

Panama City Beach Community Redevelopment Agency

ON THE MOVE IN PCB...



Workshop Agenda

**Update of CRA Goals, Activities
and Accomplishments**

Program Finances

**Work-Plan Options and
Recommendations**

Program Goals, Activities and Accomplishments

- 
- I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements**
 - II. Connector Road Redevelopment**
 - III. Other Projects in the Plan**

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

Long Term Goals

- Provide for safe and convenient multi-modal mobility along the beachfront roadways
- Provide streetscaping and landscaping improvements and undergrounding of aerial utilities
- Provide for improved parking particularly for beach access

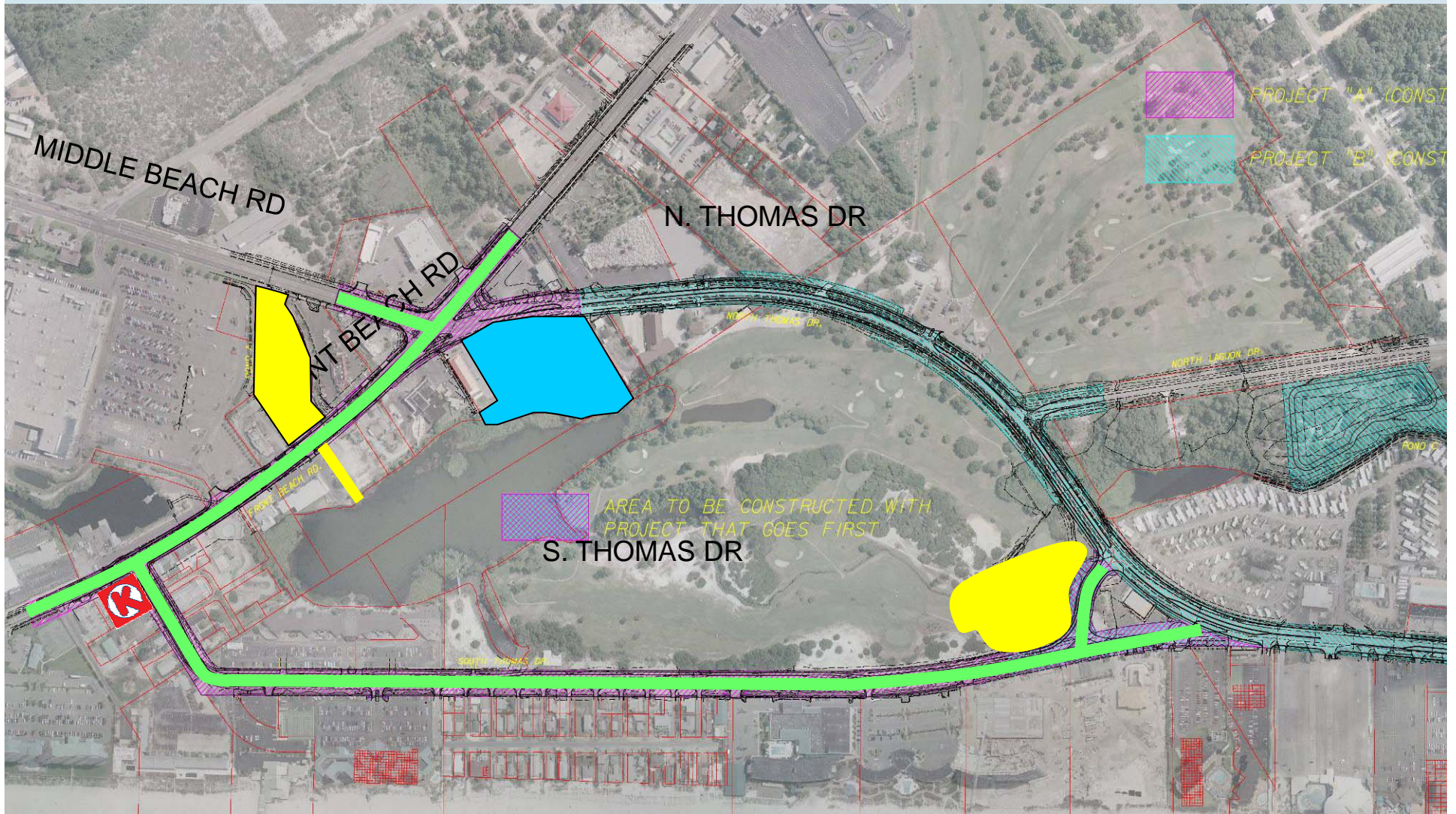
I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

Near Term Goals

- **Continue Construction on South Thomas Drive/FBR Segment 1 project**
- **Continue final design for Front Beach Road Segment 2 project**
- **Complete PD&E (NEPA) Study for FBR**
- **Continue to negotiate maintenance/transfer agreement with FDOT**
- **Begin Design on a portion of FBR Segment 3 as a needed part of the SR 79 Final Design**

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

South Thomas Drive – FBR Segment 1



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

South Thomas Drive and FBR Segment 1

- Contract Amount - \$11,313,787
- Construction Start – 8 September 2009
- Contract Completion – 13 November 2011
- Contract Change Orders – 15 to Date @ \$197,835
- Construction on schedule with 44 additional days of contract time
- Contractor performance good considering extremely difficult underground work





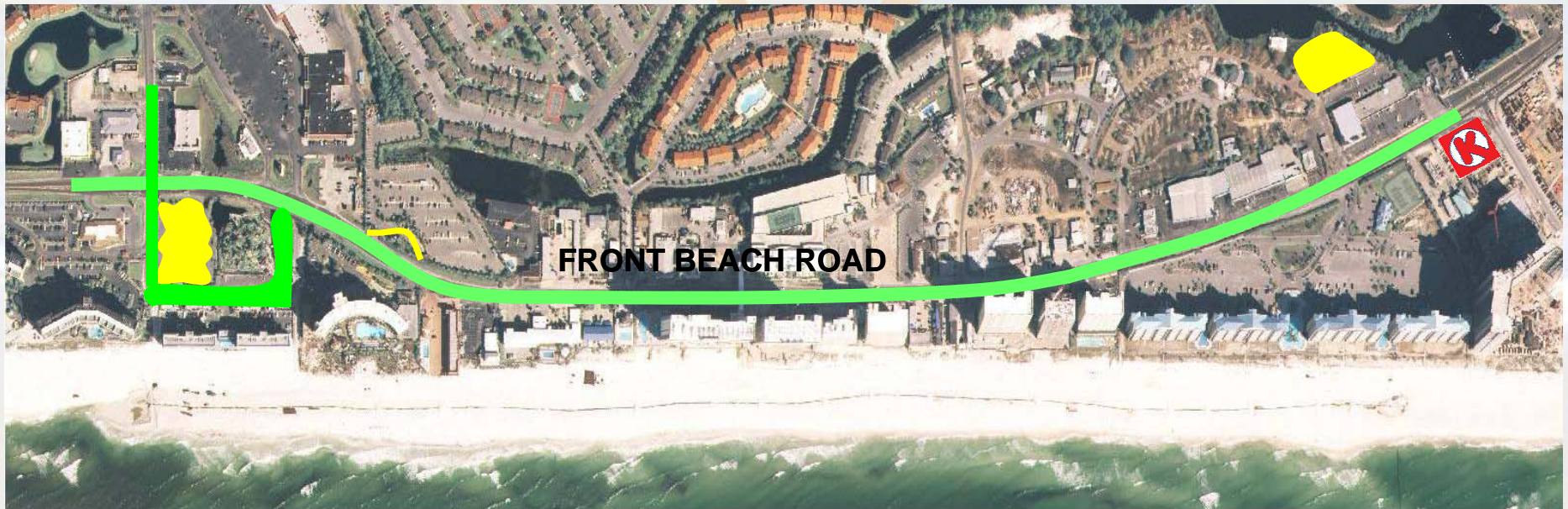


10/23/2009



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)

