

The Regular Meeting of the City Council of the City of Panama City Beach, Florida, and when permitted or required by the subject matter, the Panama City Beach Community Redevelopment Agency, conducted on March 27, 2014.

ROLL

MAYOR GAYLE F. OBERST

COUNCILORS:

JOHN REICHARD

RICK RUSSELL

JOSIE STRANGE

KEITH CURRY

CITY MANAGER:

MARIO GISBERT

CITY CLERK:

HOLLY J. WHITE

CITY ATTORNEY:

DOUG SALE

Mayor Oberst called the meeting to order at 2:00 P.M., with all the City Council, the City Manager, City Clerk and City Attorney present.

Police Chaplain John Woodrow, Pastor of the Gulfview United Methodist Church, gave the invocation, asking for a moment of silence in honor of the anniversary of Sgt. Kevin Kight's death in the line of duty and offered prayers for Captain Ron Crowson's speedy recovery. Mayor Oberst led the pledge of allegiance.

The Mayor asked if there were any additions or deletions to the Agenda. Mr. Sale said for Item #4, *Resolution 14-40, the Amended and Restated PIPA*, if anyone had the desire to separate their role as City Council member and CRA member in order to vote separately, please raise that issue now. The Mayor said this was not normally something that the Council would do as usually the votes were together. Mr. Sale agreed but since this was the foundation of the new PIPA, he did not want it said that the votes should not have been combined. The Mayor said she had also been requested to move the Consent Agenda Item, *Resolution 14-47, Resolution of Support to Strengthen the Florida Responsible Vendor Act*, to the Regular Agenda. There were no objections. With nothing further, **the Agenda was accepted as amended.**

The Special Minutes of February 13 and Regular Minutes of March 13, 2014 were **read and approved as written per motion by Councilwoman Strange. Second was by Councilman Russell and the motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

#### **CONSENT AGENDA**

**1. RESOLUTION 14-47, RESOLUTION OF SUPPORT TO STRENGTHEN THE FLORIDA RESPONSIBLE VENDOR ACT. Moved to Regular Agenda.**

#### **REGULAR AGENDA**

**1. ITEM A RESOLUTION 14-47, RESOLUTION TO STRENGTH THE FLORIDA RESPONSIBLE VENDOR ACT.** Mr. Sale read Resolution 14-47 in its entirety. The Mayor invited Mr. Bill Buskell to the podium to speak concerning this issue. Mr. Buskell said this was a big step in changing the image of Panama City Beach and commended the Council for their support. He spoke at length concerning the issues of overserving during Spring Break and changing the marketing to colleges. He urged the City to take control and be the leaders in changing the target market for Spring Break. He also encouraged forming a marketing committee at the TDC to better market Spring Break for Panama City Beach in order to improve our image.

Councilman Reichard asked Mr. Buskell what the club owners and business owners on the Beach said when he discussed this issue with him. Mr. Buskell reported that they said they were in the money business and that they did not want to do away with Spring Break. He agreed that the problem was there. He said the City Council needed to ask the TDC questions about their marketing.

Councilwoman Strange asked if Spring Break was 1/3 of his business profits. Mr. Buskell said he made One Million Dollars during Spring Break because he controlled it by his club being Twenty-One years and older only. Councilwoman Strange said she believed the beach overall had enough happening all year long that the revenue could be spread throughout the year. Mr. Buskell explained about businesses being over-capacity and the unhappy experiences of customers from having to wait, and how to reduce capacity in order to make a higher profit. He said he was trying to get the law changed and the City had the opportunity now to change directions since 2014 Spring Break was over. **Councilwoman Strange made the motion to approve Resolution 14-47. Second was by Councilman Curry.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

**2. ITEM NO. 1 “BOYS & GIRLS CLUB WEEK” PROCLAMATION AND PRESENTATION.** Mayor Oberst read the Proclamation which declared the week of March 23 through March 29, 2014 as “National Boys and Girls Club Week”. She invited Mr. Paul Mosca and Mr. Ryan Roberts to the podium to accept the Proclamation. The audience responded with applause.

**3. ITEM NO. 2 BOYS & GIRLS CLUB ANNUAL REPORT PRESENTATION.** Mr. Paul Mosca said copies of the annual report had been distributed to each Councilor and stated that the Club now supported almost Four Hundred kids. He explained the different programs and activities with the Club giving the kids a safe place after school. The Club also assisted with homework and offered mentoring. Mr. Mosca thanked the Council for their vision in creating the Club and for their support since 1998. Councilman Russell said his two kids went through the Boys & Girls Club and it was very nice to have the homework done when he got home.

**4. ITEM NO. 3 PLANNING BOARD MEMBER APPOINTMENT.** Mayor Oberst said the Planning Board had a vacancy due to the resignation of Mr. Skip Alford and there were four citizens who had applied for the position. They were: Mr. Ron Dowgul, Mr. Albert Sauline, Ms. Maria Thompson and Ms. Velda Whigham. The Council members voted on the paper ballots and passed the signed ballots to the City Clerk who announced that Mr. Ron Dowgul received three (3) votes and Mr. Albert Sauline received two (2) votes. The Mayor thanked all of the people who volunteered to serve on the Planning Board. She recognized Mr. Sauline in the audience and thanked him for being willing to serve the City. She added that Mr. Dowgul had been on the Planning Board some years ago.

**Copies of the signed ballots are attached to and become an official part of these Minutes.**

**5. ITEM NO. 4 SCHEDULE A DATE/TIME FOR AN APPEAL OF THE PLANNING BOARD’S VARIANCE REQUEST DENIAL.** Mr. Leonard said the Staff received an Appeal to the Planning Board’s denial regarding a Variance request from Mr. Richard McMahon at 404 Albatross Street to reduce the rear yard setback. After reviewing the calendar, he suggested April 24<sup>th</sup> at 12:30 P.M. Councilman Russell said he would prefer later in the afternoon, as a 12:30 meeting took a lot of time out of the day. Councilwoman Strange suggested a separate day for the Hearing. Councilman Russell suggested meeting prior to the 6 P.M. Council

meeting. Mr. Leonard replied that due to the advertising requirements, the April 10<sup>th</sup> meeting would not work and the next night meeting would be May 8<sup>th</sup>. The Mayor said with her schedule, hearing an Appeal prior to the 6 P.M. meeting made a very long day. In response to Councilwoman Strange suggesting a separate day for the Appeal, Mr. Leonard said it could be held on a separate day but usually, they were scheduled on the same day. Councilman Curry said it made it easier for him if the meetings were together but would go with the will of the Council. Mr. Leonard questioned Mr. Sale if the May 8<sup>th</sup> meeting would meet the Appeal Hearing requirements in the LDC. Mr. Sale said the Hearing had to be held within 45 days of the Hearing request. The Mayor suggested scheduling this Hearing for 12:30 P.M. on April 24<sup>th</sup> and trying to schedule future Hearings prior to the 6 P.M. Regular Meeting. There were no objections. Councilman Russell said the Appeals seemed to becoming quite regular and Mr. Leonard replied yes.

Mr. Sale asked if there was an additional fee to cover Staff time to handle an Appeal. Mr. Leonard said no. Councilman Reichard asked if there should be an extra fee and Mr. Sale said that would be a policy question. Mr. Leonard gave some reasons why a fee would not be appropriate and suggested instead to increase the Application Fee to average out the added expenses over the year. He said he would look at that option.

**6. ITEM NO. 5 APPROVAL AND ACCEPTANCE OF THE PCB CRA ACTIVITIES.** Mr. John Alaghemand presented the CRA Annual Report which was required to be held with the Council by March 31<sup>st</sup> of each year and which outlined the activities and accomplishments of last year. He gave an overview of the Front Beach Road CRA Plan and said one of the accomplishments for 2013 was the completion of the Front Beach Road/South Thomas Drive Segment 1 project. He said there had been many compliments about the project and the public was anxious for Segment 2 to begin. In 2013, the Council approved resuming the Segment 2 right-of-way acquisitions and updating the final design. Mr. Alaghemand said hopefully, construction would begin in FY 2015.

Years ago, there had been plans to purchase the Burger King site for a stormwater pond. However, another property, Barnacle Bay, might be available which had initially been in the pond siting plan as a preferred location. He and Mr. Gisbert met with the Barnacle Bay owners who expressed their willingness to sell and after that meeting, determined that this site would be the preferred location and more feasible in costs. Mr. Alaghemand said he hoped in the future to bring a recommendation for the Council to consider purchasing the Barnacle Bay property.

Other projects continued in 2013 were the SR 79 Improvement project, for which the 90% Design Plans as well as the Front Beach Road Segment 3 Project, were presented in a February Workshop. The Powell Adams Road Segment 1 Improvement project was completed in FY 2013 which included the final design for Segment 2. Two parking meters were purchased for the Churchwell parking lot and the Thomas Drive parking lot. The North Thomas Drive sidewalk project was completed and was heavily used during Spring Break. The ITS project for Front Beach Road and South Thomas Drive/North Thomas Drive was completed. Mr. Alaghemand said two grant applications were submitted but no funds were granted for the projects. He said the Near Term Work Plan for FY 2014 was approved by Council. Code Enforcement efforts continued in removing blight on Front Beach Road and other locations within the CRA.

