



**CITY OF ST. AUGUSTINE COMMUNITY
REDEVELOPMENT AGENCY
SPECIAL MEETING
MONDAY, MAY 13, 2019 - 3:30 PM
ALCAZAR ROOM**

1. Roll Call.
2. General Public Comment
3. [Appointment to fill three \(3\) term expirations](#) on the Lincolnville Community Redevelopment Area Steering Committee.
4. [Review of the history](#) of the Lincolnville Community Redevelopment Area creation and the adopted LCRA Plan.
5. [Review and acceptance](#) of the 2018 St. Augustine Community Redevelopment Area annual reports for the Lincolnville Community Redevelopment Area and the Historic Area Transportation and Parking Community Redevelopment Area.
6. Adjourn.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: St. Augustine Community Redevelopment Agency

DATE: May 13, 2019

RE: Request for appointment to fill three (3) Term Expirations – Lincolnville Redevelopment Area Steering Committee


At the regularly scheduled meeting City Commission meeting of March 11, 2019, notice was provided regarding the term expirations of three positions on the Lincolnville Redevelopment Area Steering Committee. These terms expired April 30, 2019.

An advertisement requesting applications was placed in the St. Augustine Record and posted on the City website.

Attached are the applications received from the following individuals:

- Carolyn O. Wright
- Reverend Rory Michael Hermann
- Nathan Baer
- Ann M. Reed
- Adam Brown

Also attached is the current LCRA roster and board profile, responsibilities.



Darlene Galambos
City Clerk

Attachments: Applications

xc: Clerk's Office

LINCOLNVILLE COMMUNITY REDEVELOPMENT
STEERING COMMITTEE

Meets Monthly, 1st Monday - 7:00 p.m.
Willie Galimore Center

3 Year Terms

Term Expires

Seat 1: Sue Agresta 168 Oneida St., 32084 904-217-0624	Filled vacancy: 10/22/2017 sagresta@comcast.net	04/30/2020
Seat 2: Nicholas Noloboff 60 Weeden St., 32084 850-238-9442	Appointed: 4/29/2014/ resigned Appointment to fill vacancy: 7/13/2015 politicstutor@gmail.com	04/30/2020
Seat 3: Carolyn O. Wright 142 Martin Luther King Ave, 32084 904-827-1082	Appointed: 2/22/2016 cwrightlincolnvillecra@gmail.com	04/30/2019
Seat 4: Rev Rory M. Hermann 121 De Haven St., 32084 904-982-5989	Appointed: 2/22/2016 past0rrmh@gmail.com	04/30/2019
Seat 5: Nathan Baer 122 Bridge St, 32084 (904) 293-9615	Appointed: 2/22/2016 hoosierswin@gmail.com	04/30/2019

LINCOLNVILLE COMMUNITY REDEVELOPMENT
STEERING COMMITTEE
(revised to reflect the wording of the LCRA-SC By-Laws)

- Authorization: *Chapter 28, Zoning, Code of the City of St. Augustine, Art II, Div. II. Section 28-57 Amended 4.14.2003, Ordinance 2003-14; Amended 4.8.2013, Ordinance 2013-06.*
- Number of Members: Five (5)
- Appointment: By City Commission
- Terms of Office: The term of the members shall begin and run from March 1st of the year the appointment was made. In appointing the first Steering Committee, the Agency shall designate and appoint two (2) members to serve a three-year term and three (3) members to serve a two-year term. **Upon the expiration of the individual staggered term, the members shall thereafter be appointed to a three-year term.** Members appointed to fill a vacancy for an unexpired term shall serve for the remainder of the unexpired term and may be reappointed to one full term. **No member may serve for more than two consecutive full terms.**
- Reappointment: Normal terms to expire on April 30th.
- Qualifications: The membership of the Steering Committee shall consist of five (5) members and shall receive no salary or compensation for their services. The members shall be appointed by majority vote of the Agency. Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA or are otherwise a stakeholder in the boundaries of the Lincolnville CRA.
- Duties: The purpose of the Steering Committee is to advise and assist the Agency on planning and implementation of goals, programs, projects and activities related to the Agency's approved Lincolnville Redevelopment Plan. The Steering Committee may make recommendations to the Agency regarding the implementation of the Lincolnville Redevelopment Plan. The Steering Committee may recommend a schedule or prioritization of programs and may recommend the allocation of funds for specific projects. The Steering Committee may also recommend amendments to the approved Lincolnville Redevelopment Plan.
- Attendance: Absences unexcused by the chairman for two 2 of three 3 consecutive meetings shall constitute a resignation of the position.
- Meetings: Second Tuesday of each month, 7 P.M., the Willie Galimore Center.

Carolyn O. Wright
142 Martin Luther King Av
St. Augustine, FL 32084
904-827-1082
Tiptoe59@msn.com

February 6, 2019

Lincolnvil CRA
C/O City Clerk
St. Augustine, FL 32084

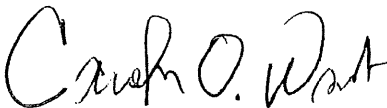
To Whom It May Concern:

I would like to express my interest in remaining a member of the Lincolnvil CRA. I currently serve as Vice-Chair of the LCRA.

During my time on the LCRA the plan for Lincolnvil was amended. The Steering Committee is working diligently to see the requests as suggested by the community fulfilled. We currently have several projects that have started and I would like to remain a member to see them through to completion. Working with the other members of the committee is a pleasure as we are always concerned about what is in the best interest of the residents of Lincolnvil.

Thank you in advance for considering my reappointment as a CRA Member.

Sincerely,


Carolyn O. Wright

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: Carolyn O. Wright
2. RESIDENCE: 142 Martin Luther King Av, St. Augustine, FL 32084
3. BUSINESS OWNED: No
4. PROPERTY OWNED: Yes
5. MAILING ADDRESS PREFERRED: 142 Martin Luther King Av, St. Augustine, FL 32084
6. PHONE NUMBER: (904) 827-1082
7. EMAIL ADDRESS: tiptoe59@msn.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- Primary Resident
- Business Owner
- Property Owner
- Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnton, please explain your role there:

Member St. Paul A.M.E. Church

11. Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnton community, and ability to meet the time commitments necessary.

