Panama City Beach Community Redevelopment Agency

ON THE MOVE IN PCB...
Program Goals, Activities and Accomplishments

I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

III. Connector Road Redevelopment

IV. Other Projects in the Plan

V. Program Financing
Near Term Goals

– Award Construction Contract for South Thomas Drive/FBR Segment 1 project
– Continue final design and right of way acquisition for Front Beach Road Segment 2 project
– Continue PD&E (NEPA) Study for FBR
– Negotiate FBR ownership transition agreement with FDOT
– Initiate NEPA Study for Transit Elements
– Initiate design for “next” segment
South Thomas Drive and FBR Segment 1 (PBS&J Task 9)

– Construction Documents and Permitting complete

– Right of Way acquisition
  • All necessary Orders of Taking in hand
  • Valuation/compensation phase will continue for some time

– Anticipate Bid Opening next week

– Construction time begins September 7, 2009
I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

- Front Beach Road Segment 2 Design (PBS&J Task 16) Ongoing
I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

- Front Beach Road Segment 2 Design (PBS&J Task 16) Ongoing
  - Phase III (90%) Design Complete
  - Proceeding with:
    - Utility Design
    - Right of Way – Legal Descriptions
    - Stormwater Permitting
  - Remaining Right of Way Appraisals to begin soon
  - Recommend proceeding with R/W acquisition
I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

- NEPA approval for Front Beach Road transit and parking elements??
- Begin Design for “next” segment of FBR
I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

Prior Accomplishments

• FBR 30% Roadway 60% Drainage Plans (PBS&J, Task 3)
  – Corridor Study Report approved by FDOT February 2009
• FBR Streetscape Design Guidelines Manual
  – Completed in July 2006, Revised as needed
• Transit Operation Plan
  – Completed December 2007
  – Incorporated by Bay TPO, LRTP
• Eastern Multi-Modal Center Site
  – Purchased, Cleared and Fenced
• Churchwell Beach Parking Lot Constructed
  – Completed Spring 2008
• PARCS for R. Jackson Blvd. Beach Parking Lot
II. Connector Road Redevelopment

Near Term Goals and Current Activities

– Finalize Richard Jackson Boulevard construction
– Continue SR 79 PD&E re-evaluation and Design Contract
– Continue R/W coordination and acquisition activities for Alf Coleman Road project
– Execute Churchwell Drive and Richard Jackson Boulevard Landscape Maintenance Contract
Richard Jackson Blvd. Construction

- Construction Contract $10,312,132
- Executed Contract Change Orders – 26
- Construction Substantially Complete Pending:
  - Stormwater pipe deficiency corrections
  - Stormwater pond certification
SR 79 PD&E Re-evaluation and Design

- PD&E Re-evaluation underway
- Traffic Study ongoing
- Developing geometric design and access management plan
- Need to coordinate intersection design at FBR
Alf Coleman Road - Right of Way

**Acquired**
- Surfside Storage - Acquired
- St. Joe - Acquired
- Grand Panama - Acquired
- Lowes – Pending Acquisition

**Under Negotiation**
- Miracles Resort (Roadway)
- Miracles Resort (Pond)

**Pending**
- Church of Christ
- Shipwreck Island
- Miracles Strip Partners
- Shipwreck Island
- Stone Harbor Partners
- Park Place Partners
- Alvin’s Island
Churchwell Drive and R. Jackson Blvd. Maintenance Contract

• Developed Scope and advertised in April 2009
• 4 bids received
• Tidewater Landscape Management Inc. is low Bidder
• Contract approval today!
II. Connector Road Redevelopment - Accomplishments

- Churchwell Drive Opened to Traffic April 2008
- Alf Coleman Road preliminary design complete
  - Identified all required Right of Way
  - Developed Legal Descriptions
- Hills Road and Powell Adams Road
  - Completed preliminary design
  - Identified all required Right of Way
  - Developed Legal Descriptions
- Clara Road
  - Completed preliminary design
- Secured $1,000,000 TRIP grant from FDOT for SR 79
  - Additional TRIP funding request queued up
III. Other Projects in the Plan

- North Thomas Drive Pre-Final Design (PBS&J Task 7) Ongoing
  - Design and Permitting being coordinated with South Thomas Project
  - Right of Way needs have been identified
    - Two Pond Sites Appraised
IV. Program Financing

Long Term Goal
- Develop CRA infrastructure operations and maintenance funding mechanism
- Develop private funds leveraging opportunities
- Develop State and Federal funding participation opportunities

Short Term Goal
- Proactively Seek Federal Grant opportunities as a part of an Economic Stimulus Package
- Secure a line of credit for near term capital project award
- Continue coordination with TPO staff, FDOT, FTA and FHWA to investigate alternate infrastructure and transit operations financing opportunities
## Estimated Quarterly Cash Flow Analysis
for Duration of S. Thomas/FBR 1 Construction Project
(present through September 2011)

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>FY Qtr.</th>
<th>Available Cash Carry-Forward (1)</th>
<th>TIF Revenue</th>
<th>Est. S. Thomas/FBR 1 Construction Cost</th>
<th>Bond Sinking Fund</th>
<th>Continuing Expenses (2)</th>
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1. **Available Cash Carry-Forward**: Available cash now of $16.8 Million minus the following contractual obligations:
   - Proportionate Share Revenue (Reserved for specific roadways): 318,835
   - Gulf Power (FBR1/SThomas): 3,000,000
   - SR 79 PD&E and Design: 500,000
   - NEPA for Front Beach Road: 330,000
   - Miracles Pond Site (for All Coleman Road): 2,180,000
   - S. Thomas/FBR 1 ROW Reserve: 2,000,000
   - Beckrich Construction Contract: 1,039,755
   - Beckrich Construction Contingency: 200,000
   - PARCS: 33,826
   - Fiesta Demolition: 450,000

   **Total**: 10,100,000

2. **Continuing Expenses**: Includes ongoing costs for city staff, legal fees and program management in addition to miscellaneous planning and design work not included as specific obligations.
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for Duration of S. Thomas/FBR 1 Construction Project
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   - Beckrich Construction Contract $1,039,755
   - Beckrich Construction Contingency $260,000
   - PARCS $33,826
   - Fiesta Demolition $450,000
   - **Total** $10,100,000

2. **Continuing Expenses**: Includes ongoing costs for city staff, legal fees and program management in addition to miscellaneous planning and design work not included as specific obligations.

3. **Estimated cost for remaining ROW acquisition for the Front Beach Road Segment 2 project is $5M.**
“The best way to predict the future is to create it!”

By Peter F. Drucker