He added that the Pier Park CRA report included an overview, accomplishments, and the budget.

Regarding the Financial Statements, the total TIF revenue collected since 2003 was \$67,609,459 with the actual revenue for FY 2013 being \$6,986,844. He added that because of the Wal-Mart and Pier Park North, additional funds were from the Transportation Proportionate Share. He continued that most of the expenditures for 2013 were for Capital Outlay and Debt Service, and the remainder went toward the Front Beach Road/South Thomas Drive Segment 1 project. For the Pier Park Financial Statement, the TIF totaled \$340,509 which was then paid to the CDD. The Business Tax receipts for FY 2013 totaled \$2,030,059 which was slightly more than the previous year.

Mr. Alaghemand said Staff recommended approval and acceptance of the annual report. The Mayor asked if there were any questions.

Councilman Reichard asked where the 16% Transportation Proportionate Share originated. Mr. Alaghemand explained that it was paid as part of Wal-Mart and Pier Park North's impact on our roadways and that this was part of the Transportation Concurrency. Ms. White added that the City did not have Transportation Impact Fees, only Police, Fire, Library, Recreation, and Water/Sewer Impact Fees. Councilman Reichard asked what determined who would pay the Proportionate Share. Mr. Alaghemand said that was determined based upon the

required Traffic Study and was required for any minor or major development with impact on failed segments of roadways, such as Front Beach Road, the Parkway or any connector roads.

Mr. Bill Buskell asked about changing the traffic flow involving the turn lane on South Thomas Drive at Front Beach Road. He explained adding another right-hand turn lane to reach the traffic light. If money was not available now, maybe this change might be planned for the future to help with the flow. The traffic backup in that area tremendously affected the businesses and condos there. Mr. Alaghemand said he would look into that situation. **Councilwoman Strange made the motion to approve the CRA Annual Report. Second was by Councilman Reichard.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

The City Council also acted as the PCB Community Redevelopment Agency and voted as both.

Mr. Gisbert added that one spinoff of the South Thomas Drive project was one of the condominiums reinvesting an additional Seven Million Dollars into their property to upgrade it to coincide with our redevelopment. He added that there were also a number of high-end homes being built on Beach Drive where previously the neighborhood had been degrading. This project did revitalize the area.

**A copy of the CRA Activities presentation is attached to and becomes an official part of these Minutes.**

**7. ITEM NO. 6 RESOLUTION 14-40, AMENDED AND RESTATED PIPA.**

Mayor Oberst said this item was an item in which the City Council was also acting as the PCB Community Redevelopment Agency. Mr. Sale said this Resolution was essentially the same as presented at the last Council meeting, with the draft date for the proposed PIPA now March 12, 2014. The March 12<sup>th</sup> version of the proposed documents was on the table for each Council member and the only difference between those submitted at the last meeting was that the CDD requested that the City remove from the Amended PIPA the potential for the CDD to give a second series of subordinated notes to anyone who might lend money to the CDD. He said that was of no consequence to the City, only an improvement from the City's perspective. Mr. Sale said this matter had been discussed in length at the last meeting and he would answer any questions. He said Staff recommended approval.

Councilman Curry asked Mr. Sale about his message concerning a wrinkle in the bond issue about the variable rate ceiling, not changing the duration of the bonds or the capital structure of the bonds. Mr. Sale responded that it was the mechanism, if there was a variable rate on the backend, by which that variable rate would be selected. He elaborated. The Mayor asked if there were any other questions and there were none. She asked the other Council members if they felt comfortable voting on this item as both the City Council and the CRA; there were no objections.

Mr. Sale read Resolution 14-40 by title and added that to the contingencies on page 2, the City would receive a Statement of Consent from all of the holders of the current subordinated notes. **Councilman Russell made the motion to approve Resolution 14-40. Second was by Councilwoman Strange.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

**8. ITEM NO. 7 RESOLUTION 14-46, BUDGET AMENDMENT #16 FOR COLLEGE SPRING BREAK 2014 ADDITIONAL FUNDING, PUBLIC HEARING.** The Mayor opened the Public Hearing at 3:13 P.M. Mr. Sale read Resolution 14-46 by title and said this was the same One Hundred Thousand Dollars (\$100,000) discussed earlier this year and this was merely an amendment to incorporate the funds into the Budget. Ms. White said she had to wait until received the money was before she could put it into the Budget and the money was already in the bank. The Mayor asked for audience comments; there were none. **Councilman Curry made the motion to approve Resolution 14-46. Second was by Councilman Reichard.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

The Public Hearing was closed at 3:14 P.M.

**9. ITEM NO. 8 ORDINANCE 1302, PROHIBIT ALCOHOL AT THE CITY-OWNED PONDS AND STORMWATER PONDS, 2<sup>ND</sup> READING, PUBLIC HEARING AND ADOPTION.** Mayor Oberst opened the Public Hearing at 3:14 P.M. Mr. Sale read Ordinance 1302 by title. The Mayor asked if there were any questions or comments from the Council or audience; there were none. **Councilwoman Strange made the motion to approve Ordinance 1302. Second was by Councilman Russell.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

The Public Hearing was closed at 3:16 P.M.

**10. ITEM NO. 9 ORDINANCE 1303, PUBLIC CONGESTION ON BEACH ACCESSES, 2<sup>ND</sup> READING, PUBLIC HEARING AND ADOPTION.** The Mayor opened the Public Hearing at 3:16 P.M. Mr. Sale read Ordinance 1303 by title and explained that the Ordinance contained a number of recitals and Findings of Facts by the Council supporting the provisions of the Ordinance. He called attention to two changes in the Ordinance since First Reading: 1) at the last meeting discussion had occurred concerning the signage at the beach accesses which led to the exception for City activities in the Ordinance. He read the new language in its entirety. 2) The Ordinance was revised in Section 16-3(b)12 to add language about posting signs relating to activities permitted or prohibited on the beach but not impeding access. The Mayor asked if there were any questions or comments from the Council or audience.

Councilman Reichard asked about the numerous signs at the beach accesses and if it would be possible to consolidate some signs. He said Mr. Gisbert had been exploring ways to make the accesses less cluttered as Councilman Reichard felt the City was the biggest offender. Councilman Reichard suggested the signs could be consolidated and asked if it should be included in the Ordinance. Councilman Curry said he felt that was a separate issue and that this Ordinance concerned more the activities around the accesses, such as loitering. Mr. Gisbert said some of the signs were manufactured by FDEP, Florida Fish and Wildlife, and he was concerned about the City creating a unified sign for those agencies. Instead, he recommended a unified place to post the signs in order to look better. Mr. Sale said this Ordinance prohibited the private posting of signs and the City could control the beach accesses as a matter of policy without putting the language into an Ordinance. The Mayor asked if there were any other questions. Councilman Reichard asked Mr. Gisbert if he would explore those areas and Mr. Gisbert replied affirmatively. **Councilman Curry made the motion to approve Ordinance 1303. Second was by Councilman Russell.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

The Public Hearing was closed at 3:22 P.M.

**11. ITEM NO. 10 ORDINANCE 1304, LDC GRANDFATHERING, 2<sup>ND</sup> READING, PUBLIC HEARING AND ADOPTION.** The Mayor opened the Public Hearing at 3:22 P.M. Mr. Sale read Ordinance 1304 by title. The Mayor asked if there were any questions or comments from the Council or audience. There were none. **Councilman Curry made the motion to approve Ordinance 1304. Second was by Councilwoman Strange.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

The Public Hearing was closed at 3:24 P.M.

**12. ITEM NO. 11 ORDINANCE 1308, LDC AMENDMENT REGARDING POSTING BONDS, 2<sup>ND</sup> READING, PUBLIC HEARING AND ADOPTION.** The Mayor opened the Public Hearing at 3:24 P.M. Mr. Sale read Ordinance 1308 by title. The Mayor asked if there were any questions or comments from the Council or audience; there were none. **Councilman Russell made the motion to approve Ordinance 1308. Second was by Councilwoman Strange.** The Mayor called for comments and there were none. **The motion passed by unanimous roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Aye</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Aye</b>
<b>Mayor Oberst</b>	<b>Aye</b>

The Public Hearing was closed at 3:25 P.M.

**13. ITEM NO. 12 BUDGET, RISK, AND CONTRACT MANAGER JOB DESCRIPTION- DISCUSSION.** Mr. Gisbert said during discussion at the last meeting, the Council had directed to add budget and accounting to the draft job description for this position. He revised the job description and thinking outside of the box, thought there were ways to incorporate into a single person, two separate part-time jobs or providing some of these services as consulting services. He said this job description had all of the areas Staff felt where help was needed.