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

<p>Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.</p> <p>Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply:</p> <p><input type="checkbox"/> American Indian or Alaska Native</p> <p><input type="checkbox"/> Asian</p> <p><input checked="" type="checkbox"/> Black or African American</p> <p><input type="checkbox"/> Native Hawaiian or Other Pacific Islander</p> <p><input type="checkbox"/> White</p>
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13. SIGNATURE OF APPLICANT

Cash O. Ward

DATE 2/16/19

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

CW
Initials

Cover Letter


To the St. Augustine Community Redevelopment Area Committee:

I am applying for reappointment to the LCRA for a second term; my current term ends in March of this year (2019). I appreciate the opportunity I have had the past three years to be involved with the very important work of the LCRA. The steering committee has made some progress towards its goals and I would like to be involved as the committee continues its work. I believe the committee has entered a new period of progress with the assignment of Mr. Tony Brown to serve as the liaison between the LCRA and the St. Augustine CRA. I have also appreciated the opportunity to work with the other committee members who are dedicated to preserving the historical and cultural nature of the Lincolnville community.

I am a retired U.S. Navy Chaplain and Lutheran pastor (LCMS) Emeritus. My wife (Marilyn) and I owned a house in Lincolnville from 1998 until 2003. I was recalled to church work in Pensacola, Florida, in 2003 until I retired in 2015. We returned to Lincolnville in June of 2015, building a house on De Haven Street. We returned because we enjoy the architecture, beautiful trees, and the mixed heritage of our neighbors. We attend Christ Our Savior Lutheran Church on Milton Street in St. Augustine, where I fill in from time to time. I also work part time at the San Sebastian winery. We appreciate the opportunity to walk everywhere -- entertainment, restaurants, museums, and cultural attractions. I want to work with LCRA to preserve what is unique and to support our neighbors.

I will turn 70 in March of this year but I maintain the time, energy and desire to serve another term.

Very respectfully,



Rory M. Hermann, CDR, CHC, USN (ret.)

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: Hermann, Rory M.
2. RESIDENCE: 121 De Haven Street
3. BUSINESS OWNED: None
4. PROPERTY OWNED: 121 De Haven Street (Home owner)
5. MAILING ADDRESS PREFERRED: Above
6. PHONE NUMBER: 904-982-5989
7. EMAIL ADDRESS: past0rrmh@gmail.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you: Primary Resident

Business Owner

Property Owner

Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

10. If affiliated with an organization, church, school, museum, or other entity in Lincolville, please explain your role there:

Currently a member of the LCRA (first term, third year)

11. Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolville community, and ability to meet the time commitments necessary.

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

<p>Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply:</p> <p><input type="checkbox"/> American Indian or Alaska Native</p> <p><input type="checkbox"/> Asian</p> <p><input type="checkbox"/> Black or African American</p> <p><input type="checkbox"/> Native Hawaiian or Other Pacific Islander</p> <p><input checked="" type="checkbox"/> White</p>

13. SIGNATURE OF APPLICANT

Rory M. Hermann

DATE 17 January 2019

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

RMH
Initials

NATHAN BAER

122 Bridge Street, St. Augustine, FL 32084 · 205-913-1534
Hoosiersin@gmail.com

Darlene Galambos
City Clerk
City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

DEAR CITY CLERK, MAYOR & COMMISSION,

I am writing today to request re-appointment on the Lincolnville Community Redevelopment Area Steering Committee. I have been serving as Vice-Chair on the committee the past 3 years and was nominated by the committee to serve as chairman during our last meeting which took place on the 3rd of December 2018. We have a great team currently and many of us are ending our first term of service and would like to continue working together on the plans we have in place, and to continue listening to the needs and desires within our neighborhood.

Please consider my application to continue serving on the committee and I look forward to working with our committee members, staff, and the community in further implementing the Lincolnville redevelopment plan.

Sincerely,



Nathan D Baer
205-913-1534

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

- 1. APPLICANT: NATHAN D. BAER
- 2. RESIDENCE: 122 Bridge ST, ST. Augustine, FL 32084
- 3. BUSINESS OWNED: _____
- 4. PROPERTY OWNED: 122 Bridge ST.
- 5. MAILING ADDRESS PREFERRED: SAME AS ABOVE
- 6. PHONE NUMBER: 205-913-1534
- 7. EMAIL ADDRESS: HOOSIERSWIN@GMAIL.COM

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- Primary Resident
- Business Owner
- Property Owner
- Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnton, please explain your role there:

11. Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnton community, and ability to meet the time commitments necessary.

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.
Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input checked="" type="checkbox"/> White

13. SIGNATURE OF APPLICANT  DATE 2-4-2019

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.


Initials

Ann M. Reed
132 Oneida Street
St. Augustine, FL 32084
760-212-2211
annreed4444@gmail.com

April 2, 2019

Darlene Galambos,
City Clerk
P.O. Box 210
St. Augustine, FL 32085

Dear Ms. Galambos:

I am interested in an appointment to serve as a volunteer on the Lincolnville Community Redevelopment Steering Committee. I heard that there are several openings in this regard and would like to offer my services to work towards the goal of supporting and preserving the quality of life for the residents of this unique community. I am a resident of Lincolnville and feel much affection for all the character, history and diversity it offers. I am very enthusiastic and confident that I have a great deal of talent to contribute to this cause.

Between my work and life experiences, I am certain that I am the right person for the job. Some of the key competencies I can contribute to the opportunity include:

- Timeliness: I have a reputation as an independent worker who is able to manage multiple demands to efficiently meet deadlines,
- Flexibility: I can adapt and be prepared for whatever might come my way on any given project with the ability to adhere to set goals and values,
- Patient and effective communicator: I can talk to people of all backgrounds with the ability to handle differing personalities and interests, and
- Professionalism: over 10 years experience in a legal assistant capacity with proven proficiency in completion and production of assignments.

I am thrilled at the prospect of joining your organization as a volunteer and to truly contribute to my home community. Thank you for your time and consideration.

Regards,



Ann M. Reed

Enc. LCRA Steering Committee Application

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: Ann Reed
2. RESIDENCE: 132 Oneida St. 32084
3. BUSINESS OWNED: n/a
4. PROPERTY OWNED: 132 Oneida St & 6 Lovett St. 32084
5. MAILING ADDRESS PREFERRED: 132 Oneida St. 32084
6. PHONE NUMBER: 760 212 2211
7. EMAIL ADDRESS: annreed4444@gmail.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- Primary Resident
- Business Owner
- Property Owner
- Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnville, please explain your role there:

I am an active member of St. Cyprians Church and have a plot in the community garden

- 11. Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnville community, and ability to meet the time commitments necessary.
- 12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

<p>Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.</p> <p>Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply:</p> <p><input type="checkbox"/> American Indian or Alaska Native</p> <p><input type="checkbox"/> Asian</p> <p><input type="checkbox"/> Black or African American</p> <p><input type="checkbox"/> Native Hawaiian or Other Pacific Islander</p> <p><input checked="" type="checkbox"/> White</p>
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13. SIGNATURE OF APPLICANT *Chris M. Reed* DATE 4/3/19

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

CMR
Initials

City of St. Augustine
LCRA Steering Committee Application Cover Letter

Adam Brown
127 M L King Avenue
St. Augustine, FL 32084

To Whom it May Concern:

Moving to Lincolntonville in October 2018 makes my wife and I very new additions to this incredible community. We chose to live here intentionally because of its rich history and diverse collection of residents. We were immediately rewarded as neighbor after neighbor introduced themselves and welcomed us as we worked in the yard and around the house. From right next door, Miss Linnette has been an encouraging supporter of our attempt to bring the yard back into form to Miss Gwen two doors down always saying hello and keeping an eye on our home when we are away.