- Phase IV Design Complete (100% Plans)
 - Stormwater and Environmental Permits in hand
 - Lighting w/in Coastal Control Line
- Underway with:
 - Utility Design and Coordination
- Anticipate plans to be finalized this Fall
 - Deliver complete plans package, permits and right-of-way requirements

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

FBR Segment 2 - Right of Way Status

- Pond Parcels
 - East Pond Site – Acquired
 - West Pond Site – Offer made
- Roadway Parcels – 8 required
 - Legal Descriptions Complete
 - Appraisals Complete
- Utility Easement – 1 required
 - Legal Description Complete
 - Appraisal Complete
- Temporary Construction Easements – 18 required
 - Legal Descriptions Complete
 - Most Appraisals Complete

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

Front Beach Road PD&E Study (PBS&J Task 19)

- Class of Action Document (Cat. Ex. Type 2) approved in March
- Engineering and Environmental Documents in final review at FDOT
- Approved for public hearing date:
 - Tuesday July 20th at 6:00 pm
 - Senior Center on Lyndell Lane
 - Notification, meeting format, public comment period
- Final Docs to FHWA for approval

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

Form-Based Code

- Planning Works preparing code revisions
- Draft Code in July
- Workshops in early August

RURAL



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

FDOT Maintenance / Transfer Agreement

- Ongoing process for the last several years
- FDOT presented revised Draft Agreement at May 13 meeting
 - Design Variation
 - Maintenance Details and \$\$
 - Jurisdiction

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

Prior Accomplishments

- FBR 30% Roadway 60% Drainage Plans (PBS&J, Task 3)
- FBR Corridor Study - approved by FDOT February 2009
- FBR Streetscape Design Guidelines Manual
 - Completed in July 2006, Revised as needed
- Transit Operation Plan
 - Incorporated by Bay TPO LRTP, STIP and TIP
- Eastern Multi-Modal Center Site
 - Purchased, cleared, fenced, leased and improved
- Churchwell Beach Parking Lot constructed in 2008
- PARCS for R. Jackson Blvd. Beach Parking Lot

Program Goals, Activities and Accomplishments

- 
- I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements**
 - II. Connector Road Redevelopment**
 - III. Other Projects in the Plan**

II. Connector Road Redevelopment

Long Term Goals

Make capacity and aesthetic improvements to all primary connector roads necessary to support the Redevelopment Plan

Short Term Goals and Current Activities

- Complete Pond acquisition for Alf Coleman Road project
- Continue SR 79 PD&E re-evaluation
- Negotiate and execute SR 79 Final Design Contract
- Continue on-going landscape maintenance activities

II. Connector Road Redevelopment

Alf Coleman Road - Right of Way

Acquired

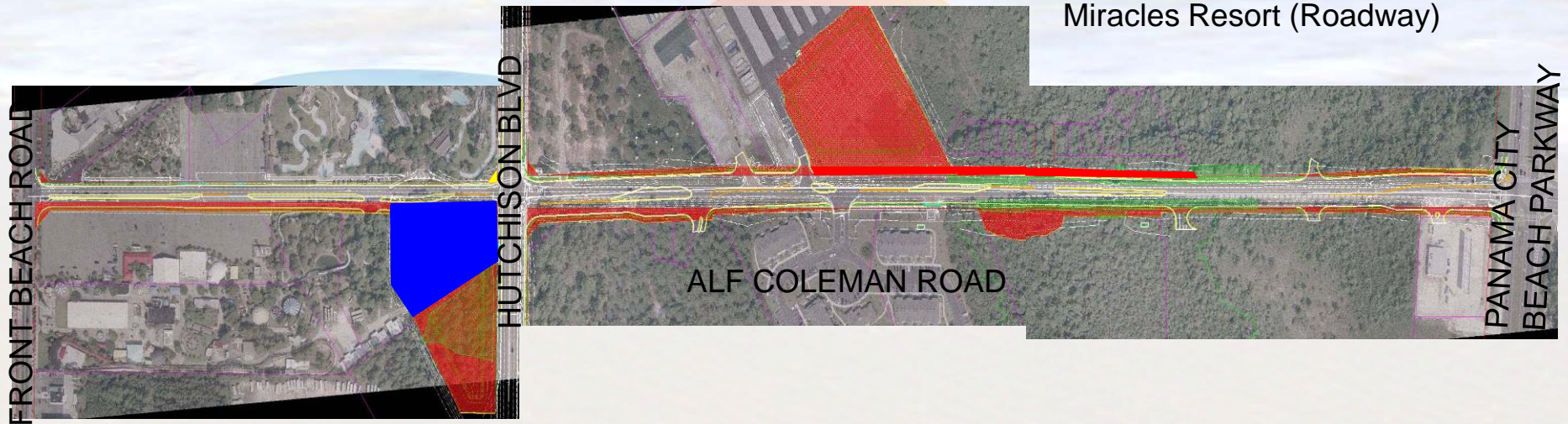
Surfside Storage
St. Joe
Grand Panama
Lowe's

In Negotiation

Miracles Resort (Pond)

Pending

Church of Christ
Shipwreck Island
Miracles Strip Partners
Shipwreck Island
Stone Harbor Partners
Park Place Partners
Alvin's Island
Miracles Resort (Roadway)



II. Connector Road Redevelopment

SR 79 PD&E Re-evaluation and Design (PBS&J, Task 18)



II. Connector Road Redevelopment

SR 79 PD&E Re-evaluation and Design

- PBS&J Task 18 for NEPA Re-Evaluation and Preliminary Design
- Update of NEPA Document required by FDOT
- FBR Intersection Analysis approved in October 2009

II. Connector Road Redevelopment

FBR Intersection Analysis



PBSI

ALT. 1A: "T" INTERSECTION W/ POND (TREATMENT ONLY)

