

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

APPLICANT INFORMATION:

Name of Individual/Entity/Organization: Northwest FL Black Business Chamber (NWFLBBC)

Brief Description of Background of Individual/Entity/Organization: The NWFLBBC was formed in 2017 by a group of concerned Northwest Florida residents to address the neighborhood blight, cultural heritage and business disenfranchisement that has been eroding local property values for several decades. It has produced an illustrated master plan and implementation plan for Downtown CRA North that has been adopted by the Panama City FL Redevelopment Agency and City Commissioners. It has prepared a detailed plan for the mixed-use redevelopment of Martin Luther King Boulevard. It is also has formed a 501(c) 3 Glenwood Working Partnership Corporation to manage the redevelopment process.

Contact Information: Primary Contact Information: Terry Williams

Title: President/CEO

Mailing Address: 1005 McKenzie Ave Panama City FL, 32401

Telephone Number: 850-532-0178 Email Address: nwflbbc@gmail.com

Website: [https://www. http://nwflblackchamber.com/home/](https://www.http://nwflblackchamber.com/home/)

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: City of Panama (Mayor Greg Brudnicki, Panama City Commission (Commissioner Brown), Panama City Redevelopment Agency (Toni Shamplain Program Manager). We will also intend to liaise with: Panama City Beach Tourism Development, Panama City Economic Development Alliance, Glenwood Working Partnership, LEAD Coalitions, and Bay Medical Sacred Heart Hospital.

Executive Summary

Downtown North Panama City encompasses the Glenwood and East Inn areas of historic African-American neighborhood in Bay County. In 1993, a Finding of Necessity Study Report identified clearly the impact of chronic blight on this community which, the Downtown Improvement Board/CRA addressed the continual decline of Panama City's African American community, through efforts such as the Greater Glenwood revitalization and visioning initiative in 2003. The Downtown North CRA encompasses nearly two square miles of land area, which includes the Greater Glenwood area and the Bay Medical Center.

The consequent inclusion of the community in Glenwood's Downtown Redevelopment area has failed to improve the neighborhood through lack of any but modest financial support. Therefore, the community must look beyond Bay County for the assistance it needs to restore itself. The Triumph Gulf Coast fund would provide hope that Glenwood and East Inn's residents can at last address the local blight and poverty that has depressed it for decades. To that end, it seeks the financial support necessary to replace and economically develop the Martin Luther King Boulevard corridor's inadequate infrastructure and by so doing, attract the investment necessary to provide homes, create jobs and rebuild this proud community's wealth, health and true potential as a vibrant neighborhood in Panama City Florida and Bay County.

FUNDING BEING SOUGHT

The Northwest Florida Black Business Chamber Commerce in conjunction with the community of Downtown North Panama City is seeking \$5,750,000 to redevelop the inadequate and outdated infrastructure of the 18.5-acre Martin Luther King Boulevard mixed-use corridor.

May 2008 to November 2008, retained the services of IBI Group who worked with a diverse group of participants including residents, business owners, county officials, elected officials, and government representatives to create a realistic plan reflective of the community and stakeholder interests and aspirations. A 100 residents and stakeholders

came together to participate in the visioning process to explore new concepts an opportunity for the future growth of the Downtown North redevelopment area. The vision plan was the development of an inventory of existing conditions in the Downtown North area, including provisions, transportation an economic development programs. The series focus group meetings and public workshops that followed generated discussions about the communities about the community’s assets, concerns and goals. The community-driven process generated a variety of strategies and solutions that are presented in Appendix C of the Panama City Downtown North CRA Plan Update. The Development capacity and market potential were also assessed through the Economic Analysis (Appendix A) to direct the planning recommendations and objectives. Both documents were presented to and endorsed by the local Redevelopment Agency and The City of Panama City FL. The Concept Plan was developed after analyzing the existing conditions in the redevelopment area and determine the issues and concerns expressed by members of the community. The Community Development Department to provide Residential Improvement Assistance to those individuals who cannot financially afford to participate in the current Residential Grant program. The redevelopment Concept Summary Graphic provides an overview of the proposed redevelopment concepts within the Downtown North CRA district.

AMOUNT AND IDENTITY OF OTHER SOURCES OF FUNDS

This project has, in effect, been underway in Downtown North Panama City FL since 2010. That’s when the Project Area Committee/CRA embarked, at its own volition, on a community vision and illustrated planning process for the neighborhood.

