



REDEVELOPMENT AGENCY

ANNUAL REPORT

FY 2008-2009



Dear Friends of Port St. Joe:

2009 was another year of progress in Downtown Port St. Joe as the community continues its transition to a tourist destination. In support of this transition, the PSJRA has helped many local merchants and property owners with Façade Grants while the engineering and permitting of the Streetscape Improvements to US-98 was also completed. We look forward to continuing the important efforts of the PSJRA in supporting both the growth and the preservation of Port St. Joe.

Winds of Change are upon us.....

Port St. Joe Redevelopment Agency

Façade Grant Program

Many Merchants and Property Owners in Downtown Port St. Joe have participated in our **Façade Grant Program**. This program offers partial funding for improvements to buildings within the Community Redevelopment Area. The Goal of the Program is to help businesses make a great first impression to new customers and to help visitors recognize that Port St Joe is “open for business” Typical improvements have included new windows, doors, paint, stucco, awnings, and signage. The 2009 Façade Grant Program awarded another \$82,500 for improvements which brings the total grants awarded to date to over \$258,000. Grantees were strongly encouraged to use local Contractors, therefore this funding continues to benefit our local economy.



Community Programs

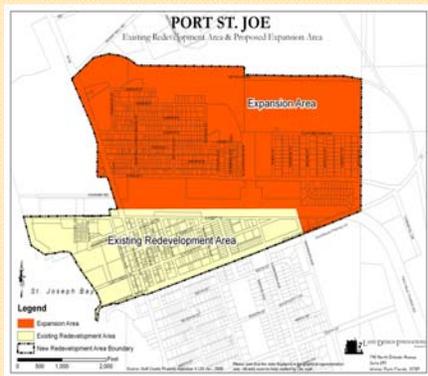
Community Events

The PSJRA provided limited financial support in 2009 to local Events and Agencies that promote commerce within the Redevelopment Area.

- **Gulf County Chamber of Commerce**
- **Gulf County Economic Development Council, Inc**
- **Kids Win Fishing Tournament**



PSJRA Boundary Expansion Nears Completion

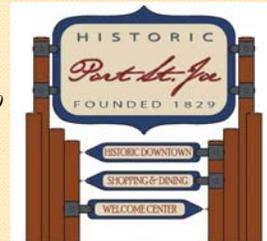


Community leaders including the PSJRA Board, the City Commission, County Commission, and the Community Empowerment Council (CEC) have all cooperated in our efforts to finalize the expansion of the CRA into the Northern part of the City. This important effort should be complete in early 2010.



Civic Signage

The PSJRA funded the creation of a new sign placed on US-98 to encourage visitors to experience our Historic Downtown Shopping District



Waterfront Parks Planning

The PSJRA funded a study of the Waterfront Parks in Downtown PSJ to provide a master development plan for this important event space and to plan for better connections of the waterfront to the Historic Downtown Shopping District



Community Projects

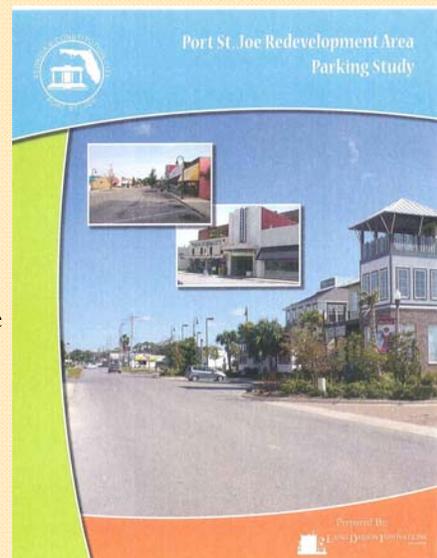
City Commons

The City Commons located at City Hall provides paved parking and a beautiful new park space for the Salt Air Farmers Market and other Downtown Events. The City Commons is also home to the “Millworker’s Monument”, a dedication to the former workers of the sawmill and the paper mill in PSJ that includes the original Mill Whistle salvaged by Mayor Frank Pate and Ferrel Allen. PSJRA funding for the Project was committed in 2008 for landscaping, furniture and the Monument that were all completed in 2009.



Master Parking Study

The PSJRA funded a comprehensive inventory and analysis of the current parking situation in downtown Port St Joe. The goals of the study included a complete inventory of all public and private parking spaces, an inventory of potential re-development parcels, forecasting future parking needs, and the search for potential parcels available to fulfill future parking needs. The completed study revealed that while there is no current shortage in parking spaces available within the CRA, there is a question of “convenience” of the available parking to the downtown merchants and customers. The study also recommended that the PSJRA pursue the purchase of property along US-98 to be developed for public parking.



