the homes of our community members. Commercial grants revitalized local businesses and brought about economic stability.

The following pages showcase some of the inspiring moments in which the CRA was able to facilitate regrowth.



# CRA: Downtown North

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## Residential Improvement & Paint Voucher

This CRA grant was used  
for a new fence and paint.

**Total Cost: \$7,980.00**

**CRA Allocation: \$3,750.00**

## Commercial Improvement

The Morris Law Firm used  
our grants for a new sign  
and landscaping.

**Total Cost: \$10,599.00**

**CRA Allocation: \$5,299.50**



## Residential Improvement

A local resident displays a  
CRA "Residential Grant  
Recipient" sign.

**Total Cost: \$4,970.00**

**CRA Allocation: \$2,485.00**





Before and After

## Residential Improvement

This residential grant helped one our citizens receive a new plumbing system, repair a damaged exterior door, and replace a shingled roof with a metal one.

**Total Cost: \$19,353.74**

**CRA Allocation: \$9,675.87**



Before and After

## Commercial Improvement Commercial Paint Voucher

Compliance Individualized, LLC facilitated an incredible turnaround of this dilapidated building into a beautiful office space. They are proud to be a part of the oncoming growth of Downtown North.

**Total Cost: \$124,445.00**

**CRA Allocation: \$52,500.00**



Before and After

## Commercial Improvement

Prior to the storm, Ink Trax had refurbished and moved into the old Coca-Cola Factory. The CRA was able to help restore this local business to their home facility following devastating damage.