Councilman Reichard asked Mr. Gisbert if this position would save the City money by not having to pay some City Attorney fees. Mr. Sale said yes. Mr. Gisbert said the City would be able to depend upon this new person for their expertise. Currently, City Staff consulted with Counsel for backup. Councilman Curry said this individual would monitor the City's self-insured insurance plan. Mr. Sale said his Staff were not insurance consultants but would be able to assist City Staff in developing their own areas of expertise to the extent those areas had legal nuances, to set a base line. City Staff now did not have the time to develop those areas of expertise. Councilman Curry complimented Mr. Gisbert on the great job capturing all areas of concern. Councilman Reichard concurred and said within the last year with lawsuits and matters brought to the Civil Service Board, preparation and training at the Department Head level might have prevented some of those instances. He added that a person of this caliber would assist the employees to better perform their jobs. He liked the job description.

Councilman Russell suggested having two part-time people as it had been suggested a lot of these duties were clerical and could be contracted out. He did not see the need for a full-time risk management person and/or an accountant. Plus with part-time people, no benefits would be

required. Councilwoman Strange said that was a good idea. Councilman Reichard said he did not feel the City could find qualified people who would work part-time and fit this job description. He said these people would be educated, seasoned professionals who probably would not look for a part-time job. Councilman Russell said some of the accounting firms might have people with small children willing to work part-time. Ms. White said she thought a part-time accountant would be easier to find rather than a part-time risk management person. Councilman Reichard agreed. Councilwoman Strange said to try both ways.

Councilman Curry disagreed and explained the City had a Fifty-Seven Million Dollar Pension Plan, a 2.6 Million Dollar unfunded mandate for Sick Leave, approximately Twenty-Five Thousand Dollars for a pay study, a recent sexual harassment lawsuit with attorney fees of \$97,525, a Personnel Manual that had not been updated in a while, and a Two Million Dollar self-insurance plan which would have some risk. Looking at all of these responsibilities, some of these jobs were not being done as both Mr. Gisbert and Ms. White were trying to do these additional duties. He said as the City continued to grow, he thought this individual was needed and able to pay for themselves for what the City was paying consultants, insurance fees, attorney fees, etc. **Councilman Curry made the motion to approve the job description as written. Second was by Councilman Reichard.** The Mayor asked for comments or questions.

Councilwoman Strange asked if this motion was approving a full-time position or two part-time people. Mr. Gisbert said this was written as one position. Councilman Curry said it would be up to Mr. Gisbert's discretion whether to hire one person or two people. Councilman Russell said the job description was written as one person. Councilman Curry said Mr. Gisbert had the responsibility and accountability to the Council. Councilman Reichard said this was a position whose time had come.

Mayor Oberst said she would like to see the administrative people in this building keep a list of their actions for two weeks to see how long those activities took. She said she thought it would be interesting for the City Manager to see how much time each person spent on certain activities. She said she doubted those job descriptions had been updated in years and suggested doing this before hiring another person. She added that maybe with more analysis of current activities and who was working on what would better serve to determine what was needed. Councilwoman Strange said she had to keep a log in her business.

Mr. Bill Buskell said he hired a Human Resources Director last year and it was a full-time job. He said they had been having problems with employees, getting sued, etc., and once this Director was hired, she trained his employees and managers. He said that position had been a big help to his business and a great investment. Mr. Buskell said he had no injuries last year with 350 employees and received a Twenty Thousand Dollar check back from Workers Comp. He recommended hiring a full-time person with the experience, knowledge and training.

Councilman Curry asked Mr. Gisbert if funding for this position was in the budget. Mr. Gisbert replied yes. Mayor Oberst said the Council knew the position was funded but now was trying to determine the person's duties. With nothing further, **the motion failed by majority roll call vote recorded as follows:**

<b>Councilwoman Strange</b>	<b>Nay</b>
<b>Councilman Curry</b>	<b>Aye</b>
<b>Councilman Reichard</b>	<b>Aye</b>
<b>Councilman Russell</b>	<b>Nay</b>
<b>Mayor Oberst</b>	<b>Nay</b>

The Mayor asked if the Council had any directions for Mr. Gisbert. Councilwoman Strange said she would like to see the employees do a log of their tasks. Mr. Gisbert said he would bring back a log at the next meeting. Ms. White said she thought a log was a great idea and suggested a month would show a better picture, particularly on the accounting side, because two weeks in her case might only pertain to the audit which was certainly not a good representation of her daily activities. Mayor Oberst agreed. She added that possibly Staff may determine a better flow from the beginning of employment through the entire process.

With nothing further, the Mayor asked if there were any floor items.

### **FLOOR ITEMS**

**SPRING BREAK U-TUBE VIDEOS.** Mr. Buskell suggested that the Council google the U-Tube Spring Break videos from this year and see how this projected the image of Panama City Beach. He called it porn.

**ANNOUNCEMENTS**

**FRANK BROWN PARK UPCOMING ACTIVITIES.** The Mayor announced that the City's Easter Egg Hunt would be held Saturday, April 19<sup>th</sup>, and the Kid's Fishing Rodeo would be held April 25<sup>th</sup>. She added that the Miracle League games were beginning on April 5<sup>th</sup> and that flyers were on the table and invited everyone.

With nothing further, the meeting was adjourned at 3:45 P.M.

READ AND APPROVED this 10<sup>th</sup> of April, 2014.

**IN THE EVENT OF A CONFLICT BETWEEN THE FOREGOING MINUTES AND A VERBATIM TRANSCRIPT OF THESE MINUTES, THE FOREGOING MINUTES SHALL CONTROL.**

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



# BALLOT

PLANNING BOARD  
APPOINTMENT

# 3

Council selection for Planning Board member, replacing Skip Alford. Term will run through this September.

**Ron Dowgul**  
**Albert Sauline, III**  
**Maria Thompson**  
**Velda Whigham**

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**Choice:**

Ron Dowgul

Joseph Stange  
Signature 3/27/14

# BALLOT


Council selection for Planning Board member, replacing Skip Alford. Term will run through this September.

**Ron Dowgul**  
**Albert Sauline, III**  
**Maria Thompson**  
**Velda Whigham**

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**Choice:**

Albert Sauline, III

 3/27/14  
Signature 3/27/14

# BALLOT

Council selection for Planning Board member, replacing Skip Alford. Term will run through this September.

Ron Dowgul  
Albert Sauline, III  
Maria Thompson  
Velda Whigham

Choice:

Albert Sauline III

  
Signature

3/27/14

# BALLOT

Council selection for Planning Board member, replacing Skip Alford. Term will run through this September.

**Ron Dowgul**

**Albert Sauline, III**

**Maria Thompson**

**Velda Whigham**

---

**Choice:**

Ron Dowgul



Signature

3/27/14

# BALLOT

Council selection for Planning Board member, replacing Skip Alford. Term will run through this September.

**Ron Dowgul**  
**Albert Sauline, III**  
**Maria Thompson**  
**Velda Whigham**

*Ron Dowgul*

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**Choice:**

---

*AS*

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**Signature**

**3/27/14**

## MEMORANDUM

**To:** Mario Gisbert, City Manager

**From:** John Alaghemand, PE, CRA Manager

**Subject:** **Approval and Acceptance of the CRA Fiscal Year 2013 Annual Reports and Financial Statements**

**Date:** **March 24, 2014**

Chapter 163 of the Florida Statutes requires each Community Redevelopment Agency to provide an annual report by March 31 of each year to the Governing Body (the City Council). Staff has prepared the attached annual reports and financial statements for the Front Beach Road Pier Park Community Redevelopment Areas are submitted in fulfillment of that requirement and to provide information to the public.

Pursuant to the Florida Statutes, the City of Panama City Beach Community Redevelopment Agency's tasks undertaken during the fiscal year 2013, as well as financial statements which set forth the combined assets, liabilities, revenues and expenses as of 09/30/2013 of the Agency for the Front Beach Road and Pier Park Community Redevelopment Areas' Special Revenue Funds are included in the attached reports for the Council's consideration.

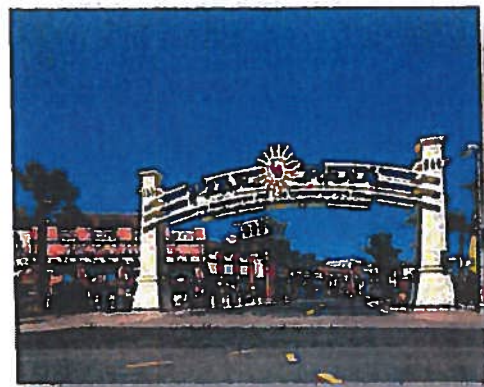
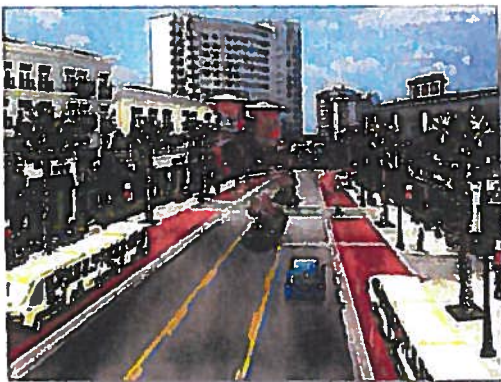
Staff recommends that the Council approve and accept the Fiscal Year 2013 Annual Reports and Financial Statements for the Front Beach Road and Pier Park Community Redevelopment Areas.