Lincolntonville has quickly captured a piece of our hearts and we are better for it. I feel that sitting on the LCRA Steering Committee would allow me the opportunity to help preserve its best qualities and enhance those that may have fallen into neglect.

I have over a decade of experience in commercial real estate ranging from valuation to brokerage to development and feel that my professional background, coupled with my deep appreciation for Lincolntonville, will help me serve the LCRA Steering Committee well.

Thank you in advance for your consideration.

Regards,

Adam Brown

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: Adam Brown
2. RESIDENCE: 127 M L King Ave, St. Augustine, FL 32084
3. BUSINESS OWNED: n/a
4. PROPERTY OWNED: 127 M L King Ave
5. MAILING ADDRESS PREFERRED: 127 M L King Ave
6. PHONE NUMBER: 206-605-9560
7. EMAIL ADDRESS: abrown-keystone@gmail.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- Primary Resident
- Business Owner
- Property Owner
- Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnville, please explain your role there:

n/a

11. Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnville community, and ability to meet the time commitments necessary.
12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

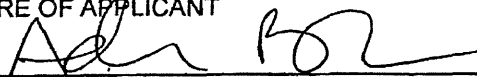
Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**

Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) Yes No


Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply:

- American Indian or Alaska Native
 Asian
 Black or African American
 Native Hawaiian or Other Pacific Islander
 White

13. SIGNATURE OF APPLICANT

 DATE 4/6/19

14. **AGREEMENT:** In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, <http://www.ethics.state.fl.us/>, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.


Initials

LINCOLNVILLE

REDEVELOPMENT PLAN AMENDMENT



EST. 1565

ST AUGUSTINE

June 20, 2017

LINCOLNVILLE REDEVELOPMENT PLAN AMENDMENT

Change to Redevelopment Master Plan.....24

Tax increment projections.....25

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FINDING OF NECESSITY

In 2012, the City of St. Augustine hired a consultant to conduct a Finding of Necessity study for Lincolnville due to economic distress and conditions of physical deterioration in the area. This study determined that Lincolnville contained the following criteria of blight under Florida Statute 163: inadequate lot sizes, configurations and layouts; inadequate street layout, roadways, or public transportation facilities; aggregate assessed values failing to show any appreciable increase; unsanitary or unsafe conditions that endanger life and property; deterioration of site or other improvements; and incidence of code violations higher than in the remainder of the city. As a result of these findings, the City Commission established the Lincolnville Community Redevelopment Area (LCRA) in early 2013.

LINCOLNVILLE FINDING OF NECESSITY

1. Faulty lot layout in relation to size, adequacy or usefulness
 - Substandard lot/parcel size
 - inadequate properties in relationship to current development codes and market requirements
2. Inadequate street layout, roadways, or public transportation
 - Lack of sidewalks
 - Roadways that fail to meet standards
 - Old platted roads that have been bisected
3. Aggregate assessed values that have failed to show any appreciable increase
 - Vacant buildings
 - Undeveloped and underdeveloped properties
 - Loss of market value

LINCOLNVILLE FINDS OF NECESSITY

4. Unsanitary or unsafe conditions that endanger life and property
 - Unkempt vacant lots are scattered throughout the Study Area
 - Dumping and trash in combination with overgrown tall grasses
 - Vacant land comprises 10% of the Study Area
5. Deterioration of site or other improvements
 - Deteriorated structures and site conditions
 - 12% of parcels containing structures were deteriorated or dilapidated
6. Incidents of code violations higher than in the remainder of the City
 - Code violations higher than the remainder of the City

LINCOLNVILLE HISTORIC CONTEXT

Lincolnvillle is a historically significant neighborhood located southwest of downtown St. Augustine. During the latter part of the First Spanish Period (1700-1763), Lincolnvillle was the site of the Indian villages of Palica and Pocolalaca, as well as several Spanish land grant holdings. The British later incorporated the Peninsula where the neighborhood is now located into the City's defense system by building three fortifications along the San Sebastian River and improving the local transportation system by developing ferry service over to the west side of the San Sebastian River, which was accessed by Bridge Street and Kings Ferry Way. The area was first settled by former black slaves after the Civil War and called "Africa", but later renamed Lincolnvillle after streets were laid out in 1878.

The northern section of Lincolnvillle contains the oldest structures in the neighborhood, with more than half of the buildings dating from the nineteenth century. After a brief downturn in the early 1900s, building intensified in the 1920s, and all development was virtually complete by 1930. Traditionally, Lincolnvillle served as the principal African American community in St. Augustine and exhibited a modest, working-class neighborhood. Through the early 20th century, Lincolnvillle developed as a segregated community with a mix of residential, commercial, and institutional buildings which still make up the fabric of the neighborhood and contribute to its historic character.

In the early 1960s, Lincolnvillle became the base for Civil Rights activists and eventually led to nationwide attention with a visit from Martin Luther King Jr. and the passage of the Civil Rights Act in 1964. Today, many of the sites in Lincolnvillle associated with the Civil Rights movement are signified with markers erected by the Civil Rights Committee of St. Augustine and 40th ACCORD Freedom Trail (respectively).

HISTORY

- The northern section of Lincolnvillle contains the oldest structures in the neighborhood, with more than half of the buildings dating from the nineteenth century.
- After a brief downturn in the early 1900s, building intensified in the 1920s, and all development was virtually complete by 1930.
- The area was know for its Victorian, Queen Anne and Shotgun residence and Mission and Mediterranean formed Institutions.

MODERN HISTORY

- In 1964 St. Augustine became a focal point for the Civil Rights Movement. Neighborhood churches and businesses were the sites of meetings and the bases from which peaceful protest marches began.
- In the spring of 1964, national attention was focused on St. Augustine as the protest of black and white civil rights activists continued, including the Southern Christian Leadership Conference and Dr. Martin Luther King, Jr. and
- Ultimately resulting in the passage of the Civil Rights Act in 1964.

water, is subject to flooding during heavy rainstorms". It should be noted that since 1991 the District has seen significant renovations and new construction.