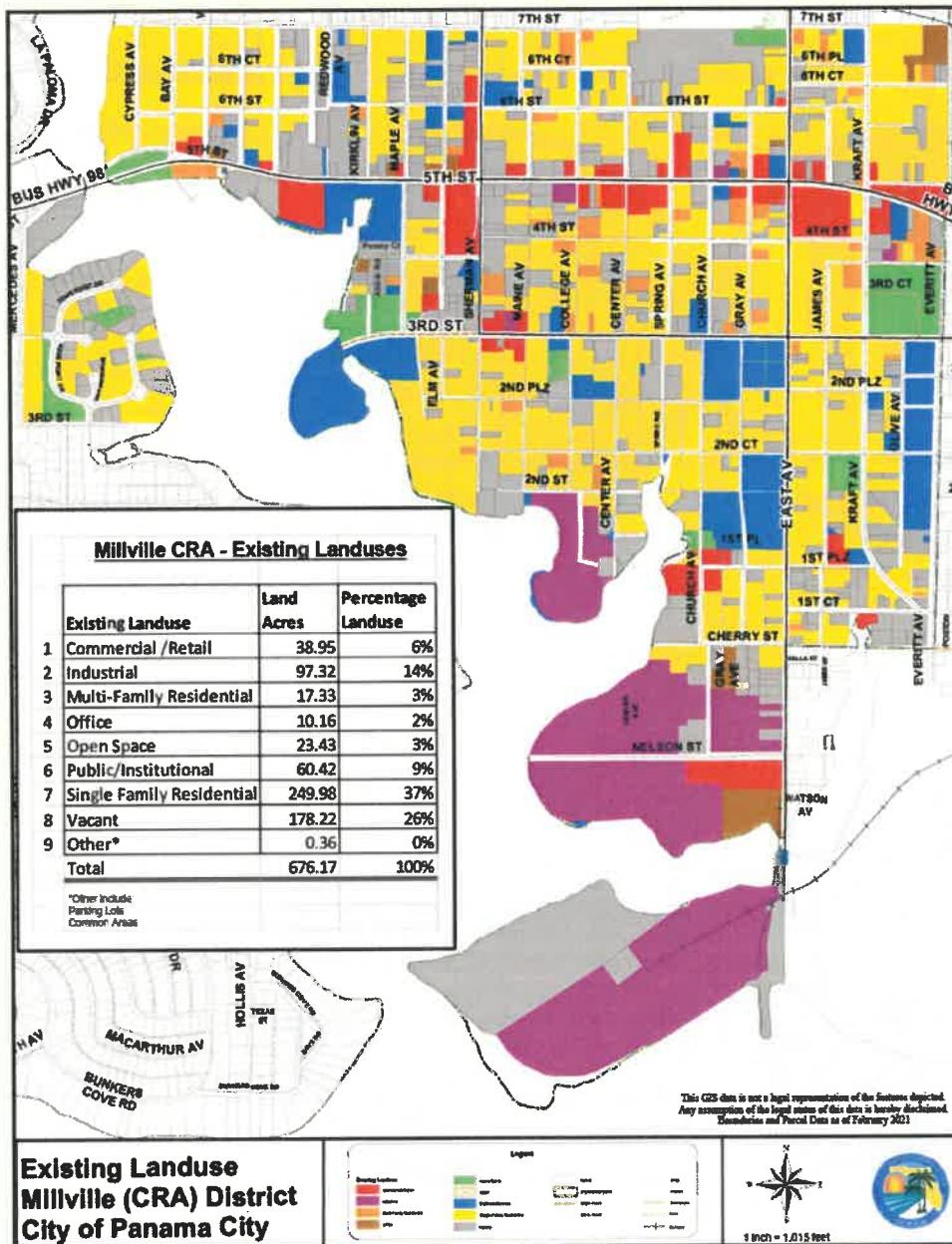
**Total Cost: \$191,063.63**

**CRA Allocation: \$50,000.00**

# CRA: Millville

Millville is our newest CRA, having been established in 2004. The redevelopment goals for Millville include planning for future growth along the business corridor, harmonious land-use, striking balance between the waterfront and local industries, and preserving historic character.

The Millville neighborhood was hit particularly hard by Hurricane Michael. However, they have embodied regrowth and implemented creative and energizing redevelopment projects, some of which are highlighted below.



# CRA: Millville



Back and Front

## Residential Improvement Before and After

This residence underwent significant revitalization by way of CRA assistance; in total, we replaced 34 windows.

**Total Cost: \$16,362.00**  
**CRA Allocation: \$8,181.00**

## Commercial Improvement Before and After

The owners of this property set out on a creative mission to beautify their curb appeal. They designed a picket fence between existing columns of locally salvaged antique brick.