Attachment: Fiscal Year 2013 Annual Reports and Financial Statements



**Panama City Beach Community Redevelopment Agency**

## **Front Beach Road CRA & Pier Park CRA Annual Reports & Financial Statements**



### **Fiscal Year 2013 Community Redevelopment Agency**

City of Panama City Beach  
110 South Arnold Road  
Panama City Beach, Florida

**March 31, 2014**

**DRAFT**



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*Chapter 163 of the Florida Statutes requires each CRA to provide an annual report by March 31 of each year to the Governing Body (City Council). This report and attached financial statement is submitted in fulfillment of that requirement and to provide information to the public.*



**The Panama City Beach Community Redevelopment Agency**

**Fiscal Year 2013 Annual Report  
Front Beach Road & Pier Park  
Community Redevelopment Areas**

**Mayor**



**Gayle F. Oberst**

**Council Members**



**John Reichard**



**Rick Russell**



**Josie Strange**



**Keith Curry**

**City Manager**



**Mario Gisbert**



**City Clerk**

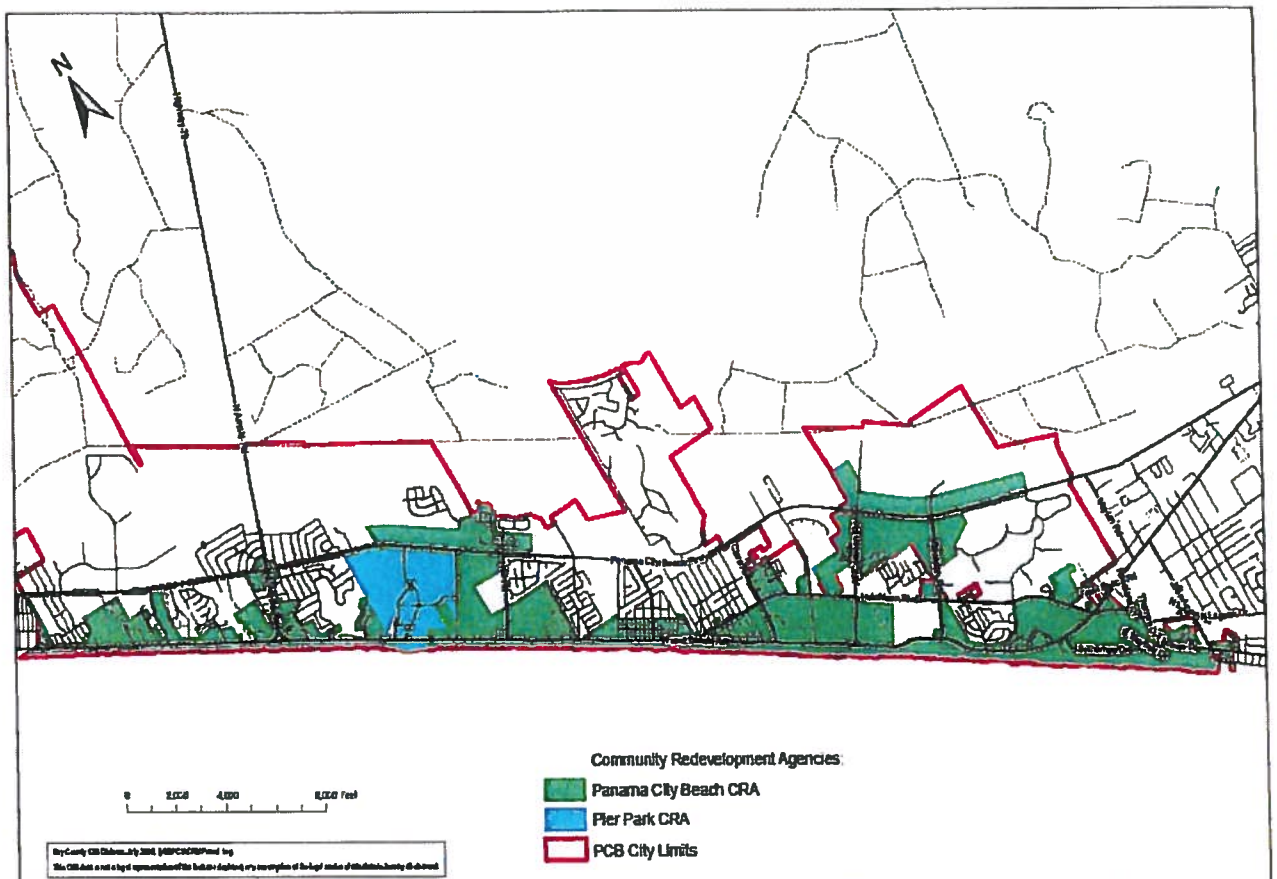


**Holly White**

## **Front Beach Road Community Redevelopment Area**

On November 30, 2000, the City Council of Panama City Beach, Florida created the Panama City Beach Community Redevelopment Agency and declared the City Council as the governing body of the Agency. Subsequently, on June 21, 2001, the Council adopted a resolution and created the Front Beach Road Community Redevelopment Area (CRA).

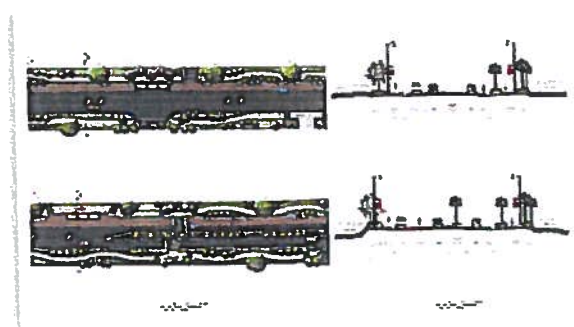
The Front Beach Road CRA is generally bounded by the city limits of Panama City Beach on the east and west, the Gulf of Mexico on the south, and on the north along the northerly right-of-way of Panama City Beach Pkwy from the western city limits to Richard Jackson Blvd including the right-of-way of Panama City Beach Pkwy easterly to the city limits, and also southerly along the eastern right-of-way of Richard Jackson Blvd to the northern boundary of Hutchison Blvd and easterly to and along the northern right-of-way of Thomas Drive to the eastern most city limits. This described area is shown below and includes all streets/right-of-ways.



### **The Front Beach Road CRA Redevelopment Plan**

The Front Beach Road CRA Redevelopment Plan provides a framework for redevelopment of infrastructures within the CRA for the next 20 years or longer. The Plan was adopted by the City Council in August 2001.

The Community Redevelopment Plan recommends the enhancement of approximately 19.8 miles of existing roadways within the Front Beach Road CRA. Cost elements include various streets widening to three and four lanes, enhancing roadway lighting, paving, striping, turn lanes, landscaped medians, new signage, hardscape, landscaping, sidewalks, drainage ponds and the undergrounding of all utilities. Streets within the Redevelopment Area currently identified for these type improvements include: **Front Beach Road, North Thomas Drive, South Thomas Drive, Churchwell Drive, Richard Jackson Blvd, Alf Coleman Road, Clara Avenue, Nautilus Street, Hills Road, Powell Adams Road, South Arnold Road, Cobb Road, Hutchison Blvd, and Panama City Beach Parkway (US 98).**



The Front Beach Road CRA Redevelopment Plan contains three long-term primary objectives:

- (1) Pedestrian, Parking and Transportation Improvements. This objective includes an enhanced and interconnected network of right-of-way and other infrastructure projects that focuses on improving pedestrian movement, overall parking needs along Front Beach Road, ingress/egress and evacuation routes along Front Beach Road and its major connectors, upgrading stormwater management along Front Beach Road, and undergrounding of utilities within the Redevelopment Area;



- (2) Enhance Beach Access and Related Parking. This objective includes the enhancement of existing beach access points and the creation of new access points where warranted, and the provision of parking areas to support these access points throughout the corridor;

- (3) Plan Funding and Financing. This objective includes the creation and maintenance of efficient, practical, equitable funding and financing to properly implement the Plan and its projects, utilizing tax increment revenues, non-ad valorem assessment revenue, bonds, other public instruments, grants, public/private partnerships and other sources of funding.

The City staff has developed short term and long term goals to accomplish the primary objectives, namely:

- (1) Provide for safe and convenient multimodal mobility along the beachfront roadways;
- (2) Provide stormwater, streetscape and landscape improvements and undergrounding of aerial utilities;
- (3) Provide for improved parking, particularly for beach access.
- (4) Provide for dedicated transit and bicycle lanes anchored by gateway multimodal centers providing convenient, fun, safe and timely mobility for both pedestrians and bicyclists;
- (5) Secure Program funding to supplement tax increment revenues;
- (6) Manage right of way acquisition effort needed for roadway and storm drainage improvements;
- (7) Manage Program planning, design and construction effort and projects.
- (8) Lead effort to qualify for Federal and other funding to supplement tax increment revenues;
- (9) Lead effort to develop Front Beach Road maintenance agreement with the Florida Department of Transportation;
- (10) Develop a work plan for CRA improvements.