The Nomination Form noted that "buildings in Lincolnville that reflect the ethnic heritage of the Historic District include the churches in the area and some of the structures that housed social institutions that contributed to the welfare the black residents of the area. Historic churches in the district include St. Benedict the Moor Catholic Church, constructed in 1910-1911 and St. Cyprian's Episcopal Church, constructed in 1899--both of which are found on Martin Luther King Avenue--and Trinity Methodist on Bridge Street, constructed in 1913".

The Historic District's educational structures of importance are "St. Benedict's Catholic school on Sanford Street, constructed in 1898 and the wood frame residence at 112 Moore Street that was erected ca. 1910 to serve as a classroom for the now demolished Presbyterian Industrial School".² "Benevolent societies included the Odd Fellows Hall at 92 Washington Street, a three-story brick building, now stuccoed, erected in 1909 and the Benevolent Hall at 86 St. Francis Street, constructed ca. 1899-1904. These and similar buildings were the meeting places for many black civic groups and usually housed such other facilities as movie theaters, restaurants, and other businesses. The Benevolent Hall, now divided into apartments, had once served as the main community center."

In recent years, Lincolnville has experienced a revitalization associated with intensive new development and community activism with groups forming around neighborhood issues, projects, and events. A common theme for many of these groups and echoed at LCRA meetings is the importance of Lincolnville's history and heritage and the priority to maintain the neighborhood's character through any development process. As stated in the Request for Proposal for the Plan Amendment, "an overarching goal for the plan amendment is to reflect on Lincolnville's rich history and to protect and enhance those characteristics that make the community unique".

The following map shows the location of historic properties as listed in the National Register of Historic District Nomination Report.

² <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=a233b43c-8f6a-4b9a-9f23-d5d98de10e5b>

EXISTING LAND USES

The following table and graphic shows the latest (2017) land use data from the County Appraiser's office.

Governmental uses make up the largest use of Lincolnville property (176.95 acres), followed by Single Family (86.06 acres), Industrial (37.38 acres), Vacant (32.95 acres), Multi Family (23.64 acres), Water and Wetlands (9.37 acres) and Institutional (37.38 acres).

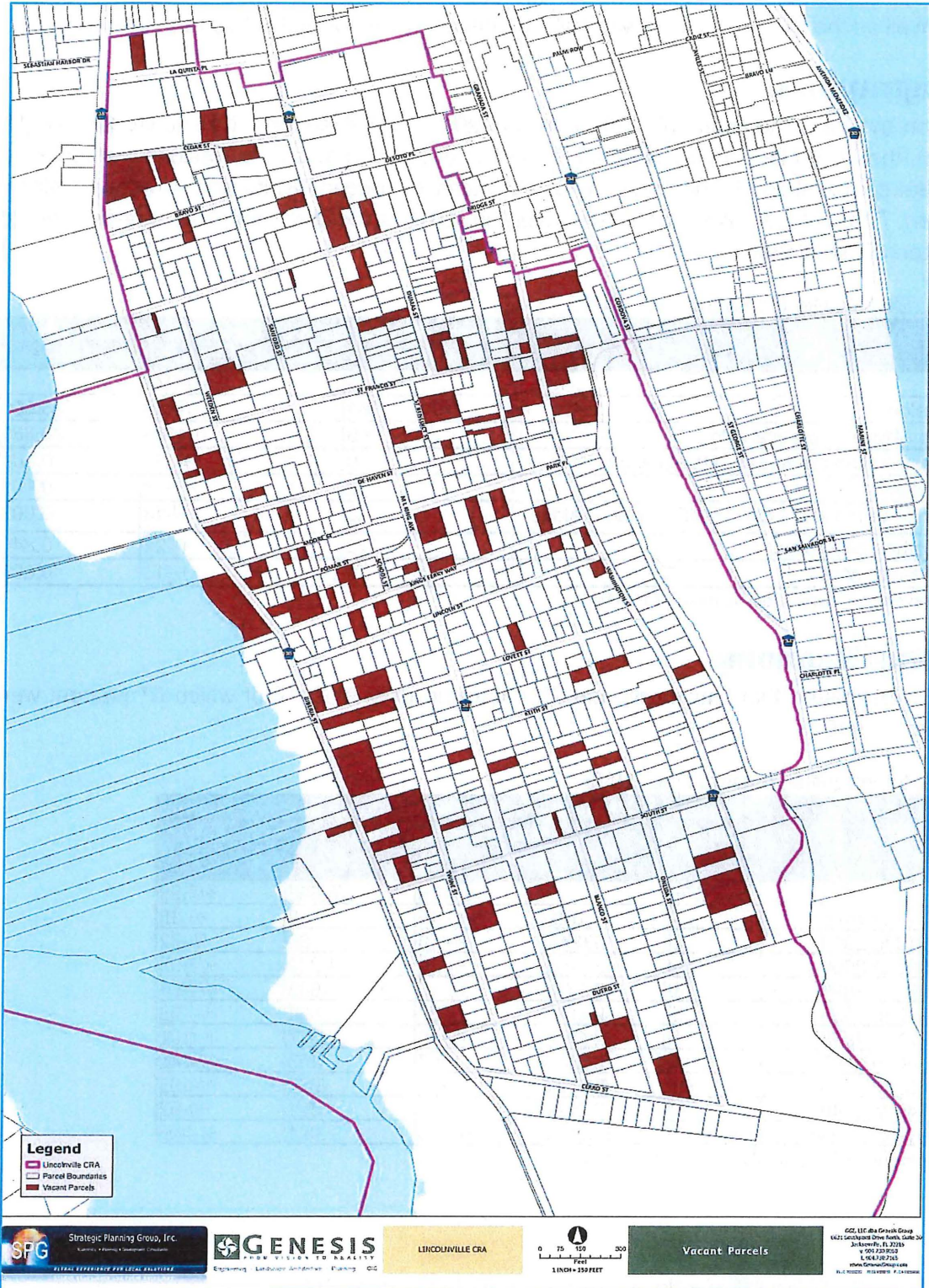
The graphic on the following page shows the current land use by parcel.

Table 2. Lincolnville Demographics, 2015

Existing Land Use	Number of Parcels	Total Acreage
Commercial	22	25.36
Governmental	23	176.95
Industrial	6	37.38
Institutional	22	8.57
Multi Family	92	23.64
Single Family	554	86.06
Vacant	138	32.95
Water and Wetlands	3	9.37

Vacant Land

The following graphic shows vacant lands according to the County Appraiser's Office.



LINCOLNVILLE REDEVELOPMENT PLAN AMENDMENT

Lincolnville had 689 occupied housing units (89%) or 2.24 persons per household, with 87 units vacant in 2015. The 2010 Census reported 738 occupied units and 2.22 persons per household.