FIGURE
NO.
14

II. Connector Road Redevelopment

SR 79 PD&E Re-evaluation and Design

- PBS&J Task 18 for NEPA Re-Evaluation and Preliminary Design
- Update of NEPA Document required by FDOT
- FBR Intersection Analysis approved in October 2009
- Engineering and Environmental Documents in review at FDOT (submitted in April)
- Address any FDOT comments then schedule Public Meeting

II. Connector Road Redevelopment

SR 79 Final Design

- Negotiate new task for Final Design
- Lullwater Outfall
- Include Final Design for FBR from Lullwater Lake Outfall to SR 79
- TRIP Grant \$1,000,000
 - Task 18 - \$627,104

II. Connector Road Redevelopment



EXISTING DRAINAGE BASINS

FIGURE NO. 11

II. Connector Road Redevelopment

SR 79 Final Design

- Negotiate new task for Final Design
- Lullwater Outfall
- Include Final Design for FBR from Lullwater Lake Outfall to SR 79
- TRIP Grant \$1,000,000
 - Task 18 - \$627,104
- Recommend proceed with Final Design for SR 79 and segment of FBR from SR 79 to Lullwater Lake

II. Connector Road Redevelopment - Accomplishments

- Churchwell Drive - Completed 2008
- Richard Jackson Blvd. - Completed 2009
- Alf Coleman Road preliminary design complete
 - Identified all required Right of Way
 - One Pond and ½ of 2nd Pond acquired
 - Developed Legal Descriptions for all parcels
- Hills Road and Powell Adams Road
 - Completed preliminary design
 - Identified all required Right of Way w/ Legal Descriptions
- Clara Road - Completed preliminary design
- Secured \$1,000,000 TRIP grant from FDOT for SR 79
 - Additional TRIP funding request queued up
- Executed/renewed Maintenance Contract for Churchwell and RJB

Program Goals, Activities and Accomplishments

- 
- I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements**
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III. Other Projects in the Plan

- North Thomas Drive Design (PBS&J Task 7)
Substantially Completed
 - Right of Way needs identified
 - Two Pond Sites Appraised
- Beach Parking opportunities
 - Parking Meters for Churchwell Lot
- Funding Code Enforcement to eliminate blight
- Financing Blight removal Projects
 - Fiesta Demolition
- Western Multi-Modal Center (City Hall)
Masterplanning

Workshop Agenda

**Update of CRA Goals, Activities
and Accomplishments**

Program Finances

**Work-Plan Options and
Recommendations**

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
 - Tiger Grant – July 16th
- Continue coordination with TPO staff, District and State FDOT and FHWA officials to seek roadway construction funding
- Continue lobbying for State and Federal Transit Funding Assistance

Program Financing

1 of 2

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
2 TIF (already allocated) and other source funds to insure we do not overspend.																		
3 COMMUNITY REDEVELOPMENT AGENCY FUNDS MANAGEMENT SYSTEM - FISCAL YEAR 2010 (OCT 2009 - APR 2010 ACTUALS, MAY - SEP 2010 PROJECTIONS)																		
4	REVENUE	Information Only	2010 OBLIGATIONS	Prior yrs	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Adjustment	Totals
5	BEGINNING CASH				19,397,795.24													
6	INTEREST INCOME				1,497.06	676.84	620.31	635.05	579.51	634.95	236,427.91	600.00	600.00	600.00	600.00	600.00		244,071.63
7	TIF (Received from County)							10.84	9.74	2,062,991.87	2,062,991.87	810.31	2,077,536.75	20.00	20.00	2,077,536.75		8,281,057.24
8	PROPORTIONATE SHARE INTEREST				20.99	10.73	10.65	10.65	9.74	11.42	810.31	20.00	20.00	20.00	20.00	20.00		963.87
9	PARKING METERS				1,590.94	440.60	57.40	333.40	343.64	2,243.30	1,936.98	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00		16,946.26
10	FDOT TRIP REIMBURSEMENT SR 79				25,494.45			19,564.48				19,564.48	19,564.48	18,156.93				82,780.34
11	CODE ENFORCEMENT FINES				4,029.26			500.00			651.00							
12	TOTAL				19,439,427.93	1,128.17	688.36	2,084,034.84	932.89	2,065,881.54	239,826.20	2,620.00	2,999,721.23	20,776.93	2,620.00	2,080,156.75		28,028,814.84
13	PREVIOUS MONTH: REMAINING CRA FUNDS					15,619,120.74	11,884,812.54	11,290,281.08	12,703,971.69	11,211,665.65	12,525,811.04	11,265,954.76	10,544,064.00	11,659,537.83	8,107,889.48	7,569,382.49		
14	OBLIGATIONS / EXPENDITURES																	SUM COL. E TO Q
15	BOND SINKING FUND					2,600,000.00					1,159,300.00							3,759,300.00
16	PROPORTIONATE SHARE PAYMENTS		265,005.60															0.00
17	AGREEMENTS																	0.00
18	GULF POWER																	0.00
19	Thomas Drive / Front Beach Road Segment 1		93,534.40											2,975,614.00				2,975,614.00
20	Front Beach Road Segment 2						2,416.00											2,416.00
21	DRMP																	0.00
22	TASK 2 Program Management				43,739.39	56,393.83	43,483.60	44,314.74	45,426.04	50,034.01	46,155.76	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00		569,547.37