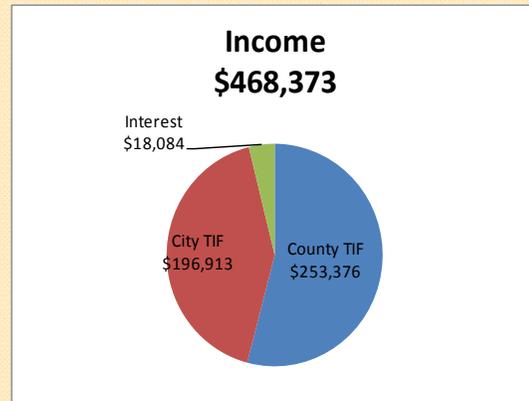
2008-2009 Financial Report

Notes:

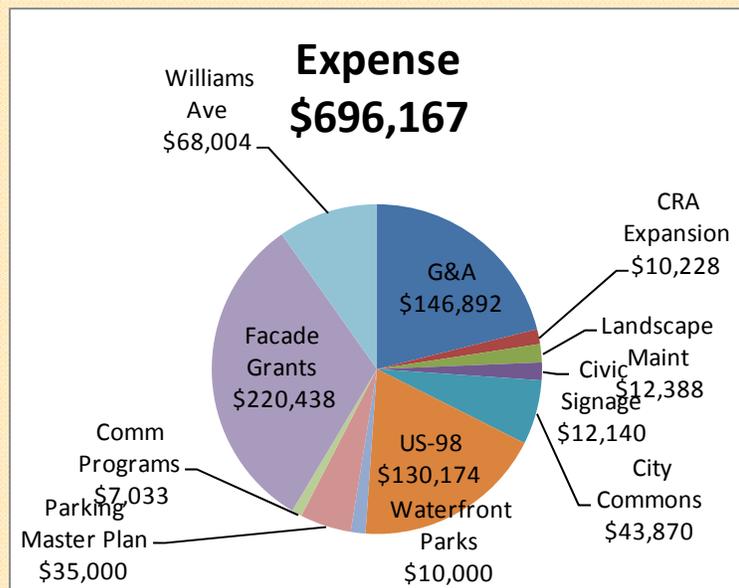
* Financials are as of Sept 30, 2009
 * 2009 Expenses for Williams Ave, Façade Grants, City Commons project and US-98 include funding allocated to these projects in 2008 that was not expended in 2008.

Assets: \$276,857 in Committed Funds + \$13,254 in Petty Cash = \$290,111

Liabilities: \$37,196 in Contracts Payable + \$40,005 in Grants Payable + \$212,854 in Restricted Assets = \$290,111



The Independent Auditor's Report includes the PSJRA as a "component unit" included in the City of Port St. Joe's audit. A component unit is an entity for which the City is considered to be financially accountable and is included in the City's reporting entity because of the significance of its operational or financial relationships with the City." These Reports are available for review from the City of Port St. Joe and the Port St Joe Redevelopment Agency



Port St. Joe Redevelopment Agency — Board of Directors

The expertise of our Board of Directors is critical to sound decision making as the Agency is entrusted with valuable public tax dollars. These Community Leaders serve tirelessly as volunteers in our efforts.

Troy White	<i>Chair</i>	Marketing and Production - TEW Productions
Elizabeth Wynn	<i>Vice Chair</i>	Design and Event Planning - Panache Tent & Event
Erin Searcy	<i>Treasurer</i>	Landscape Architect - Coastal Design & Landscape
Annie Sue Fields		Public Service - Gulf County Corrections
Tommy Lake		Finance - Bayside Savings
Patrick Jones		Real Estate Broker - North Florida Land & Capital

Mission 2010

US-98 Streetscape Project

The engineering and permitting of the upgrades to US-98 in downtown Port St Joe were completed in 2009. Improvements will include new paver sidewalks, underground utilities, street furniture, decorative lighting, and new landscaping. Major funding for the project was obtained through FDOT and a Federal Stimulus ARRA Grant. Work on this project is scheduled to be completed in the first half of 2010.

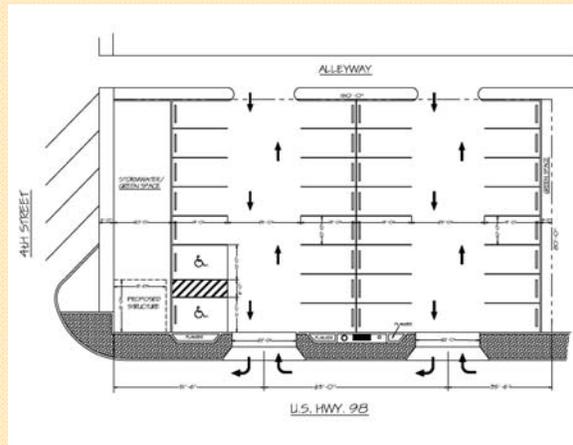


US 98 at 4th Street, View to North



US-98 Public Parking

The PSJRA has plans to purchase property on US-98 in order to create more public parking and green space in Downtown PSJ. The goal of this effort is to facilitate more redevelopment along the US-98 corridor by providing valuable public parking needed for new businesses.



Gulf County Consultants & Contractors

A very special thanks to our Independent Consultants and Contractors, who have worked either directly through the PSJRA programs or indirectly through our Façade Grants and other Civic Improvements. In challenging economic times like these, it is important to support local business and to promote local commerce. This Agency is very proud of our commitment to support local commerce and preserve local jobs in Port St Joe and Gulf County. Thank You.