#### **CRA Near Term Work Plan**

On July 31, 2013, the City Council approved the **CRA Near Term Work Plan** and authorized the following activities through fiscal year 2014:

- (1) Resume right-of-way acquisition and final design efforts for the Front Beach Road Segment 2 Redevelopment Project and plan for construction of the project in fiscal year 2015;
- (2) Design and construct sidewalk on north side of N. Thomas Drive from S. Thomas Drive to Joan Avenue;

- (3) Complete final design of the SR 79 (S. Arnold Rd) Redevelopment Project;
- (4) Complete final design of the Front Beach Road Segment 3 Redevelopment Project (SR 79 east to Lullwater Lake outfall);
- (5) Continue efforts to fund the Powell Adams Road Segment 2 Redevelopment Project;
- (6) Continue efforts to fund Alf Coleman Road/Hutchison Blvd Intersection and Sidewalk Improvements;
- (7) Continue efforts to fund the Nautilus Street Lane Extension Project;
- (8) Continue efforts to fund and acquire right-of-way/property for roadway and stormwater pond for the Hills Road Redevelopment Project;
- (9) Continue efforts to fund and install roadway lights on Panama City Beach Parkway;
- (10) Continue efforts to fund and install landscape on Panama City Beach Parkway;
- (11) Continue coordination with Florida Department of Transportation to develop a maintenance agreement for the improved segments of the Front Beach Road;
- (12) Continue management of the landscape maintenance services along the completed CRA projects;
- (13) Continue support of clearing and cleanup of blighted properties within CRA;
- (14) Continue identification of beach parking opportunities to compliment beach access points to include public-private parking partnerships;
- (15) Continue effort to evaluate local economic trends and available tax increment revenues to develop financing options and plans, including leveraging tax increment funds to procure additional bond financing; and
- (16) Continue exploring alternate roadway and transit funding through government grants, loan programs and public/private partnerships to the extent permitted by law.

#### **Fiscal Year 2013 Accomplishments**

The Community Redevelopment Agency accomplishments in fiscal year 2013 consisted of the following:

1. **The South Thomas Drive Reconstruction Project Construction** began in

fiscal year 2009 and was completed in fiscal year 2013. The Project included reconstruction of South Thomas Drive between Front Beach Road and North construction of an urban facility with a dedicated transit and bicycle lane on the north side of the roadway, dedicated bicycle lane on the south side of the roadway, two travel lanes, turn lanes, landscaped medians, stormwater pond, sidewalks, underground utilities, roadway lighting, streetscape and landscape on both sides of the road. The stormwater retention pond will also function as a public walking park with extensive landscaping, pathways, lighting and seating.



**The Front Beach Road Segment 1 Reconstruction**

2. **Project Construction** began at the same time as the South Thomas Drive Reconstruction Project in 2009 and was substantially completed in fiscal year 2013. The Front Beach Segment 1 Reconstruction Project included

reconstruction of Front Beach Road (SR 30A) between South Thomas Drive and Hutchison Boulevard and will provide a dedicated transit and bicycle lane on the south side of the roadway, dedicated bicycle lane on the north side of the roadway, an additional eastbound



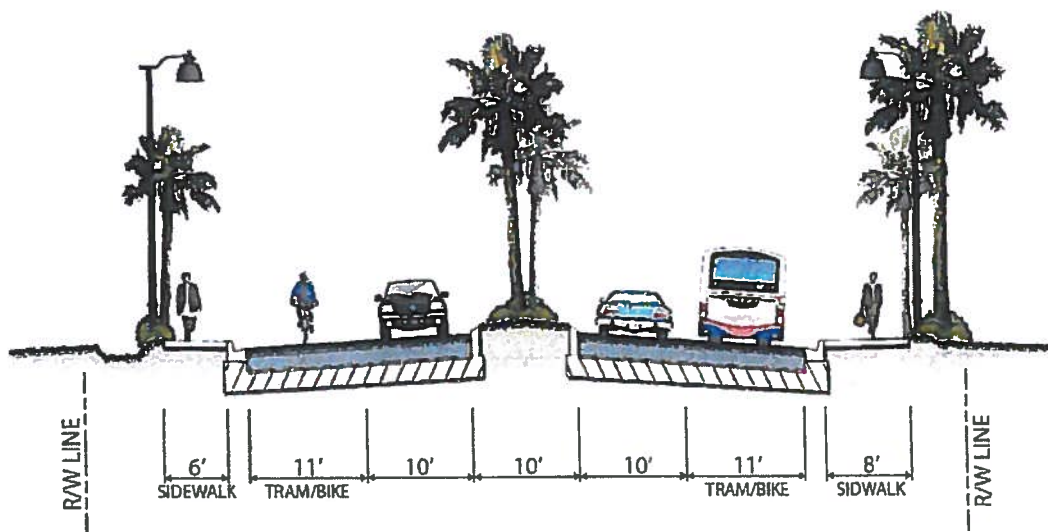
vehicle lane, improve the westbound merge lane at the Middle Beach Road and North Thomas Drive intersection and will provide a stormwater retention pond, sidewalks, underground utilities, streetscape, landscape and roadway lighting. The stormwater retention pond will also function as a public walking park with extensive landscaping, pathways, lighting and seating;



3. **The Front Beach Road Segment 2 Reconstruction Project Final Engineering Design**, from the South Thomas Drive intersection through the



5. The Front Beach Road Segment 3 Reconstruction Project Final Design was initiated in fiscal year 2010 and continued in 2013. The Front Beach Road Segment 3 Reconstruction Project begins at SR 79 and ends at Lullwater Drive and includes construction of an urban roadway with dedicated transit lanes, sidewalks, bicycle lanes, underground utilities, roadway lighting, streetscape, landscape and stormwater retention facilities. The Front Beach Road Segment 3 and SR 79 Reconstruction Design Projects are developed at the same time to maintain continuity of the roadway, landscaping, stormwater and utilities between these intersecting projects;



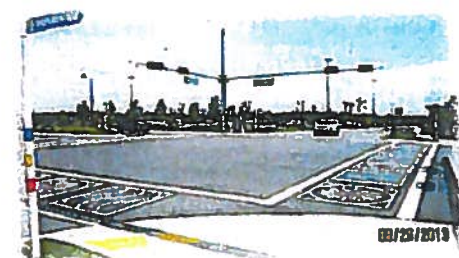
**TYPICAL NO. 2**  
**FRONT BEACH ROAD**



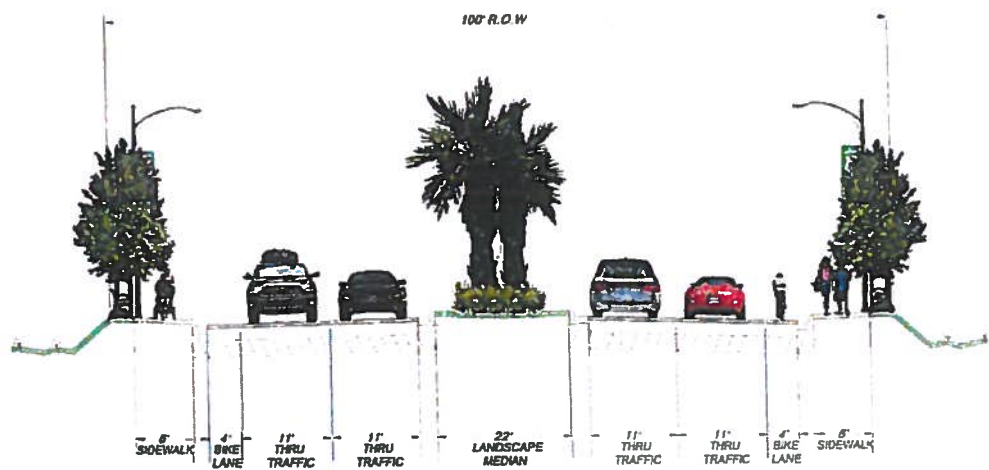
6. **The Front Beach Road Project Development & Environment (PD&E) Study** from the Middle Beach Road/North Thomas intersection to SR 79 which was initiated in fiscal year 2009 was completed in 2012. This Study was initiated to maintain eligibility for federal funding of Front Beach Road and transit improvements;



7. **The Powell Adams Road Redevelopment Project:** On February 23, 2012 the Council entered into a public-private partnership agreement with Wal-Mart Stores East, LP ("Wal-Mart") for the Powell Adams Road Segment 1 Redevelopment Project from Panama City Beach Parkway (US 98) to L C Hilton Jr. Drive. Wal-Mart proposed to front the entire cost of improvements and be reimbursed by the City the fees and costs incurred for the design, engineering, construction and installation of improvements, less the cost of the Wal-Mart specific offsite improvements and less the proportionate fair-share contribution for the Wal-Mart Development. The Council also authorized staff to begin the process for the right-of-way and pond site acquisition for the Project. The Final Design for the Powell Adams Road Segment 1 Redevelopment Project was completed on December 21, 2011. The Project was released for bid and awarded by Wal-Mart in March 2012. The construction phase of the Powell Adams Road Redevelopment Project began in April 2012 and was completed in 2013.