23	TASK 6 Concurrency Management System				1,652.40	365.00	2,470.85	965.00		2,100.00	900.00	2,000.00	1,000.00	2,000.00	1,000.00	2,000.00		16,453.25
24	PBS&J																	0.00
25	Task 2 Beckrich				9,806.21	9,997.51			2,136.00									21,939.72
26	Task 3 Front Beach Prelim																	0.00
27	Task 5 Alf Coleman																	0.00
28	Task 7 North Thomas																	0.00
29	Task 9 South Thomas				30,876.00	16,787.50			10,913.00			5,000.00	5,000.00	5,000.00	3,000.00			76,576.50
30	Task 9A FBR-1/ S. Thomas Construction Engineering	81,543.00										15,000.00	12,000.00	12,000.00	12,000.00	12,000.00		128,456.91
31	Task 11 Hills								38,956.41			3,000.00						3,000.00
32	Task 12 Powell Adams																	0.00
33	Task 16 FBR Segment 2 Final Design	179,089.00			20,427.03	36,000.02		67,475.66	18,804.59	36,318.46	7,699.87	20,000.00	20,000.00	6,000.00	5,000.00	5,000.00		242,725.63
34	Task 18 SR 79	199,932.00			18,709.68	20,419.27		24,700.46	20,055.67	16,194.71	18,713.78	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00		218,793.57
35	Task 19 FBR PD&E				31,970.26	28,422.23	18,393.53	19,612.24	6,814.97		24,120.05	17,677.00	17,677.00	17,677.00	17,677.00			200,041.28
36	Task 20 Fiesta Demo Permit Coordination								6,847.17	4,117.50	1,725.00							12,689.67
37	NHI																	0.00
38	City Campus Master Plan							6,812.50	5,722.81	6,102.50	11,326.87	1,902.36	4,428.40					36,295.44
39	Project 2615.1 FBR Consultation Misc.					3,227.50		668.50	4,320.00	328.25	351.25	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00		13,895.50
40	Form Based Code Support (paid hourly as staff extension)					13,996.59	5,174.75	613.75	760.00	9,362.75	1,423.75							31,351.59
41	APPRAISAL SERVICES																	0.00
42	CHANDLER																	0.00
43	RME/Surfside					4,950.00												4,950.00
44	ALF COLEMAN						5,750.00											5,750.00
45	Front Beach Road Segment 1							911.25	15,772.50	2,812.50	1,822.50							21,318.75
46	Front Beach Road Segment 2				11,500.00	1,870.00		2,130.00	10,700.00		22,400.00	10,000.00						58,600.00
47	BRANTLEY																	0.00
48	S. Thomas/Front Beach Road Segment 1				1,230.00			8,540.00	3,070.00									12,840.00
49	DEAL CONSULTING		15,000.00			7,300.00		5,500.00	1,750.00	5,400.00								19,950.00
50	LEGAL, PLANNING, FUNDING SERVICES											3,470.35						3,470.35
51	ADCRNO				2,150.00	2,700.00		2,200.00	2,640.00	10,810.00	6,974.86	10,000.00	10,000.00	10,000.00	5,000.00			62,474.86
52	AKERMAN SENTERFITT				21,899.56	10,823.29		15,245.06	14,377.31	14,003.46	8,480.98	10,000.00	10,000.00	5,000.00	5,000.00	5,000.00		119,829.66
53	CARLTON FIELDS								1,100.00									1,100.00
54	MORGENSTERN				4,676.25				4,165.59				5,000.00					13,841.84
55	MEDIA TORS											5,000.00	5,000.00					10,000.00
56	PLANNING WORKS (Form Based Code)				38,449.57			33,959.13	18,457.83									90,866.53
57	COLONEY BELL				13,006.89	10,116.07		6,149.95		5,891.08	3,945.31							39,109.30
58	EVANS - KLAGES				17,162.25	4,958.00			869.50	3,172.75	13,088.87							26,162.50
59	KEYSTONE FIELD SERVICES, INC.									6,974.26								20,063.13
60	RIGHT OF WAY																	0.00
61	Churchwell Drive-RME Family, LP Expert Witness Fees		8,541.40				13,000.00			8,541.40								21,541.40
62	Front Beach Road, Segment 2				1,510.00	(730.00)												780.00
63	Parcels:																	0.00
64	1 A RAW EDGEWATER BEACH RESORT		5,400.00															5,400.00
65	1 B TCE EDGEWATER BEACH RESORT		1,450.00															1,450.00
66	4 A, B, C TCE's EDGEWATER TOWER III		11,600.00															11,600.00
67	4 A RAW EDGEWATER TOWER III		6,900.00															6,900.00
68	5 B, C TCE's JTL PROPERTIES, LLC.		8,200.00															8,200.00
69	5 A RAW JTL PROPERTIES, LLC.		47,600.00															47,600.00
70	6 B, C TCE's TOMMY M. COOLEY		8,750.00															8,750.00
71	6 B, C TCE's TOMMY M. COOLEY		10,000.00															10,000.00
72	6 A RAW TOMMY M. COOLEY		19,600.00															19,600.00
73	6 A RAW TOMMY M. COOLEY		64,000.00															64,000.00
74	7 A RAW, B, C TCE's 11210 FRONT BEACH, LLC.		74,600.00															74,600.00
75	8 A West Pond (Apple Air Ltd - Burger King)		2,350,000.00															2,350,000.00
76	11 A, B TCE's BARNACLE BAY, INC.		26,500.00															26,500.00
77	12 A, B TCE's SHOPPES AT EDGEWATER		35,700.00															35,700.00
78	16 A TCE WAFFLE HOUSE, INC.		9,300.00															9,300.00
79	17 Holiday Inn-Hilton Co. Drainage Easement		86,500.00															86,500.00
80	18 A TCE CASA BLANCA RESORT		16,700.00															16,700.00
81	20 A TCE R K OF BAY COUNTY CORP.		3,700.00			</												