Table 4. Lincolnville Housing, 2015

	Block Group 2, Census		St. Augustine city, Florida	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	776	+/-119	6,668	+/-392
Occupied	689	+/-115	5,477	+/-329
Vacant	87	+/-63	1,191	+/-250

Source: American Community Survey (2011-15)

As of 2015, the ACS estimated that 54 vacant housing units (62%) were held for seasonal use while 24 (28%) were defined as other which usually refers to a foreclosure.

Table 5. Lincolnville Vacant Housing Status, 2015

	Block Group 2, Census Tract		St. Augustine city, Florida	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	87	+/-63	1,191	+/-250
For rent	0	+/-13	128	+/-71
Rented, not occupied	0	+/-13	92	+/-67
For sale only	9	+/-13	93	+/-68
Sold, not occupied	0	+/-13	0	+/-21
For seasonal, recreational, or occasional	54	+/-56	488	+/-198
For migrant workers	0	+/-13	0	+/-21
Other vacant	24	+/-38	390	+/-136

Source: American Community Survey (2011-15)

Table 6. Age of Householder, 2015

	Block Group 2, Census Tract		
	Estimate	Margin of Error	Percent
Total:	689	+/-115	
Owner occupied:	313	+/-79	45.43%
Householder 15 to 24 years	0	+/-13	0.00%
Householder 25 to 34 years	0	+/-13	0.00%
Householder 35 to 44 years	48	+/-37	15.34%
Householder 45 to 54 years	94	+/-62	30.03%
Householder 55 to 59 years	26	+/-35	8.31%
Householder 60 to 64 years	24	+/-26	7.67%
Householder 65 to 74 years	72	+/-39	23.00%
Householder 75 to 84 years	35	+/-28	11.18%
Householder 85 years and over	14	+/-15	4.47%
Renter occupied:	376	+/-105	54.57%
Householder 15 to 24 years	72	+/-32	19.15%
Householder 25 to 34 years	41	+/-35	10.90%
Householder 35 to 44 years	25	+/-26	6.65%
Householder 45 to 54 years	135	+/-78	35.90%
Householder 55 to 59 years	12	+/-14	3.19%
Householder 60 to 64 years	8	+/-13	2.13%
Householder 65 to 74 years	22	+/-27	5.85%
Householder 75 to 84 years	52	+/-50	13.83%
Householder 85 years and over	9	+/-16	2.39%

Source: American Community Survey (2011-15)

Lincolnville had 313 owner occupied housing in 2015 (45%) and 376 rental units (55%). Approximately 39 percent of the occupied householders are aged 65 or older, while 21 percent of renters are aged 65 or older.

Median Household Income

Lincolnville had a modest median income in 2015 of \$29,718 compared to the City's median of \$42,958.

Table 7. Median Household Income, 2015

	Block Group 2, Census Tract		St. Augustine city.	
	Estimate	Margin of Error	Estimate	Margin of Error
Median household income in the past 12 months (in 2015 Inflation-adjusted dollars) --				
Total:	\$29,718	+/-5,453	\$42,958	+/-4,380
Householder under 25 years	\$9,643	+/-5,722	\$12,093	+/-9,948
Householder 25 to 44 years	\$30,395	+/-8,605	\$41,208	+/-14,284
Householder 45 to 64 years	\$31,332	+/-10,581	\$56,364	+/-11,420
Householder 65 years and over	\$20,104	+/-4,781	\$41,341	+/-6,561

Source: American Community Survey (2011-15)

Approximately 24 percent of households within Lincolnville had incomes below the poverty line in 2015. Of those household having incomes below the poverty line 74 percent were nonfamily households.

Table 8. Poverty Level, 2015

	Block Group 2, Census Tract 204.			St. Augustine city.	
	Estimate	%	Margin of Error	Estimate	Margin of Error
Total:	689		+/-115	5,477	+/-329
Income in the past 12 months below poverty level:	165	23.9%	+/-75	992	+/-174
Family households:	43	26.1%	+/-35	370	+/-121
Married-couple family:	32		+/-31	154	+/-79
Other family:	11		+/-18	216	+/-100
Nonfamily households:	122	73.9%	+/-61	622	+/-135

Source: American Community Survey (2011-15)

Building Condition

The following graphic shows the relative building condition within Lincolnville based on an April 2017 windshield/walking survey. Yellow and Red depict deteriorating and dilapidated buildings.

There are 74 parcels that are either deteriorating or dilapidated.

Summary of Socio-Economic Changes

Since the 2013 Redevelopment Plan, Lincolnville’s population has declined by 99 residents. There are 134 fewer African-American residents and there are 72 fewer houses. Owner occupied housing has increased by three percent and renter occupied housing has declined by three percent.

Table 9. Summary of Socio Economic Conditions (2010-2015)

Socio Economic Indicators	Change (2010-2015)
Population	-99
African-American	-134
Housing	-72
Owner	3%
Renter	-3%

Source: American Community Survey (2011-15)

PUBLIC INVOLVEMENT/FEEDBACK

The Lincolnville CRA in its Request for Proposal stated “It is important for the hired consultant to understand that the public input process is critical to the plan amendment process because Lincolnville is primarily a residential neighborhood with an active citizen base.” To accomplish this goal, Strategic Planning Group, Inc. conducted an extensive public participation program.

The main study program included two major workshops, three focus group meetings and a survey. A total of 60 individual stakeholders participated in one or more of the workshops and focus groups.

A survey was also given out during the focus groups and a total of 22 were usable.

Public Input

“It is important for the hired consultant to understand that the public input process is critical to the plan amendment process because Lincolnville is primarily a residential neighborhood with an active citizen base.”

- Workshop #1 – **CRA Basics/SWOT**, March 6, 2017
- Focus Group #1 (**African-American Heritage**), March 9, 2017
- Focus Group #2 (**Historic Preservation**), March 14, 2017
- Focus Group #3 (**Housing and Infrastructure**), March 21, 2017
- Survey (March)
- **A total of 60 individuals have participated since March 21st**
- Workshop #2 - **Findings and Recommendations**, March 29, 2017
- LCRA Steering Committee Meeting (Public) – June
- Planning and Zoning Board (tentative) – June
- CRA review/comments – July
- City Commission meeting (Public) - September

Survey

A survey was given out during the workshops and focus groups. A total of 22 useable surveys were collected. There was significant diversity in responses. The survey, which ranks the highest a 10 and lowest a 1, had numerous questions with 10s and 1s. The results acknowledged the importance of maintaining and improving building design to reflect the historic nature of Lincolnville (9 out of 10), and the need to slow gentrification (8.6 out of 10). Improving utilities, infrastructure, appearance of vacant lots, improving deteriorating buildings, road conditions and sidewalks were all highly rated.

