

RESOLUTION NO. 16-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AND EX OFFICIO AS THE GOVERNING BODY OF THE PANAMA CITY BEACH COMMUNITY REDEVELOPMENT AGENCY, RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE FRONT BEACH ROAD REDEVELOPMENT AREA; PROVIDING FOR FINDINGS; AUTHORIZING AND DIRECTING THE EXECUTION OF A NEAR TERM WORK PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 7, 2016, the City Council acting in its capacity as the Panama City Beach Community Redevelopment Agency held a public workshop for the purpose of reviewing the current and proposed budgets for the Front Beach Road Community Redevelopment Agency, and to discuss and develop a consensus relating to the use and expenditure of currently available Front Beach Road Community Redevelopment Trust Fund monies; and

WHEREAS, by this resolution this City Council desires to articulate and memorialize its consensus and policy direction.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AND EX OFFICIO AS THE GOVERNING BODY OF THE PANAMA CITY BEACH COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

SECTION 1. AUTHORITY. Pursuant to Article VIII, Section 29(b) of the Florida Constitution, and Sections 166.021 and 166.041, Florida Statutes, the City of Panama City Beach (the "City") has all powers of local self-government to perform municipal functions and render municipal services except when prohibited by law. Pursuant to Section 163.358, Florida Statutes, the City, acting

ex officio as the Panama City Beach Community Redevelopment Agency (the "Agency"), has all the powers necessary or convenient to carry out and effectuate the purposes and provision of Part III of Chapter 163, Florida Statutes (the "Community Redevelopment Act").

SECTION 2. FINDINGS. It is ascertained, determined and declared as follows:

(A) The Front Beach Road Community 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 and equitable funding and

financing to properly implement the Plan and its several projects, utilizing tax increment revenues, non-ad valorem assessment revenue, bonds, other public instruments, grants, public/private partnerships and other sources of funding.

(B) Activities previously authorized by the City Council in accordance with the last Work Plan adopted by Resolution 14-104 on September 25, 2014, and subsequently completed to advance the first, and third and to more limited degree the second, primary objectives include:

- (1) Front Beach Road Segment 2. Completed revision and preparation of final design documents and construction plans for multi-laning, multimodal, storm drainage and aesthetic improvements for a portion of Front Beach Road Segment 2. Negotiated preconstruction and transfer agreement with DOT for permitting and transfer of Road Segment 2. Acquired outstanding temporary construction easements and right of way. Reviewed updated costs of undergrounding electrical facilities. (Resolutions 15-17, 15-19, 15-20, 15-21, 15-34, 15-38, 15-44, 16-04, 16-08, 16-99)
- (2) Front Beach Road Segment 3 and Hwy 79. Provided right-of-way needs assessment on Front Beach Road Segment 3 and Highway 79 project and provide efforts to obtain right-of-way.
- (3) Front Beach Road Segment 1. Negotiated transfer agreement with DOT. (Resolution 16-70)
- (4) Coordinated with future developments for CRA right-of-way partnerships.
- (5) Managed CRA landscape maintenance contract for Churchwell Drive, Richard Jackson Boulevard, Powell Adams Segment 1, South Thomas Drive and Front Beach Road Segment 1.
- (6) Developed and advertised RFQ for the financial modeling of Front Beach Road CRA with Operations and Maintenance costs including:
 - Future Capital Costs
 - Future Maintenance Costs
 - Future Funding

- (7) Blighted properties. Supported identification and cleanup of blighted properties within CRA. Developed, adopted and implemented nuisance abatement assessment program specific to the CRA to recoup costs for abatement activities. (Resolutions 15-15, 15-40, 15-47, 15-120, 15-121)
 - (8) Considered beach parking opportunities to compliment beach access points to include public/private parking partnerships.
 - (9) Authorized issuance of Capital Improvement Refunding Revenue Bond, Series 2015, to refund and refinancing 2006 bond issue for the Front Beach Road Project, which resulted in \$4,358,725 of net present value debt service savings. Continued 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. (Resolutions 15-68, 15-69, 15-70)
 - (10) Continued exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships. Submitted TRIP application for Front Beach Road Segment 4.3. TIGER Grant application for segment 2. (Resolution 15-62, 15-95)
 - (11) 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.
- (C) The City Council, and ex officio as the governing body of the Panama City Beach Community Redevelopment Agency, at its budget workshop on July 7, 2016, considered the long term primary objectives of the Front Beach Road Redevelopment Plan, the currently authorized activities, the funds available and the uncertainty of future financing, and hereby re-confirms its direction and support for the long term and short term goals stated above and its previous authorizations for those activities intended to achieve those goals.

- (F) The July 7, 2016, workshop provided the City Council and public the opportunity to discuss and prioritize the activities and projects to be authorized and undertaken with current funds available and unencumbered for the remaining 2016 fiscal year and through fiscal year 2017.

SECTION 3. DIRECTION AND AUTHORITY TO EXECUTE A NEAR TERM WORK PLAN.

- (A) The City Manager and staff under his direction, including the Program Manager and City sub-consultants, are hereby directed and authorized to budget or encumber, subject to final approval by the City Council, the available and unencumbered funds for fiscal years 2016 and 2017 necessary to undertake or carry out the following activities to advance the first, and third and to more limited degree the second primary CRA objectives, referred to as the "Near Term Work Plan:"

- (1) Bid and manage Front Beach Road Segment 2 project.
- (2) Continue right-of-way needs assessment on Front Beach Road Segment 3 and Highway 79 project and provide efforts to obtain right-of-way.
- (3) Coordinate with future developments for CRA right-of-way partnerships.
- (4) Manage CRA landscape maintenance contract.
- (5) Evaluation, negotiate and award contract for the financial modeling of Front Beach Road CRA with Operations and Maintenance costs including:
 - Future Capital Costs
 - Future Maintenance Costs
 - Future Funding

- (6) Continue support of removal of blighted properties within CRA.
 - (7) Increase parking rates at City parking lots. Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
 - (8) Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.
 - (9) 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.
- (B) If current funds on hand shall appear insufficient to complete the Near Term Work Plan, the City Council reserves the duty to resolve conflicting priorities.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 11th of August, 2016.

**CITY COUNCIL OF PANAMA CITY BEACH,
FLORIDA, AND EX OFFICIO AS THE
GOVERNING BODY OF THE PANAMA CITY
BEACH COMMUNITY REDEVELOPMENT
AGENCY**



Mayor, and Ex Officio as Chair of the Agency

ATTEST:



City Clerk, and Ex Officio as
Clerk to the Agency