Program Financing

2 of 2

COMMUNITY REDEVELOPMENT AGENCY FUNDS MANAGEMENT SYSTEM - FISCAL YEAR 2010 (OCT 2009 - APR 2010 ACTUALS, MAY - SEP 2010 PROJECTIONS)																	
		2010	Prior yrs	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Adjustment	Totals
3																	
4	REVENUE	Information Only															
87	58 A TCE TWIN PALMS RESORT																0.00
88	59 A TCE JOHN S. PAULSON & DANIEL S. MITCHELL																0.00
89	60 A TCE RMG ENTERPRISES LTD.																0.00
90	61 A TCE JAMES W. BRADLEY Shipwreck, LTD																0.00
91	62 A TCE JAMES W. BRADLEY																0.00
92	63 A & B RW: C, D, E TCE's Long Beach Resort Comm.	166,300.00															0.00
93	64 A TCE SHIPWRECK MERCANTILE																0.00
94	65 A TCE SHIPWRECK MERCANTILE																0.00
95	66A TCE SHIPWRECK MERCANTILE																0.00
96	67 A TCE COYOTE UGLY																0.00
97	68 A RW Tram Stop Strip Take LONG BEACH RESORT	37,250.00															0.00
98	68 A RW Tram Stop Strip Take Long Beach Resort Mgmt	37,500.00															0.00
99	69 A, B, C East Pond Front Beach Associates, LTD.																0.00
100	FBR-2 CONTINGENCY	750,000.00															0.00
101	ALP COLEMAN ROAD																0.00
102	MIRACLES-1200 FBR-Pond & Roadway		1,800,000.00														0.00
103	Miracle Strip Partners																0.00
104	Surfside Storage Expert Witness Fees					102,142.50			7,805.40								109,947.90
105	N THOMAS DRIVE																0.00
106	S THOMAS DRIVE (Res 08-21 Approving Misc Offers)																0.00
107	Azuley		15,000.00			15,000.00											15,000.00
108	Nallen (KFC)			72,097.50													0.00
109	Ripleys		73,097.75	190,170.00													0.00
110	Elburz (Walgreens)																0.00
111	Pompano's estimate			547,148.63				813,267.75	117,670.00								930,937.75
112	Piediger-Signal HIS-AM's estimate			2,912,270.00													350,000.00
113	Gulf Power Easements											350,000.00					0.00
114	Contingency		950,000.00														0.00
115	CONSTRUCTION CONTRACTS																0.00
116	Beckwith (Contract + Change Orders)			9,785,533.59	212,809.81		251,532.88										464,342.69
117	City Material Purchases			1,645,749.85			(929.85)	0.00	0.00								(929.85)
118	FBR1/S.Thomas (Contract + Change Orders)	7,898,472.28			530,781.66		349,585.83	237,811.73	227,105.42		0.00	0.00	0.00	0.00	0.00		3,155,214.04
119	City Material Purchases				280,317.62		0.00	29,413.61	63,390.59	84,813.79							457,935.61
120	Construction Contingency-FBR1/ST 2010 portion	335,689.00	32,165.07														0.00
121	DRMP TASK 3 - Churchwell																0.00
122	DRMP TASK 4 - Richard Jackson Blvd.	44,641.00		16,505.00	10,460.64	3,612.50	3,800.00										34,378.14
123	DRMP TASK 7 - FBR/ST Segment 1			15,156.05	34,232.45	30,888.96	16,557.75	23,325.98	26,713.04	27,087.57	31,720.00	31,720.00	31,720.00	31,720.00	31,720.00		332,561.80
124	OTHER				3,419.30					500.00							3,919.30
125	CITY EXPENSES			5,031.55	2,147.50	930.52	2,047.25	677.20	6,574.19	2,882.59	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00		20,299.87
126	ANNUAL STAFF ALLOCATION (internal staff & overhead)			6,671.24	5,248.91	4,777.48	4,456.94	7,447.52	10,238.64	16,173.41	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00		104,014.14
127	HARRISON, SALE, MCCLOY, DUNCAN, & JACKSON			10,999.94	7,942.44	8,965.63	9,081.61	8,349.25	8,830.75	13,908.19	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00		118,077.81
128	PREBLE RISH																0.00
129	S. Thomas/Front Beach Road Segment 1					30,175.00			17,170.00		5,000.00	5,000.00	5,000.00	5,000.00	3,700.00		71,045.00
130	Front Beach Road Segment 2	144,585.40				19,335.00			3,400.00		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00		72,735.00
131	N. Thomas										5,000.00		5,000.00		7,380.00		17,380.00
132	CODE ENFORCEMENT NON SALARY EXPENSES										1,250.00	1,250.00	1,250.00	1,250.00			10,892.46
133	FIESTA DEMOLITION (note 1437/042/09 Rev)			281.39	273.91	483.47	1,953.96	1,270.16	238.80	140.77	67,532.00	51,672.00	41,664.27				443,732.42
134	LANDSCAPING & MAINTENANCE-TideWater			12,742.50	1,081.38					4,374.15							18,198.03
135	Churchwell/Richard Jackson Blvd. (Contract + COs)				5,433.25	5,433.25	5,433.25	5,433.25	5,566.25	1,140.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00		55,939.25
136	Churchwell Tree Removal & Replacement						8,215.79	2,078.78		1,841.70							12,136.27
137	Contingency		10,000.00														0.00
138																	0.00
139	TOTAL OBLIGATIONS/MONTHLY EXPENSES	12,675,691.68	3,262,344.22	548,962.97	3,735,436.37	595,219.82	670,344.23	1,493,238.93	751,936.15	1,499,482.48	724,510.76	984,247.48	3,572,425.27	541,111.11	522,550.00		15,639,561.38
140	CURRENT MONTH: REMAINING CRA FUNDS																
141	after monthly expenditures & obligations chart			15,619,120.74	11,884,812.54	11,290,281.08	12,705,971.69	11,211,665.65	12,525,611.04	11,265,954.76	10,544,064.00	11,659,537.83	8,167,889.49	7,569,922.45	9,126,869.24		
142	Unobligated CRA funds			15,619,120.74	11,884,812.54	11,290,281.08	12,703,971.69	11,211,665.65	12,525,611.04	11,265,954.76	10,544,064.00	11,659,537.83	8,167,889.49	7,569,922.45	9,126,869.24		
143	Obligated CRA funds			3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22	3,262,344.22		
144																	
145	Total Remaining CRA Funds			18,881,464.96	15,147,156.76	14,552,625.30	15,966,315.91	14,474,009.87	15,787,955.26	14,528,298.98	13,806,408.22	14,921,882.05	11,370,233.71	10,831,706.71	12,389,313.46		
146	Check figure cash balance H/W			18,881,464.96	15,147,156.76	14,552,625.30	15,966,315.91	14,474,009.87	15,787,955.26	14,528,298.98	13,806,408.22	14,921,882.05	11,370,233.71	10,831,706.71	12,389,313.46		
147	DIFFERENCE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			