Survey Results (22 surveys)

- How important is to maintain and improve building design to reflect historic nature of Lincolnville? **9.0 out of 10**
- How important is it to stabilize and/or increase African American households in Lincolnville? **8.6 out of 10**
- Improve utilities and infrastructure – **7.6 out of 10**
- Improve appearance of vacant lots – **6.8 out of 10**
- Improving deteriorating building/sites – **6.8 out of 10**
- Providing affordable and diverse housing – **6.8 out of 10**
- Improving road conditions – **6.4 out of 10**
- Improving sidewalks – **6.4 out of 10**
- Increasing parking – **6.3 out of 10**

There is an expressed need to provide for affordable housing (6.8) and increase parking (6.4).

Focus Group 1 (African-American Heritage and Retaining Long-Term Residents)

A focus group⁴ meeting regarding African American heritage and long-term residents was held on March 9, 2017 with an attendance of 24. The participants noted that gentrification has resulted in less and less African Americans in Lincolnville and the need to “bring back diversification.” The most critical needs were to:

1. Establish a Community Land Trust to provide affordable housing,

Focus Group 1 (African-American Community) 24 Attendees

- Lincolnville prior to 1965 was an African-American Community with employment (hospitals, lumber yards, grocery stores, entertainment (clubs), good housings, and tight community “one huge family”
- Since the end of segregation, most employment has left
- Gentrifying: “need to bring back diversity”
 - Priced out based on value
 - 2nd/3rd generation does not want to live here
 - Needs options for affordable housing
- 3 most critical concerns:
 - Land Trust
 - Program to save homes
 - Create uniformity in new construction

⁴ The focus group comprised a range of racial and demographic individuals.

LINCOLNVILLE REDEVELOPMENT PLAN AMENDMENT RECOMMENDATIONS

This amendment to the Lincolnville Redevelopment Plan addresses only new or reinforced elements of the original plan.

It is based on the results of the community involvement process and focuses on three main topics:

- Preserve African American Heritage and Retain Long-Term Residents
- Preserve Lincolnville's Historic Character
- Conduct Neighborhood Improvements

Note that the recommendations within these goals overlap, which further indicates their priorities. The Plan's recommendation and implementation can efficiently and effectively be administered by staff.

Preserve African-American Heritage and Retain Long-Term Residents

The Lincolnville Community Redevelopment Area is a Historic District on the National Register of Historic Places. A major consideration for its nomination was its history as an African-American community. The percentage of African-Americans within Lincolnville has decreased significantly as the community is redeveloping.

One of the major findings of this amendment is the need to stabilize the African-American presence in the community. It is recommended that the LCRA use its resources to create affordable housing for low income families and continue to assist low income households to remain within the community.

One of the first steps is to identify those in need. It is recommended that the LCRA work with the local churches and neighborhood association to advertise LCRA programs that assist low-income residents.

AMENDMENT RECOMMENDATIONS

- Preserve African American Heritage and Long Term Residents
 - Work with St. Johns Housing Partnership (SJHP) or a Community Development Organization (CDC) to form Community Land Trust (CLT) for Affordable Housing
 - Continue public outreach to identify those in immediate need (work with Churches, neighborhoods)
 - Continue to facilitate qualified homeowners with legal assistance for those with title issues

It is recommended that the LCRA continue to provide Emergency/Fix-Up Grants, Down Payment Assistance and Rehabilitation Programs for qualified residents and properties. It is

rehabilitated, it may be sold at an affordable price point or with down payment assistance, or sold or donated to a Community Land Trust (or similar non-profit).

Many of the historical structures within Lincolnville are owned by Institutions. Under the Rehabilitation Program, the LCRA should address possible historic preservation assistance for Institutional historical structures. The ECHO building is an example of an institutionally owned historic structure in need of rehabilitation.

**Architectural
Design Overlay
District**

As Lincolnville has been redeveloped, new construction has not met the scale of Lincolnville's historic past. It is recommended that an overlay be developed to protect the scale and character of the community. The historic architecture of Lincolnville is a major contributing factor for its nomination as a National Register Historic District.

AMENDMENT RECOMMENDATIONS

- Preserve Lincolnville's Historic Character
 - Emergency/Fix Up Grants
 - Provide Parcel/Site Cleanup Grants (or fines)
 - Provide Rehabilitation Program
 - Address Possible Assistance to Institutional Historic Structures
 - Develop/Implement Design Overlay (in original plan)
 - Promote Historical Significance of Lincolnville Historic District
 - Create Design Overlay District
 - Create and Distribute Historic Brochure/web presence
 - Create Plaques for Contributing Buildings

To assist in educating current and future owners of Lincolnville property as to the historic significance and architectural character of the Lincolnville, it is recommended that the LCRA fund a brochure outlining the specifications of the architectural design overlay district.

Other heritage oriented promotion tools to be considered include creating plaques for "contributing buildings" within the district.

Action Steps

The Action Steps to implement Recommendation 2: Preserve Lincolnville's Historic Character are:

Action Step 2.1: Initiate and Continue with the Lincolnville Rehabilitation Program

Action Step 2.2: Provide parcel/site cleanup grants

Action Step 2.3: Promote the historical significance of Lincolnville

Action Step 2.4: Develop an architectural design overlay district

Infrastructure

The City of St. Augustine is responsible for the ongoing maintenance and planning and funding of infrastructure in the Lincolnville Community Redevelopment Area (including streets, water/sewer, and stormwater management) that is in the City's current Capital Improvement Program (CIP) or are within last three year CIPs. The LCRA should explore funding opportunities by working with the City to plan and implement infrastructure projects.

Other improvements recommended by the LCRA include improving and expanding Twine Park, creating a pocket park at City owned property at 66 Weeden Street, the Dr. Robert B. Hayling Freedom Park and continued addressing street/landscaping and general beautification of the District.

Change to Redevelopment Master Plan

The 2013 Redevelopment Plan recommended that Martin Luther King (MLK) Avenue be developed as a low-intensity commercial corridor. It is recommended in this Amendment that MLK remain primarily Institutional and Residential.