To maintain design continuity between segment 1 improvements and the remainder segment of the Powell Adams Road Redevelopment Project from L C Hilton Jr. Drive to Front Beach Road, on November 10, 2011, the City Council approved a Professional Services Agreement for the final design phase of the Powell Adams Road Redevelopment Project. The final design for the Powell Adams Road Segment 2 Redevelopment Project was completed on April 17, 2012;



**Powell Adams Road Typical Section**

8. **The CRA Intelligent Transportation (ITS) Projects:** On August 23, 2012, the City Council awarded an ITS construction contract for the following roadway segments:

- Front Beach Road
- South Thomas Drive
- North Thomas Drive

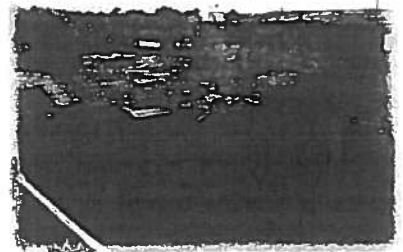
The projects' scope of work include running fiber optic cables along Front Beach Road from Hutchison Blvd to S. Thomas Drive, S. Thomas Drive from Front Beach Road to N. Thomas Drive and N. Thomas Drive from S. Thomas Drive to Joan Avenue. The projects also include installation of the ITS equipment (i.e. control boxes, poles, communication equipment, and CCTV) at Front Beach Road/S. Thomas Drive and N. Thomas Drive/S. Thomas Drive intersections. These ITS construction projects were completed in February 2013;

9. A 2013 TIGER 5 Grants Application in the amount of \$17 million for the Front Beach Road Segment 2 (South Thomas Drive to Richard Jackson Blvd) Reconstruction Project was submitted to the US Department of Transportation; however, no funds were awarded to the Project;

10. Coordinated approval of the CRA Work Plan through the Bay County Transportation Planning Organization (TPO) and integrated the Plan into the Long Range Transportation Plan, State Transportation Improvement Program (TIP) and Bay County TPO Transportation Improvement Program as a necessary step to qualify CRA projects for the state and federal funding;

11. Continued code enforcement activities for clearing and cleanup of blighted properties along Front Beach Road. The following is a list of cleanups of blighted areas conducted during fiscal year 2013:

- Pasta Grill: clean-up of trash and building rehab at 17840 Front Beach Road;
- Panama City, LLC: clean-up and grass cutting at 17851 Front Beach Road;
- Splashadon, LLC: clean-up of vacant lot and grass cutting 17851 Front Beach Road;
- Surfside Villas: clean-up of graffiti and trash at 17561 Front Beach Road;
- Cabana Cay Sale Office: clean-up of landscaping and trash at 17188 Front Beach Road;
- Nash York, LLC: clean-up and removal of garbage (Old Alan Jackson Property);



- Calypso Towers: vacant lot, clean-up and removal of construction debris at 15928 Front Beach Road;
- Emerald Beach Resort: clean-up and trash removal of vacant lot at 14701 Front Beach Road;
- Beach Club Motel property clean-up and initiate building removal at 10637, 10708 Front Beach Road;
- Eagle FL (old Fiesta Site): overgrowth and clean-up of trash 13626 Front Beach Road;
- Lakeshore Capital, LLC lot clean-up at 10637 Front Beach Road;
- Sana Property, LLC lot Clean-up at 17674 Front Beach Road;
- I & M Development, LLC. lot clean-up at 17653 Front Beach.



### **The Community Redevelopment Agency's Past Accomplishments:**

Since the inception of the program, intense planning and public involvement have resulted in a comprehensive plan for a series of innovative infrastructure projects that are transforming the community's roadways into a safe and efficient multi-modal system. The system includes roadway lanes dedicated specifically for transit vehicles connecting regional multi-modal centers as well as local public parking lots resulting in efficient mobility during even the most congested season. The multi-modal centers and transit system serve regional parking needs for commerce and beach access and, in conjunction with a revised transit-oriented land development code, create vitally needed opportunities for urban redevelopment throughout the community. All roadway infrastructure projects provide for sidewalks, bicycle lanes, landscape; streetscape and fiber optic communications to complement the transit system operations and relocate all aerial utilities underground for storm protection and beautification.



Activities previously authorized by the City Council and subsequently completed to advance the first, third and to a more limited degree the second, primary objectives include:

- (1) **Transit Development Study**  
Completed development of an operational model for multimodal improvements on Front Beach Road (the "Transit Operation Plan");
- (2) **Front Beach Road 30% Roadway and 60% Drainage Plans**

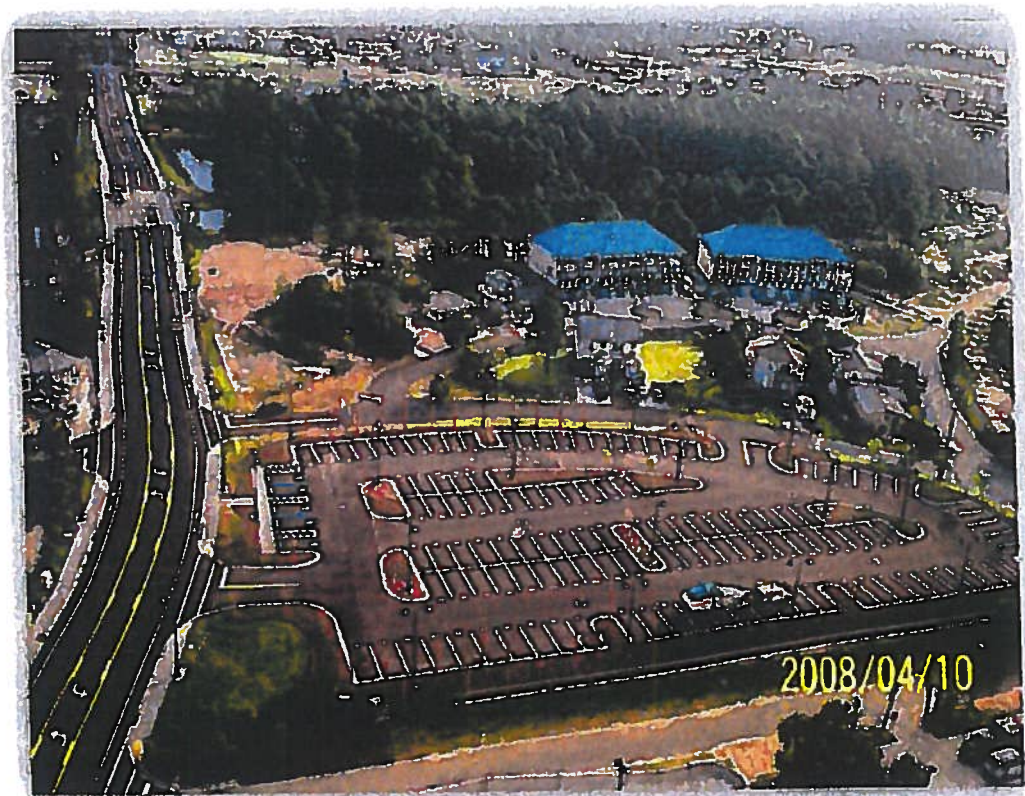
Completed development of preliminary roadway and drainage plans and a Corridor Study for Front Beach Road ("Front Beach Road Preliminary Design");

(3) **Design Guidelines Manual**

Completed development of a manual which establishes the CRA design standards and guidelines;

(4) **Churchwell Drive Redevelopment Project**

The design and reconstruction of Churchwell Drive and public parking lot was completed in 2007. The City integrated and coordinated CRA funding with Federal Bridge Replacement funding through Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT) and replaced the Churchwell Drive Bridge;