The work that followed, and which is outlined above, was completed with the aid of two grants: the first, by the Panama City Downtown North CRA, of \$31,447,191 commercial assistance 50/50 and second the residential assistance 50/50 for \$14,224.22 grants. The Downtown North CRA District partners with the City of Panama City Community Development Department to provide Residential Improvement Assistance to those individuals who cannot financially afford to participate in the current Residential Grant program. The Downtown North Plan references Residential use as the largest component of the existing land use in the redevelopment area, accounting for approximately 305 acres or 35.6% of the total development land area. There are 1,336 single family housing units in the redevelopment area accounting for 97.3% of the total parcels under residential uses. The remaining 37 parcels or 2.7%, of the total parcels are multifamily units including apartment and duplexes. The Northwest FL Black Business Chamber will address the needs of those individuals. Funds will be used for exterior renovations, and economic development, matched with funds from Community Development in addition to assistance provided by other agencies.

FY2016 budget Downtown North CRA’s expensed \$224,352.00 towards Cultural District Land Acquisitions Martin Luther King project. The Downtown North also expensed \$20,000 for building renovations, and \$ 515,000 towards the detailed planning of Martin Luther King Boulevard; Streetscaping to enhance public safety, MLK lights/Banners, Way finding Signage, and Infrastructure/ lighting/sidewalks. The Downtown CRA received in FY2016 tax increment fund (TIF) of \$262,952 has been raised in the last 12 months to establish and implement the community’s redevelopment program.

PROJECT LOCATION

The 860-acre Martin Luther King Boulevard mixed-use corridor was formerly named Downtown North redevelopment area and is in North Panama City FL, a historic African-American community in Bay County.

Downtown North Panama City has a population of a thousand-two hundred and fifty people and is immediately adjacent to the proposed Panama City Marina and Watson Bayou gateway. North Panama City comprises almost 120 acres of commercial uses which account for 14% of the total land of the redevelopment area. Most of the commercial uses are concentrated along 15th Street, East 6th Street, Harrison Avenue, Martin Luther King Jr. Boulevard, Jenks Avenue and U.S. Highway 231.

SUMMARY DESCRIPTION AND PROGRAM

A transformational program

The restoration of Martin Luther King Boulevard cultural and business heritage is the community redevelopment plan's highest priority.

The Boulevard corridor was formally the beating heart of a vibrant African American community that helped provide the workforce for the adjacent residents and other industrial concerns in Panama City and Bay County.

The Panama City Commission approved the Conceptual Plan June 8, 2010 for community repurposing of the Downtown North sector surrounding the community of historical Glenwood, Panama City downtown, the Marina and Grace Ave. Downtown North project will offer an enormous opportunity to build, once again, a vibrant commercial street based on the best practices of mixed use development. The community's vision is to once again attract economic development cluster shops, within walking distance, which will further reinforce the program with: workforce, housing, neighborhood facilities and services for its employees in addition to the enterprises and services which will be spawned from it. The infrastructure in the Martin Luther King Boulevard corridor is outmoded and in such a poor condition that it undermines the confidence of the existing property owners, lenders, developers and other potential investors.

Promoting economic recovery and diversification

The Downtown North cultural heritage district of Panama City's community and Martin Luther King Boulevard, is hampered by blight. Empty and abandoned lots depress the value of neighboring properties and wipe out any equity that their owners may have accumulated over the years.

Investment in infrastructure is the first step in eliminating blight, restoring hope and signaling economic recovery. The redevelopment plan for the Martin Luther King Boulevard corridor engages the support of the Downtown North through rezoning that will allow increased density, encourage groups of existing property owners to consolidate their lots to create large infill opportunities and attract investors from outside the community.

Promoting enhancement of disproportionately affected counties

Bay County has several gateways. Downtown North is clearly visible from one of them, thereby providing an extremely poor message to all that travel along Highway 231 and 15th Street. Blight also has a significant negative impact on property values. The cost of allowing blight to continue can be measured in foregone property tax. Martin Luther King corridor alone accounts for at a minimum \$80,000 per year in foregone property tax revenues for the County due to its disproportionately low tax base. Furthermore, static or declining annual tax revenue prevents the designated redevelopment area of the Downtown North, benefitting from the tax increment financing that it so badly needs to help renew its infrastructure, improve neighborhood security, seed economic development and address the health and welfare of its citizens.

Timeline

This project has been defined sufficiently in the General Redevelopment Plan per F.S. 163.365 approved by the Commission of Panama City FL allowing for an Application to Triumph Gulf Coast Inc. to be made. The infrastructure work that forms the heart of our application is estimated to require 60-120 months from detailed design to completion.