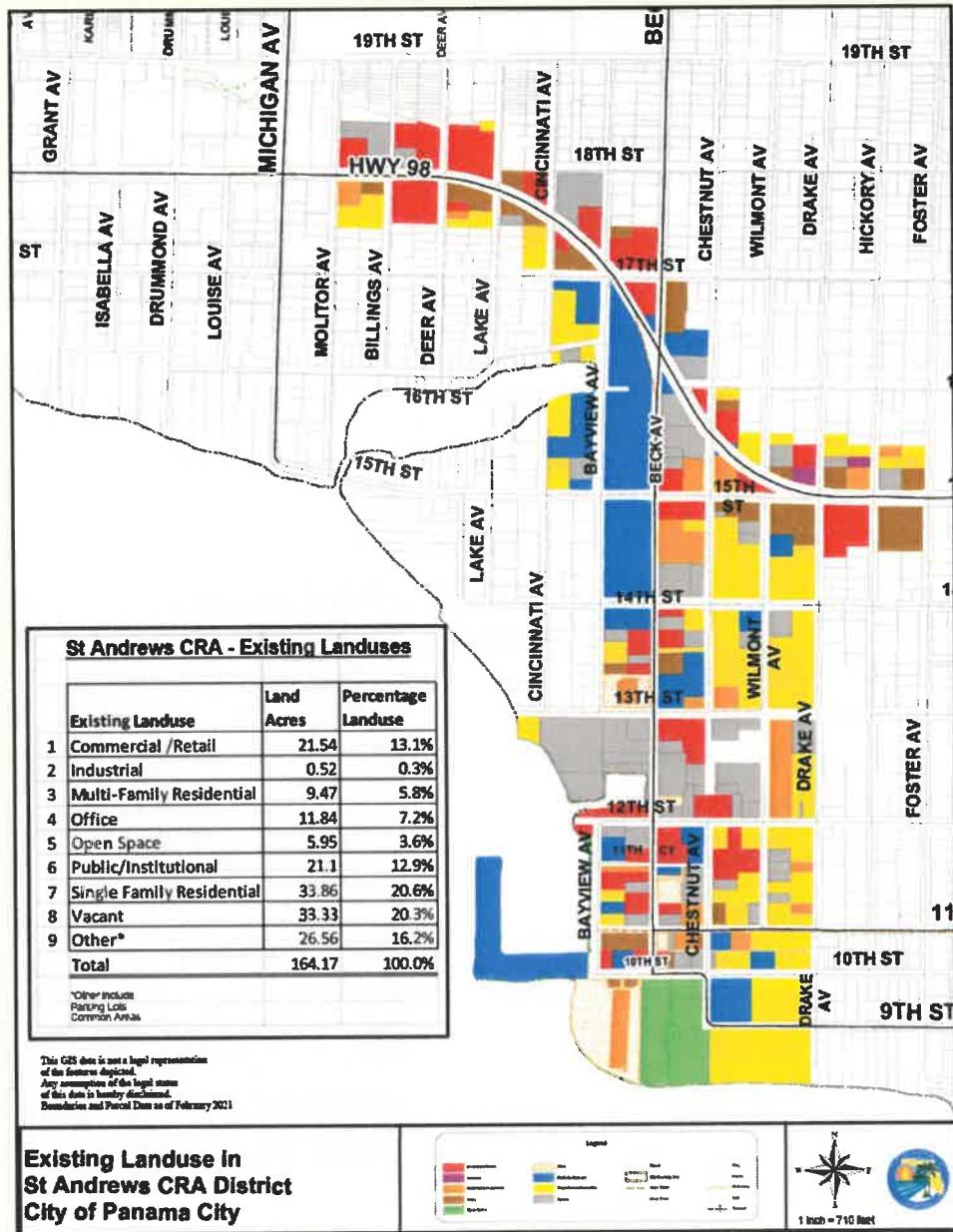
**Total Cost: \$1,638.06**  
**CRA Allocation: \$819.03**



# CRA: St. Andrews

The St. Andrews CRA was established in 1989; through slow and steady growth, it has flourished into a vibrant community.

The Historic St. Andrews neighborhood diligently pursued regrowth this past year. CRA grants were used to improve housing in the area; this is critical because the City of Panama City is suffering a housing crisis as a result of Hurricane Michael and the COVID-19 Pandemic.



# CRA: St. Andrews



**The Azalea Ct. Apartments were given an energy upgrade through CRA funding.**

**Total Cost: \$43,816.00**

**CRA Allocation: \$21,908.00**

This CRA grant replaced the energy inefficient and aged windows with modern, double pane, energy efficient windows and installed HVAC systems.

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**The Publishing Company Museum, a historic icon, saved their flooring with a historic twist.**

**Total Cost: \$285,935.88**

**CRA Allocation: \$50,000.00**



Our historic museum and visitor center sustained intense damage to its original 1920s flooring. The CRA was able to help replace the facility's flooring with reclaimed pine wood from the same era as the original floors. They also installed a new roof among other significant improvements.

# CRA: St. Andrews

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The Historic St. Andrews Waterfront Partnership, a pillar of the St. Andrews CRA, accomplished other community based projects this year. These include:

- Banners
- New Light Display
- New Dumpsters
- Sidewalk Landscaping
- Christmas Village
- Oaks By the Bay Park Gateway Sign