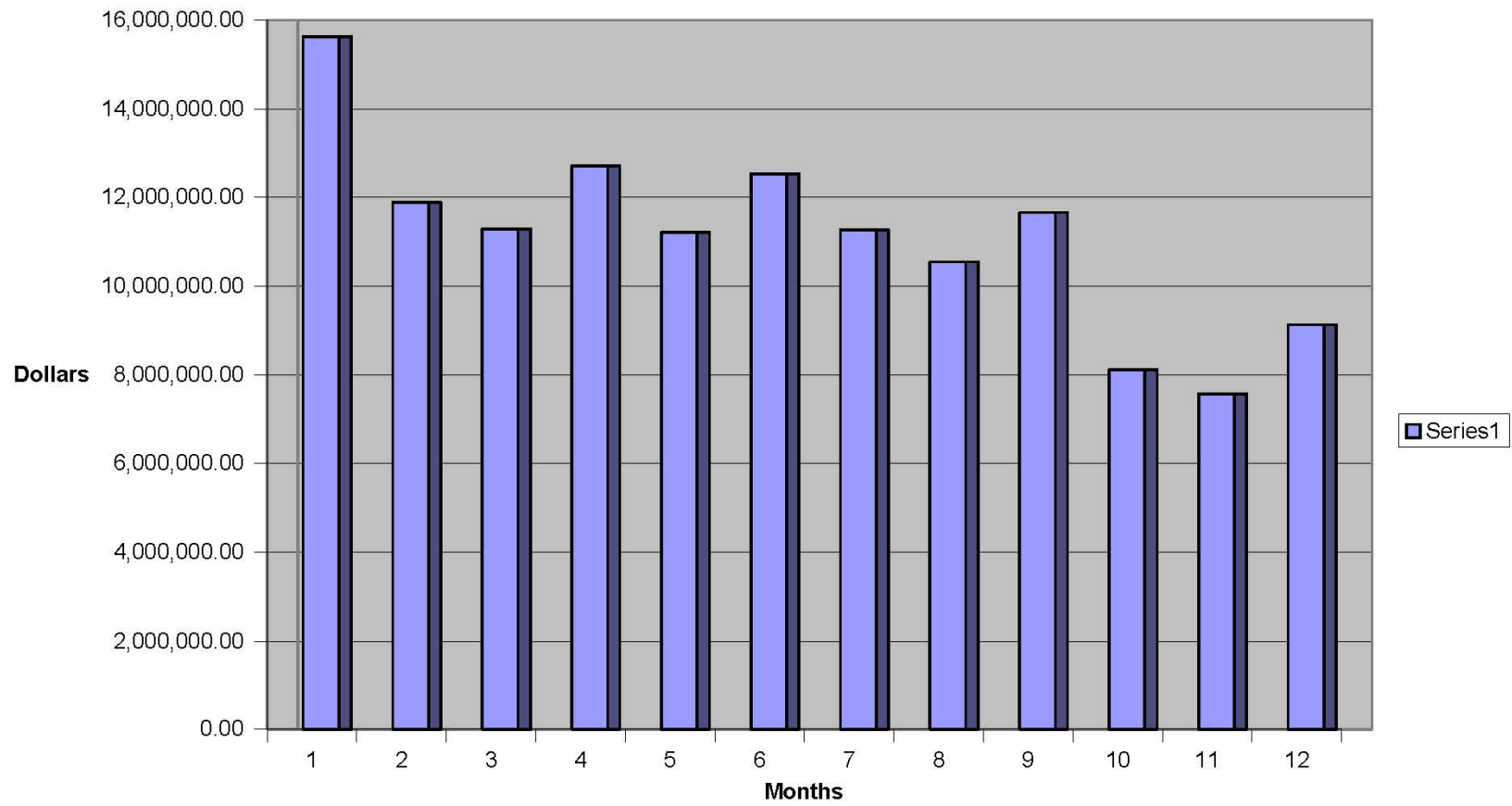
Program Financing

DRAFT COMMUNITY REDEVELOPMENT AGENCY FUNDS MANAGEMENT SYSTEM - FISCAL YEAR 2011 (PROJECTED)																	
	Information Only	OBLIGATIONS original less total payments	Prior Year	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Adjustment	Totals
3																	
4	REVENUE																
5	BEGINNING CASH - less previous obligations			9,128,989.24													
6	INTEREST INCOME			600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00		
7	TIF (Received from County)						2,077,536.75		2,077,536.75			2,077,536.75			2,077,536.75		
8	PROPORTIONATE SHARE INTEREST				20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00		240.00
9	PARKING METERS			1,600.00	500.00	100.00	1,000.00	1,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	1,800.00	1,700.00		
10	FDOT REIMBURSEMENT SR 79				16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00		176,000.00
11	MISC.																
12	TOTAL			9,129,189.24	17,120.00	16,720.00	2,095,156.75	17,620.00	2,096,656.75	19,120.00	19,120.00	2,096,656.75	19,120.00	18,420.00	2,095,856.75		17,840,756.24
13	PREVIOUS MONTH: REMAINING CRA FUNDS				5,788,369.24	5,085,228.24	4,382,687.24	5,757,582.99	5,055,941.99	6,432,337.74	5,732,196.74	5,031,055.74	6,408,451.49	5,707,310.49	1,243,469.49		
14	OBLIGATIONS / EXPENDITURES																
15	BOND SINKING FUND	0.00												3,763,000.00			3,763,000.00
16	PROPORTIONATE SHARE PAYMENTS																0.00
17	AGREEMENTS																0.00
18	GULF POWER																0.00
19	Thomas Drive / Front Beach Road Segment 1																0.00
20	Front Beach Road Segment 2																0.00
21	DRMP																0.00
22	TASK 2 Program Management			48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00		576,000.00
23	TASK 6 Concurrency Management System			1,000.00	2,000.00	1,000.00	2,000.00	1,000.00	2,000.00	1,000.00	2,000.00	1,000.00	2,000.00	1,000.00	2,000.00		18,000.00
24	PBS&J																0.00
25	Task 5 Alf Coleman																0.00
26	Task 9 South Thomas																0.00
27	Task 9A FBR-1/ S. Thomas Construction Engineering			5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00		70,800.00
28	Task 11 Hills																0.00
29	Task 16 FBR Segment 2 Final Design	117,069.00		5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00		60,000.00
30	Task 18 SR79 (post bal orig contract to 2012-18 mo cont)	383,312.00	600,000.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00	63,895.00		766,620.00
31	Task 19 FBR PD&E																0.00
32	HHI																0.00
33	City Campus Master Plan																0.00
34	Project 2615.1 FBR Consultation Misc.			1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00		12,000.00
35	Form Based Code Support (paid hourly as staff extension)																0.00
36	APPRAISAL SERVICES																0.00
37	CHANDLER																0.00
38	ALF COLEMAN																0.00
39	Front Beach Road, Segment 2																0.00
40	BRANTLEY																0.00
41	S. Thomas/Front Beach Road Segment 1																0.00
42	DEAL CONSULTING																0.00
43	LEGAL, PLANNING, FUNDING SERVICES																0.00
44	ADORNO																0.00
45	AKERMAN CENTERFIT																0.00
46	CARLTON FIELDS																0.00
47	MORGENSTERN																0.00
48	MEDIATORS																0.00
49	PLANNING WORKS (Form Based Code)																0.00
50	COLONEY BELL																0.00
51	KEYSTONE																0.00
52	RIGHT																0.00
53	Front Beach Road, Segment 2																0.00
54	Waffle House																0.00
55	RAW EDGEWATER BEACH RESORT	5,400.00															0.00
56	TCE EDGEWATER BEACH RESORT	1,450.00															0.00
57	A, B, C TCE's EDGEWATER TOWER III	11,600.00															0.00
58	A RAW EDGEWATER TOWER III	6,900.00															0.00
59	B, C TCE's JTL PROPERTIES, LLC.	8,200.00															0.00
60	A RAW JTL PROPERTIES, LLC.	47,600.00															0.00
61	B, C TCE's TOMMY M. COOLEY	8,750.00															0.00
62	B, C TCE's TOMMY M. COOLEY	10,000.00															0.00
63	A RAW TOMMY M. COOLEY	19,600.00															0.00
64	A RAW TOMMY M. COOLEY																0.00
65	A RAW B, C TCE's 11210 FRONT BEACH, LLC	74,600.00															0.00
66	A West Pond (Apple Air Ltd - Burger King)	2,350,000.00															0.00
67	A, B TCE's BARNACLE BAY, INC.	26,500.00															0.00
68	A, B TCE's SHOPPES AT EDGEWATER	36,300.00															0.00
69	A TCE WAFFLE HOUSE, INC.	9,300.00															0.00
70	Holiday Inn-Hilton Co. Drainage Easement	86,500.00															0.00
71	A TCE CASA BLANCA RESORT	18,700.00															0.00
72	A TCE R. K. OF BAY COUNTY CORP.	3,700.00															0.00
73	A, B TCE's OXYGENE ZONE, LLC.																0.00
74	A TCE OXYGENE ZONE, LLC.																0.00
75	A TCE GRANDEVIEW EAST	13,500.00															0.00
76	A RAW OCEAN VILLA CONDOMINIUMS	800.00															0.00
77	A TCE OCEAN RITZ CONDOMINIUM																0.00
78	A TCE TWIN PALMS RESORT																0.00
79	A TCE JOHN S. PAULSON & DANIEL S. MITCHELL																0.00
80	A TCE RMG ENTERPRISES LTD.																0.00
81	A TCE JAMES W. BRADLEY Shipwreck																0.00
82	A TCE JAMES W. BRADLEY																0.00
83	A, B, C, D, E TCE's Long Beach Resort Comm.	166,300.00															0.00