(5) **Purchase of Land for Eastern Multimodal Facility**

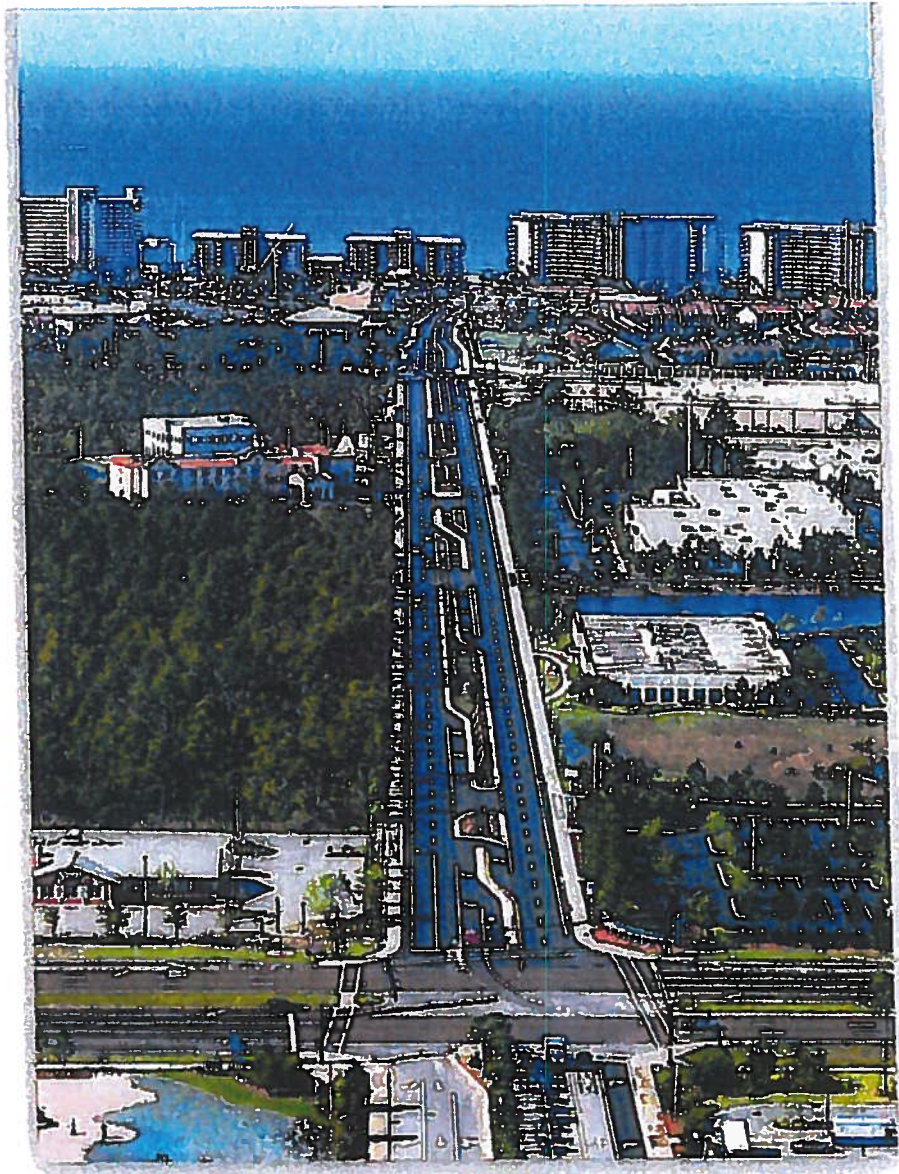
The City Council acquired a 3.8 acre parcel on North Thomas Drive for a future public parking/multimodal facility;

(6) **Purchase of Land for Alf Coleman Right-of-way Needs**

("Alf Coleman Preliminary Design") Completed 60% design of the Alf Coleman Road Redevelopment Project and acquired north stormwater pond site at Surfside Storage, acquired half of south stormwater pond site

at Grand Panama and acquired roadway right of way strips on north end of Alf Coleman Road.

- (7) **Richard Jackson Blvd Redevelopment Project**  
Completed design, right-of-way acquisition and reconstruction of Richard Jackson Blvd (formerly Beckrich Road Redevelopment Contract");



- (8) **Preliminary Design of Clara Avenue**  
Completed the preliminary design of Clara Avenue to identify anticipated right-of-way needs on this connector ("Clara Avenue Preliminary Design");
- (9) **90% Design of North Thomas Drive**  
Completed 90% design of the North Thomas Drive Redevelopment Project from Front Beach Road to Joan Avenue;

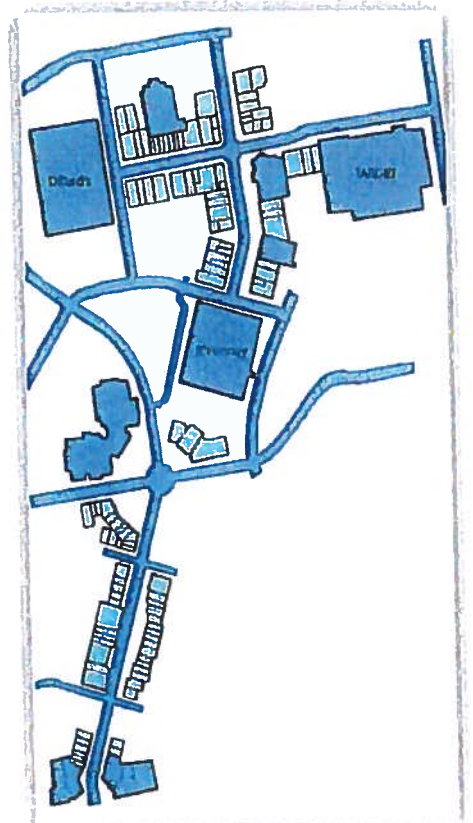
- (10) **Preliminary Design of Hills Road**  
Completed the preliminary design of Hills Road to identify anticipated right-of-way needs and developed associated legal descriptions on this connector. ("Hills Road Preliminary Design);
- (11) **Preliminary Design of Powell Adams Road**  
Completed the 30% design of Powell Adams Road Redevelopment Project and identified right-of-way and pond site needs for the project;
- (12) **TIF Bond Financing**  
Secured \$54.8 million bond financing;
- (13) **SR 79 TRIP Financing**  
Developed application and led effort to secure \$500,000 TRIP funding for SR 79 reevaluation and design phases of the SR 79 Reconstruction Project;
- (14) **Landscape Maintenance**  
Developed specifications, coordinated Contract award and managed landscape maintenance for improved projects;
- (15) **Parking Meters**  
Purchased parking meters for the CRA parking lots;
- (16) **Federal and State Transportation Plans**  
Coordinated approval of the CRA Work Program through the Bay County TPO and integrated the Plan into the Bay County LRTP, State TIP and Bay County TPO TIP as a necessary step to qualify CRA projects for State and Federal funding.

## **Pier Park Community Redevelopment Area**

In 2001, the City entered into an agreement with the Panama City Beach Community Redevelopment Agency, the Pier Park Community Development District (the "CDD") and the St. Joe Company ("St. Joe") titled the "Public Improvement Partnership Agreement" (the "PIPA"). This Agreement provides for the construction of improvements in the Pier Park Redevelopment Area and the transfer of properties between the parties to facilitate the development of this area.



Pier Park is serving as the premier shopping destination for the Panama City Beach and the entire Emerald Coast market. Pier Park is an approximately 1.1 million square foot open-air regional lifestyle center, bringing unique shopping, tourist attractions and dining to the Panama City Beach area. Located on Front Beach Road in the heart of Panama City Beach, Pier Park is ideally located to serve the area's growing residential community, and over 7 million tourists that visit each year. Pier Park has approximately 900,000 square foot retail, dining and entertainment complex located on 93 acres between Front Beach Road (at the City Pier) and US 98 (Panama City Parkway).





The CDD was authorized to issue debt to provide funds for public improvements constructed in the Pier Park Redevelopment Area. The City has pledged tax increment revenue collected within Pier Park to the CDD to be applied to the payment of interest and principal on the debt obligations.

**Fiscal Year 2013 Activities**

The most significant activity during fiscal year 2013 was construction of a new **Dave & Busters Sports Bar** in the Pier Park CRA. Some of the other minor improvements were painting existing park benches and trash receptacles, and adding sand to the beach ball area.



The CDD also continued its maintenance activities for the entire infrastructure within the Pier Park CRA, including but not limited to the roads, street lights, stormwater systems, stormwater retention ponds, the landscape areas throughout Pier Park and Aaron Bessant Park, and the City Pier restroom facilities and concession deck.



**Contact Information**

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# Financial Statements

March 31

# 2014

## Fiscal Year 2013 Financial Statements Front Beach Road & Pier Park Community Redevelopment Areas

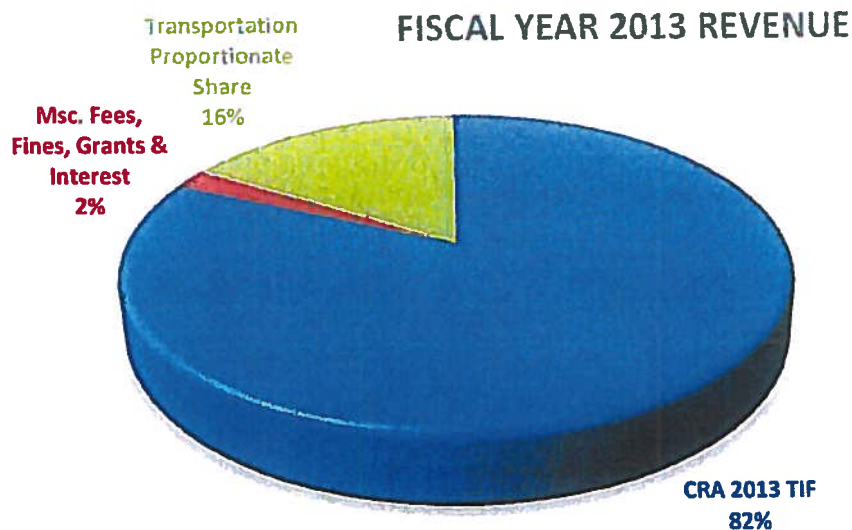


In order to provide the reader with as much information as possible with regard to the activities of both the Front Beach Road and Pier Park Community Redevelopment Areas, the attached financial statements report the combined activities of the Panama City Beach Community Redevelopment Agency (the "Agency") and the City of Panama City Beach CRA Special Revenue Fund. The Agency is a blended component unit of the City of Panama City Beach and as such, its activities are combined with the City's CRA Special Revenue Fund and reported as a major fund within the City's audited financial statements. Tax increment funds are received by the Agency from Bay County and other than interest earnings represent the Agency's sole source of revenue. The tax increment funds related to the Pier Park Community Redevelopment Area are transferred from the Agency to the Pier Park CDD. The tax increment funds related to the Front Beach Road Community Redevelopment Area are transferred to the City which restricts the use of such funds to the implementation of the Front Beach Road Community Redevelopment Plan.