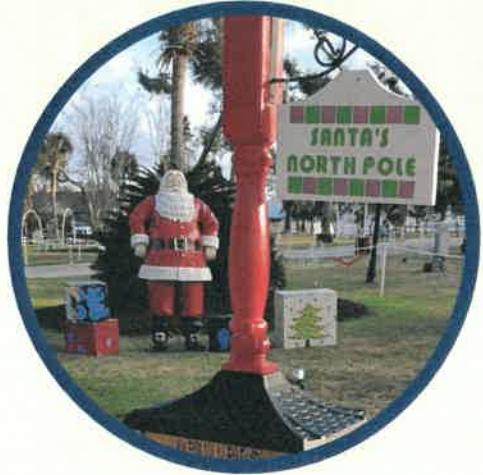
Sidewalk Landscaping



Banners



New Light Display



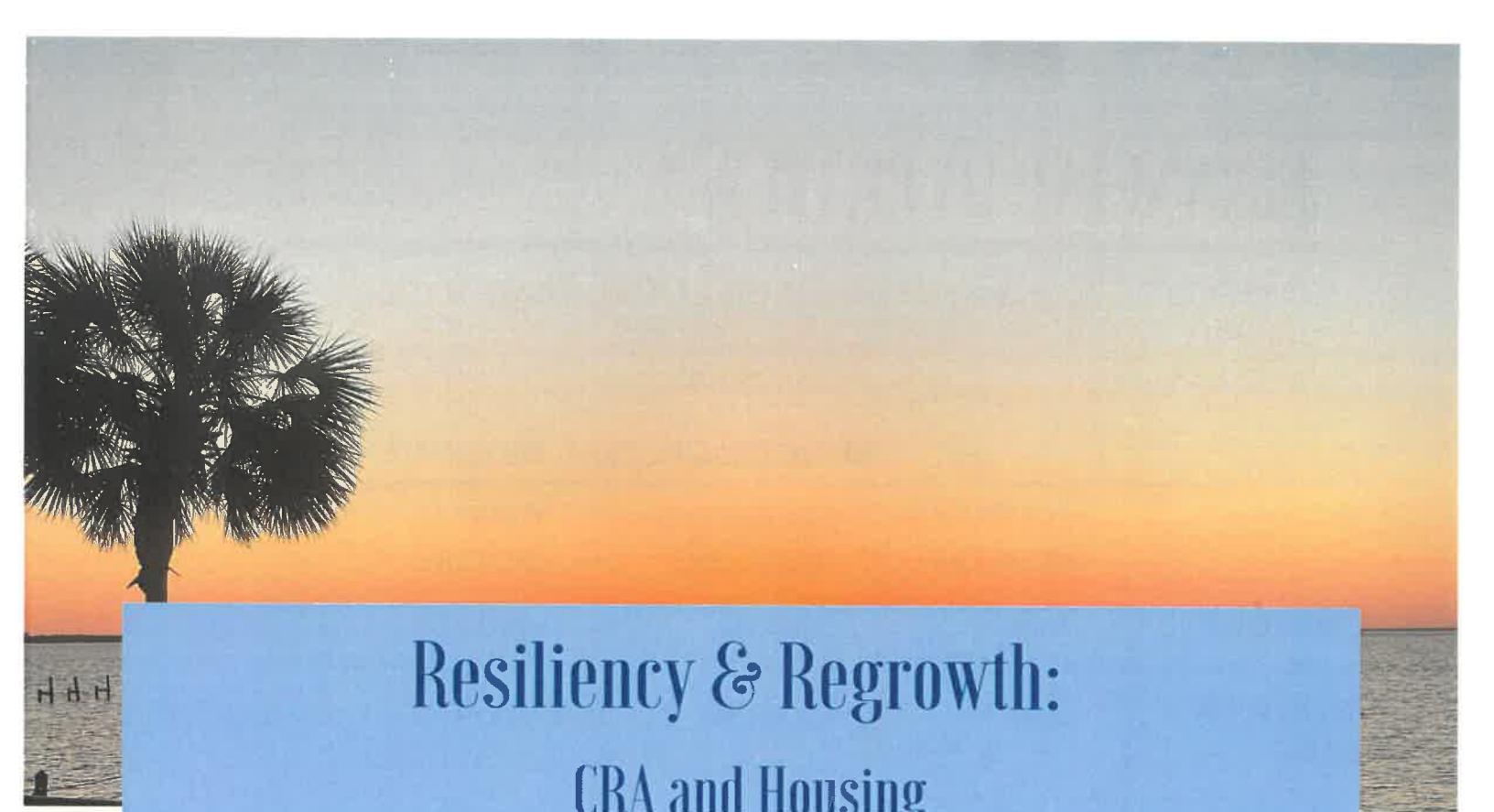
Christmas Village



Christmas Light Show



Christmas Market



## Resiliency & Regrowth: CRA and Housing

The fallout of Hurricane Michael has led Panama City into a housing crisis. In an effort to preserve the growth of our city during trying circumstances and disasters, we partner with other municipal departments and establish certain Memorandums of Understanding (MOU) to mitigate any potential stagnation to redevelopment efforts.