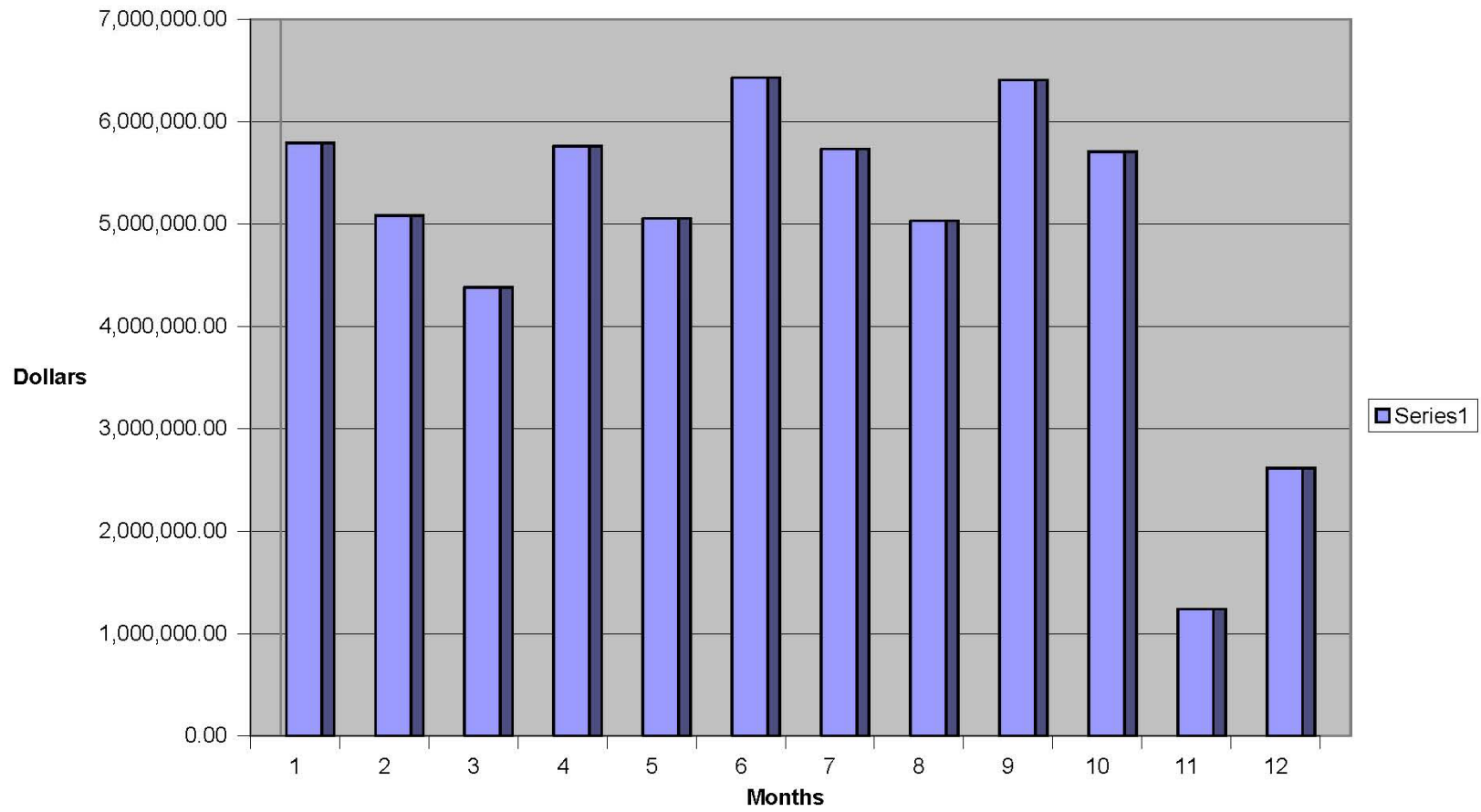
Program Financing

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
3	DRAFT COMMUNITY REDEVELOPMENT AGENCY FUNDS MANAGEMENT SYSTEM - FISCAL YEAR 2011 (PROJECTED)																	
4	REVENUE	Information Only	OBLIGATIONS original less total payments	Prior yrs	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Adjustment	Totals
84	64 A TCE SHIPWRECK MERCANTILE																	0.00
85	65 A TCE SHIPWRECK MERCANTILE																	0.00
86	66A TCE SHIPWRECK MERCANTILE																	0.00
87	67 A TCE COYOTE UGLY																	0.00
88	68 A RW Tram Stop Strip Lake LONG BEACH RESORT	37,250.00																0.00
89	68 A RW Tram Stop Strip Lake Long Beach Resort Mgmt	37,500.00																0.00
90	69 A, B, C East Pond Front Beach Associates, LTD.																	0.00
91	FBR-2 CONTINGENCY	750,000.00																0.00
92	ALF COLEMAN ROAD																	0.00
93	MIRACLES-1200 FBR-Pond & Roadway																	0.00
94	N THOMAS DRIVE																	0.00
95	S THOMAS DRIVE (Res 08-21 Approving Misc Offers)																	0.00
96	Acculity																	0.00
97	Nallen (KFC)																	0.00
98	Ripley's																	0.00
99	Elburz (Walgreens)																	0.00
100	Pompano's estimate																	0.00
101	Signal Hill estimate																	0.00
102	Gulf Power Easements																	0.00
103	Contingency																	0.00
104	CONSTRUCTION CONTRACTS																	0.00
105	FBR1/S.Thomas (Contract + Change Orders)		1,530,870.00		536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	536,000.00	6,432,000.00
106	City Material Purchases				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
107	Construction Contingency-FBR1/ST 2011 portion		335,688.00															0.00
108	DRMP TASK 3 - Churchwell																	0.00
109	DRMP TASK 4 - Richard Jackson Blvd.																	0.00
110	DRMP TASK 7 - FBR/STD Segment 1				31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	31,726.00	380,712.00
111	OTHER																	0.00
112	CITY EXPENSES																	0.00
113	ANNUAL STAFF ALLOCATION (internal staff & overhead)				10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
114	HARRISON, SALE, MCCLOY, DUNCAN, & JACKSON				10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
115	PREBLE RISH																	0.00
116	S. Thomas/Front Beach Road Segment 1																	0.00
117	Front Beach Road Segment 2																	0.00
118	SR 79		150,000.00															0.00
119	CODE ENFORCEMENT NON SALARY EXPENSES				1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
120	DEMOLITION (hold per ML)																	0.00
121	LANDSCAPING & MAINTENANCE-TideWater																	0.00
122	Churchwell/Richard Jackson Blvd. (Contract + COs)				5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	66,000.00
123	Contingency		5,000.00															0.00
124																		0.00
125	TOTAL OBLIGATIONS/MONTHLY EXPENSES		4,292,051.00	2,621,559.00	719,261.00	720,261.00	719,261.00	720,261.00	719,261.00	720,261.00	719,261.00	720,261.00	719,261.00	720,261.00	720,261.00	720,261.00	720,261.00	12,400,132.00
126	CURRENT MONTH: REMAINING CRA FUNDS after monthly expenditures & obligations chart				5,788,369.24	5,085,228.24	4,382,687.24	5,757,582.99	5,055,941.99	6,432,337.74	5,732,196.74	5,031,055.74	6,408,451.49	5,703,310.49	1,243,949.49	2,040,065.24		
127																		
128	Unobligated CRA funds				5,788,369.24	5,085,228.24	4,382,687.24	5,757,582.99	5,055,941.99	6,432,337.74	5,732,196.74	5,031,055.74	6,408,451.49	5,707,310.49	1,243,949.49	2,040,065.24		
129	Obligated CRA funds				2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	2,621,559.00	
130																		
131	Total Remaining CRA Funds				8,409,928.24	7,706,787.24	7,004,246.24	8,379,141.99	7,677,500.99	9,053,896.74	8,353,755.74	7,652,614.74	9,030,010.49	8,328,869.49	3,885,028.49	5,240,624.24		
132	Check figure - cash balance H/W						0.00		0.00				0.00	0.00				0.00
133	DIFFERENCE				8,409,928.24	7,706,787.24	7,004,246.24	8,379,141.99	7,677,500.99	9,053,896.74	8,353,755.74	7,652,614.74	9,030,010.49	8,328,869.49	3,885,028.49	5,240,624.24		