Action Steps

The Action Steps to implement Recommendation 4: Improve Mobility are:

Action Step 3.1: Implement a streetscape/landscape plan

Action Step 3.2: Coordinate with City on mobility planning efforts

Action Step 3.3: Improve/construct sidewalks according to original redevelopment plan

Action Step 3.4: Explore joint use of streets

Action Step 3.5: Plan and improve infrastructure systems

LINCOLNVILLE REDEVELOPMENT PLAN AMENDMENT

Growth Rate Year	Based on 2012-2016					2017	2019	2025		
	9.3800%					9.3800%	8.00%	6.00%		
	Growth in Taxable Value					Growth in Taxable Value				
		Tax Increment	City TIF	County TIF		Tax Increment	City TIF	County TIF	COMBINED TIF	
	\$67,756,691	Annual Increase	@ .95%	Revenue	Revenue	\$67,756,691	@ .95%	Revenue	Revenue	Revenue
2012	\$67,756,691					\$67,756,691				
2013	\$70,501,393	\$2,744,702	\$2,607,467	\$19,556	\$14,054	\$70,501,393	\$2,607,467	\$19,556	\$14,054	\$33,610
2014	\$77,106,165	\$6,604,772	\$8,882,000	\$66,165	\$48,558	\$77,106,165	\$8,882,000	\$66,165	\$48,558	\$114,723
2015	\$88,568,104	\$11,461,939	\$19,770,842	\$148,882	\$101,770	\$88,568,104	\$19,770,842	\$148,882	\$101,770	\$250,652
2016	\$98,752,263	\$10,184,159	\$29,445,793	\$220,334	\$151,230	\$98,752,263	\$29,445,793	\$220,334	\$151,230	\$371,564
2017	\$106,080,481	\$7,328,218	\$36,407,600	\$273,057	\$187,408	\$108,015,225	\$36,407,600	\$273,057	\$187,408	\$460,465
2018	\$116,030,830	\$9,950,349	\$45,860,432	\$343,953	\$234,805	\$118,147,053	\$47,870,844	\$359,031	\$245,099	\$604,130
2019	\$126,914,522	\$10,883,692	\$56,199,939	\$421,500	\$287,744	\$127,598,818	\$56,850,020	\$426,375	\$291,072	\$717,447
2020	\$138,819,104	\$11,904,582	\$67,509,292	\$506,320	\$345,648	\$139,567,587	\$68,220,351	\$511,653	\$349,288	\$860,941
2021	\$151,840,336	\$13,021,232	\$79,879,463	\$599,096	\$408,983	\$150,732,994	\$78,827,488	\$591,206	\$403,597	\$994,803
2022	\$166,082,960	\$14,242,624	\$93,409,955	\$700,575	\$478,259	\$162,791,633	\$90,283,195	\$677,124	\$462,250	\$1,139,374
2023	\$181,661,541	\$15,578,582	\$108,209,608	\$811,572	\$554,033	\$175,814,964	\$102,655,359	\$769,915	\$525,595	\$1,295,511
2024	\$198,701,394	\$17,039,853	\$124,397,468	\$932,981	\$636,915	\$186,363,862	\$112,676,812	\$845,076	\$576,905	\$1,421,981
2025	\$217,339,585	\$18,638,191	\$142,103,749	\$1,065,778	\$727,571	\$197,545,693	\$123,299,552	\$924,747	\$631,294	\$1,556,040
2026	\$237,726,038	\$20,386,453	\$161,470,879	\$1,211,032	\$826,731	\$209,398,435	\$134,559,657	\$1,009,197	\$688,945	\$1,698,143
2027	\$260,024,740	\$22,298,702	\$182,654,646	\$1,369,910	\$935,192	\$221,962,341	\$146,495,368	\$1,098,715	\$750,056	\$1,848,772
2028	\$284,415,061	\$24,390,321	\$205,825,451	\$1,543,691	\$1,053,826	\$235,280,082	\$159,147,221	\$1,193,604	\$814,834	\$2,008,438
2029	\$311,093,193	\$26,678,133	\$231,169,677	\$1,733,773	\$1,183,589	\$249,396,886	\$172,558,186	\$1,294,186	\$883,498	\$2,177,684
2030	\$340,273,735	\$29,180,542	\$258,891,192	\$1,941,684	\$1,325,523	\$264,360,700	\$186,773,808	\$1,400,804	\$956,282	\$2,357,085
2031	\$372,191,411	\$31,917,676	\$289,212,984	\$2,169,097	\$1,480,770	\$280,222,342	\$201,842,368	\$1,513,818	\$1,033,433	\$2,547,251
2032	\$407,102,965	\$34,911,554	\$322,378,961	\$2,417,842	\$1,650,580	\$297,035,682	\$217,815,042	\$1,633,613	\$1,115,213	\$2,748,826
2033	\$445,289,224	\$38,186,258	\$358,655,906	\$2,689,919	\$1,836,318	\$314,857,823	\$234,746,075	\$1,760,596	\$1,201,900	\$2,962,495
				\$21,186,716	\$14,469,508			\$16,737,654	\$11,432,281	\$28,169,935
				Total TIF	\$35,656,224			Total TIF	\$28,169,935	
		Millage Rates		2017						
				City TIF Revenues	7.5000					
				County TIF Revenues	5.1200					

APPENDICES

The ground lease also includes a resale formula intended to balance the interests of present homeowners with the long-term goals of the community land trust. The intent of affordability in perpetuity is in conflict with the desire of most owner-occupants in the U.S. to reap real estate gains. Thus, the resale formula is designed to balance the interest of individual homeowners to benefit from the use of their home as a real estate investment and the interest of the CLT to provide affordable housing for future homeowners.

Applicants Must Be Approved by The City Before Any Project Is Started.

St. Johns Housing Partnership, Inc.¹⁰ will evaluate the application after inspection of the home, prioritize the repairs needed and perform the work as an independent contractor. Existing materials will be replaced with “in kind materials” to preserve the architectural integrity of the structure whenever possible. Staff will review and approve the initial scope of work for consistency with the plan and conduct a site inspection after the work is complete to confirm it matches the initial approval.

Example of Eligible Repairs¹¹:

- Beams, Joists or Rafters as needed
- Cornices, eaves and fascia boards
- Doors
- Electrical service and panel boxes (convert from fuses to breakers only)
- Electrical wiring, dwelling and garage floor coverings (replace what is removed as needed)
- Furnace/heaters
- Gas lines
- Garage repair (per inspection only)
- Gutters and down spouts
- Light fixtures (replace what is removed as needed)
- Painting or protective covering (exterior, if paint is chipping, flaking, etc.)
- Plumbing and fixtures
- Porches or steps (if dangerous)
- Property Walls
- Replacement/removal/relocation of hot water heater and metal housing as needed
- Roof, dwelling and garage
- Screens
- Sewer lines and service
- Shut-off valves (gas and water)
- Sinks
- Sub flooring in dwelling (where needed)
- Tree work/hazard tree limb removal
- Termite work
- Walls (plaster, patching, drywall)
- Water lines
- Windows

There may more than one grant per property up to a total of \$20,000. A ten year lien will be placed on the property for each grant.