Typically, CRA Grants reimburse recipients after construction and redevelopment has been completed. Following Hurricane Michael in 2018, refitting this system was imperative to move forward; we established a MOU with the department of Community Development that allocated \$300,000 of CRA funds to be used for housing repairs by residents that cannot afford to fund their projects up-front.

This action provided relief to our citizens during an arduous year. The impact of these funds can be seen in the work of the Community Development Department through programs such as the SHIP Housing Assistance Program and Rehouse Bay.

# FINANCIAL OVERVIEW

All financial information has been provided through a report independently audited by Tipton, Marler, Garner & Chastain CPA Firm.

BUDGET: SPECIAL REVENUE FUND				
	PERSONNEL SERVICES	OPERATING EXPENSES	CAPITAL OUTLAY	TOTAL
DOWNTOWN	61,185	142,932	524,092	728,209
DOWNTOWN NORTH	93,871	1,280,780	672,116	2,076,767
MILLVILLE	42,444	124,104	134,251	300,799
ST. ANDREWS	75,212	374,575	521,094	970,881

OVERVIEW				
	ASSETS	LIABILITIES	REVENUES	EXPENSES
DOWNTOWN	388,314	995	132,814	252,420
DOWNTOWN NORTH	1,517,194	23,688	1,386,097	1,136,717
MILLVILLE	396,318	2,385	457,680	118,995
ST. ANDREWS	664,043	1,996	399,691	324,345
	2,965,868	29,064	2,376,282	1,832,477

# FINANCIAL OVERVIEW

REVENUE			
	COUNTY TIF	CITY TIF	CARRY FORWARD
DOWNTOWN	58,456	69,939	510,364
DOWNTOWN NORTH	390,365	467,046	1,297,845
MILLVILLE	107,957	129,176	216,118
ST. ANDREWS	179,850	215,179	595,084

EXPENSES			
	PERSONNEL	OPERATING	CAPITAL IMPROV.
DOWNTOWN	23,634	225,269	3,517
DOWNTOWN NORTH	23,059	225,269	3,517
MILLVILLE	23,702	95,292	-
ST. ANDREWS	41,984	278,845	3,517

# Looking Forward

The City of Panama City has partnered with consulting firms, namely Dover, Kohl & Partners, to strategize our future redevelopment and regrowth.

As part of the city-wide Long Term Recovery Planning Project, in 2019 the Strategic Vision for Downtown and its Waterfront was created to direct future growth while also preserving the city's history, connection to the waterfront, and strong sense of community.

Our vision is to design complete neighborhoods with great streets, resilient open spaces, and green infrastructure. Our complete neighborhoods will be St. Andrews, Downtown, Glenwood, and Millville-- which are all anchors within their respective CRAs.

## 10 Cornerstone Ideas

1. Waterfront Access
2. Downtown Activity
3. Downtown Living
4. Safety and Security
5. Sustainable Building
6. Resilient Infrastructure
7. Connected
8. Placemaking
9. Gathering Spaces
10. Updated Standards

## Community Engagement

1. Tele-town hall
2. Virtual Input Sessions
3. Special Focus Meeting
4. Virtual Design Check-ins
5. Open house & Community Review
6. "Coffee w/ the Commish"
7. "Mondays with City Manager"
8. City webpage for citizen input + suggestions



Glenwood Neighborhood Anchor: Now



Glenwood Neighborhood Anchor: Envisioned



Thank you!

Regrowth is an ongoing process; the work we completed for our community over the past year is the first of many incremental step towards revitalizing and redeveloping our city. As we continue on our journey through recovery and towards regrowth, we thank our citizens who have been resilient in the face of calamity. The CRA looks forward to continuing our service and dedication to our communities.