CRA Funds After Obligations FY10



CRA Funds After Obligations FY11



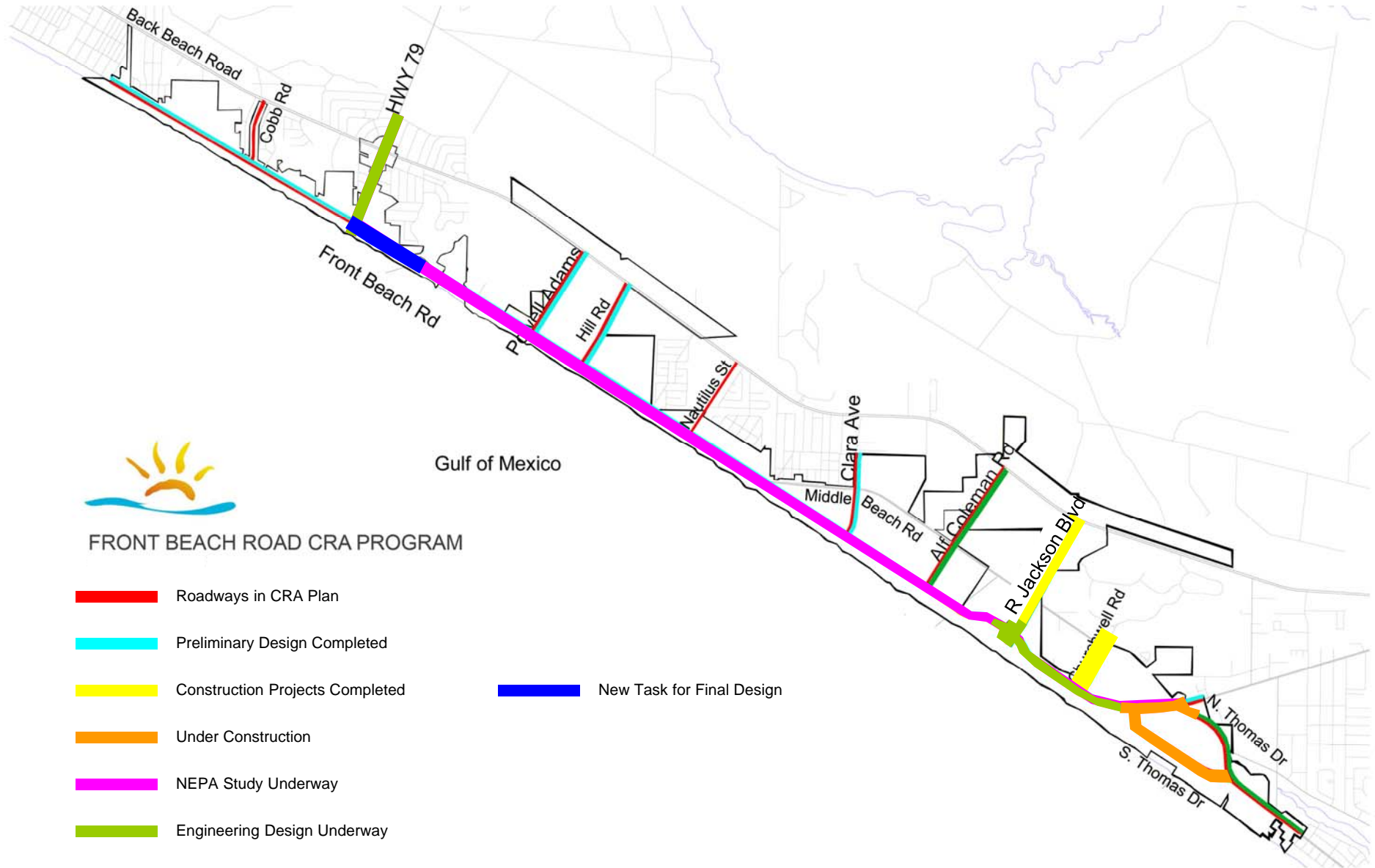
Workshop Agenda

**Update of CRA Goals, Activities
and Accomplishments**

Program Finances

**Work-Plan Options and
Recommendations**

Draft Near-Term Work Plan



Draft Near-Term Work Plan

1. Finalize right of way acquisition for Front Beach Road Segment 1/South Thomas Drive reconstruction.
2. Complete Construction on FBR Segment 1/South Thomas Drive.
3. Complete Engineering Documents for FBR Segment 2 - South Thomas Drive west through Richard Jackson Boulevard intersection to include completion of Richard Jackson Boulevard and City parking lot improvements.
4. Complete Front Beach Road PD&E Study.
5. Continue pursuit of state and federal funding for both roadway and transit infrastructure.
6. Continue coordination with FDOT for Maintenance/Transfer Agreement.
7. Continue PD&E re-evaluation of SR 79 reconstruction in conjunction with FDOT.
8. Begin Final Design of multi-laning and aesthetic improvements for SR 79 improvements in conjunction with FDOT TRIP agreement.
9. Begin design of multi-laning, multimodal and aesthetic improvements for Front Beach Road from SR 79 east to Lullwater Lake outfall.
10. Complete master plan for the City Hall complex to include the Western Multimodal Center and pursue state and federal funding to compliment available City funding.
11. Continue CRA landscape maintenance management.
12. Continue effort to acquire the Miracles Resort pond parcel for Alf Coleman Road.
13. Continue identification of beach parking opportunities to compliment beach access points to include public-private parking partnerships.
14. Continue support of Form-Based Code development and adoption.

“The best way to predict the future is to create it!”

By Peter F. Drucker