## Front Beach Road CRA Financial Statement

The CRA receives its revenue through Tax Increment Funds (TIF). The TIF funds vary based on the increased property values from the 2002 base year. Total TIF revenue received by the CRA since creation of the Front Beach Road CRA is listed below:

Fiscal Year 2003- 2013 TIF Revenue	
2003	\$923154
2004	\$1,848,987
2005	\$2,494,974
2006	\$6,940,002
2007	\$9,234,244
2008	\$8,522,456
2009	\$10,019,940
2010	\$8,246,840
2011	\$7,263,322
2012	\$6,396,059
2013	\$5,719,481
<b>Total</b>	<b>\$67,609,459</b>

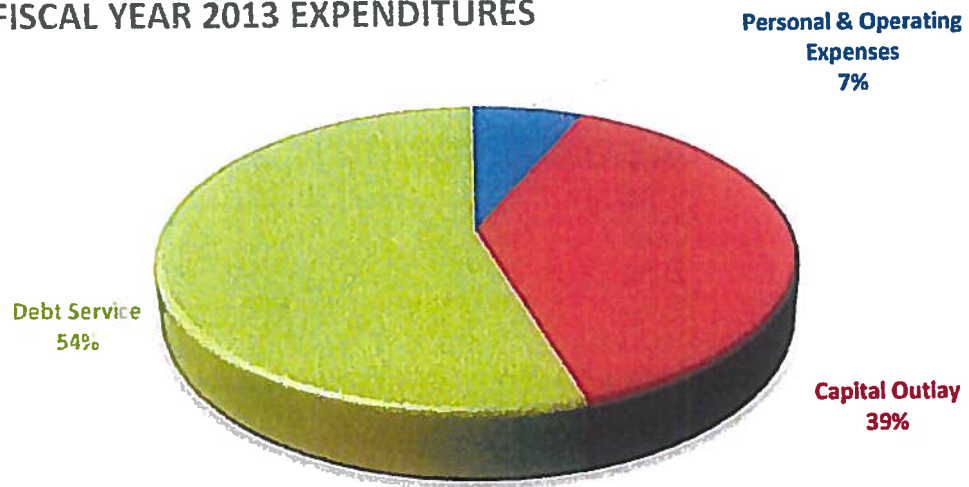


The CRA actual revenue in fiscal year 2013 totaled \$6,986,844. The CRA also receives monies from federal grants, public parking, proportionate share payments, interest and code enforcement fines. The CRA issued Capital Improvement Revenue Bonds, Series 2006, in the amount of \$54,835,000. Debt service payments are approximately \$3.8 million per year. As of September 30, 2013, all of the Bond proceeds have been expended primarily for new road reconstruction and right-of-way acquisition. Past bond proceeds have been expended as of the fiscal year ending September 30, 2013. TIF

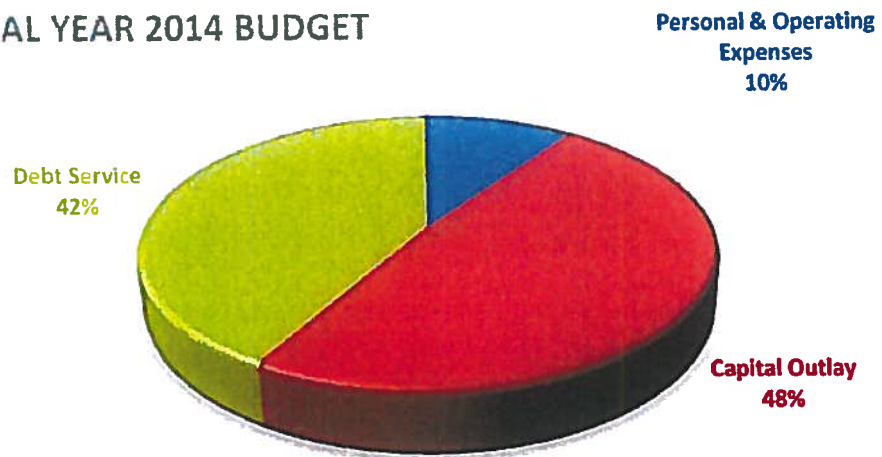
and grant funds will need to be accrued in order to build the next round of projects. The CRA is currently pursuing grant and other funding opportunities.

The Front Beach Road CRA Fiscal Year 2013 Expenditures and Fiscal Year 2014 Budget are shown below:

### FISCAL YEAR 2013 EXPENDITURES

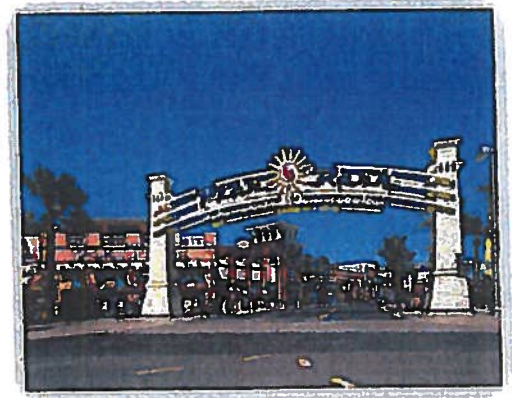


### FISCAL YEAR 2014 BUDGET



## **Pier Park CRA Financial Statement**

For the year ended September 30, 2013, tax increment funds remitted by the County to the City for the Pier Park CRA were in the amount of \$340,509. These funds were subsequently paid to the CDD by the City. Additionally, the City has irrevocably pledged the business tax receipts collected within Pier Park to the CDD to be applied (after deduction of certain amounts for public safety services) to certain CDD costs and obligations, including the payment of interest and principal on the debt obligations, in a priority specifically detailed in the PIPA. Business tax receipts and related penalties for late payments collected in the fiscal year ended September 30, 2013 were in the amount of \$2,030,059.



A portion of the business tax receipts collected within the Pier Park Community Redevelopment Area is retained by the City for the provision of public safety services within the Pier Park CRA. The amount retained by the City is determined under the terms of the PIPA and is calculated in the fiscal year following collection. The City has recorded a liability as of September 30, 2013 in the amount of \$2,030,059 which represents 2013 collections. 2012 collections due to the CDD were paid on September 24, 2013 in the amount of \$1,647,337.

See attached **Exhibit A** for a copy of the Community Redevelopment Fund Balance Sheet at September 30, 2013 and the Statement of Revenue, Expenditures and Changes in Fund Balance for the year ended September 30, 2013.

## Exhibit A

City of Panama City Beach, Florida  
Balance Sheet  
Community Redevelopment Fund  
September 30, 2013

	Community Redevelopment Fund
<b>Assets</b>	
Cash and cash equivalents	\$ 252,622
Accounts receivable	400
Prepaid expenses	5,211
Cash and cash equivalents - restricted	15,390,481
Due from other funds - restricted	27
Due from other governments - restricted	16,755
Grants receivable - restricted	23,355
Accrued interest receivable - restricted	156
<b>Total assets</b>	<b>\$ 15,689,007</b>
<b>Liabilities and fund balance</b>	
<b>Liabilities</b>	
Accounts payable	\$ 680,214
Due to other governments	16,993
Due to other funds	723
Accrued expenses	2,261
Deferred revenue	500
<b>Total liabilities</b>	<b>700,691</b>
<b>Fund balance</b>	
Nonspendable	5,211
Restricted	14,731,121
Committed	-
Assigned	251,984
<b>Total fund balance</b>	<b>14,988,316</b>
<b>Total liabilities and fund balance</b>	<b>\$ 15,689,007</b>

City of Panama City Beach, Florida  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Community Redevelopment Fund  
Year Ended September 30, 2013

	Community Redevelopment Fund
<hr/>	
<b>Revenues</b>	
Tax increment funds	
Front Beach Road	\$ 5,719,481
Pier Park	340,509
Municipal services impact fees	1,128,476
Fines and forfeitures	3,791
Grants	47,783
Interest	17,067
Other fees and miscellaneous	70,246
<hr/>	
Total revenues	7,327,353
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<b>Expenditures</b>	
Current	
General government	
Front Beach Road	97,433
Pier Park	340,606
Highways and streets	360,649
Debt service	
Principal	1,540,000
Interest and fiscal charges	2,221,975
Capital outlay	
Highways and streets	2,679,439
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Total expenditures	7,240,102
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Excess of revenues over expenditures	87,251
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Net change in fund balance	87,251
<hr/>	
Fund balance - beginning	14,901,065
<hr/>	
Fund balance - ending	\$ 14,988,316
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