¹⁰ Or equally qualified organization

¹¹ This list is not meant to be all inclusive.

LINCOLNVILLE REDEVELOPMENT PLAN AMENDMENT

Residential Properties

The program is intended to bring deteriorating or dilapidated residential properties to market condition and then sold affordably, sold with down payment assistance, or sold or donated to a Community Land Trust or similar non-profit. The program timeline is shown as follows;

STEP 1 Staff conducts due diligence research on property	On-going
STEP 2 Staff or the Steering Committee makes a recommendation to the CRA	Month 1
STEP 3 The CRA gives final approval to purchase property	Month 1 – Month 2
STEP 4 Make an offer to the property owner and LCRA purchase the property	By end of Month 4
STEP 4 Staff develops a scope of work and solicits bids from qualified contractors	(Can start drafting during purchase phase) By end of Month 5
STEP 5 Rehabilitation work takes place	Month 6-12
STEP 6 Property is placed on the market for sale by a broker	Month 12
STEP 7 Property is sold with a lien and covenant	Varies
STEP 8 Revenue from the sale of the property is deposited back into the LCRA Trust Fund (for use to buy future blighted structures)	Varies

The minimum level of rehabilitation would be the shell building without fixtures and interior finishes. Rehabilitation work should use the Secretary of the Interior Standards for Rehabilitation as a guideline to repair where possible and replace with matching or compatible materials. All mechanical, electrical and plumbing systems should also be up to code. A 10-year property lien and preservation covenant will be placed on the property.

The property should be bought based on fair market pricing but should be guided by the fact that the rehabilitated property would be used as affordable housing. The rehabilitated property could be sold or given to a Community Land Trust or a Lien could be placed on the property to ensure that the buyer (new owner) stays in the house and/or the resale price is to remain affordable in perpetuity.

APPENDIX C: OTHER FUNDING SOURCES

The Home Investment Partnership (HOME)

Overview This is an annual formula grant to local governments. It was enacted as part of the 1990 Redevelopment Agency and National Affordable Housing Act to provide states with their first opportunity to administer federally funded homeownership and rental housing programs. These funds may be used for new construction, rehabilitation, land acquisition, site improvements, and tenant-based rental assistance. The state's HOME program is administered by the Florida Housing Finance Corporation, with priority given to projects located in communities that have not received direct HOME funding.

Safe Neighborhood Act – F.S. Chapter 163.502

Overview Neighborhood improvement districts created pursuant to the Act may request a planning grant for the State's Safe neighborhood Trust Fund on a 100% matching basis. The District may also authorize the levying of an ad valorem tax of up to 2 mills annually on real and personal property.

Community Development Corporation Support and Assistance Program

Agency: Florida Department of Community Affairs

Types of Projects Administrative support for organizations involved in economic development and neighborhood revitalization

Dollar Amount Approximately \$40,000 - \$50,000 Annually

Match None

Deadline Spring

Florida Recreation Development Assistance Program

Agency: Florida Department of Environmental Protection

Types of Projects Acquisition or development of land for public outdoor recreation projects

Dollar Amount \$50,000 - \$150,000

Match Zero match for \$50,000, 25% match up to \$150,000, 50% over \$150,000

Deadline Late August- -Special preparations Public Hearings

Contact Terri Messler, Bureau of Design and Recreation Services, Division of Recreation and Parks, Florida Department of Environmental Protection

3900 Commonwealth Blvd,

Mail Station 585

Tallahassee, Florida 32399-3000

850-488-7896

Suncom 278-7896

Fax 850-488-3665

TEA 21/TEA 3

LINCOLNVILLE REDEVELOPMENT PLAN AMENDMENT

will move from an organization of separate program office with isolated programs to one HUD with one mission – empowering people to develop viable urban communities that provide a suitable living environment for all.

Phone 800-HUD-8929, SuperNOFA Information Center
Internet www.hud.gov

Community Development Block Grant (CDBG) Program

Agency U.S. Department of Housing and Urban Development
Overview CDBG provides annual formula grant to entitled metropolitan cities (50,000 or more people) and urban counties (20,000 or more people) and to states for distribution to non-entitled communities to carry out a wide range of community development activities; public and improvements (streets, sidewalks, sewers, and water systems); public services for youths, senior, or the disabled; crime reduction initiatives; homeless and housing services; and direct assistance and technical assistance to for-profit businesses (including micro enterprises).
Phone 202-708-1871 Financial Management Division
Internet www.hud.gov

Empowerment Zone/Enterprise Community (EZ/EC) – Sustainable Development Workshops

Overview The U.S. Department of energy conducts 1-day workshops on concepts and opportunities for sustainable development within EZ/ECs. The workshops are designed to explore the social history of sustainable development, the cost and effects of non-sustainable practices within communities, examples of successful sustainable development projects, and the strategies, resources, and tools available to local communities to integrate sustainable development in their planning process.

Recreational and Parks Technical Assistance Services

Agency: Bureau of Design and Recreation Services, FDEP
Overview Technical assistance available to all Florida municipal and county governments provided by the Bureau of Design and Recreation Services include professional consultation on recreation and park related issues and concerns. Office staff provides referrals and access to a vast array of informational resources regarding these topics.
Contact: Advisory Services Manager, Bureau of Design and Recreation Services, Division of Recreation and Parks, Florida Department of Environmental Protection.
3900 Commonwealth Boulevard, Mail Station 795
Tallahassee, FL 32399-3000
850-488-3538
Suncom 278-3538
Fax 850-488-3665

OTHER FUNDING SOURCES

CDBG Commercial Revitalization Grants - Funding may be used for planning, design and construction of infrastructure that supports commercial revitalization or strategic planning

Florida Recreation Development Assistance Program (FRDAP) This annual, state recreation assistance program may be used for recreational land acquisition, park design and construction. Active park amenities are normally afforded a higher priority than passive parks, with a \$150,000 limit; projects may be phased over several years.

Industrial Revenue Bonds- Industrial revenue bonds may be used to finance industrial and some commercial projects. The primary emphasis on such projects is the creation of jobs and, as a consequence, speculative ventures are not normally financed by these means. The City typically issues such bonds, with repayment pledged against the revenues of the private enterprise being funded. IRB's are tax-exempt and consequently are typically three percentage points below prevailing interest rates.

Florida Communities Trust (FCT) Fund Grant- This grant program was established for environmental land acquisition. Ten percent of the grant proceeds are distributed from the Preservation 2000 program. This is an excellent funding source for land acquisition, if necessary, when developing the regional trail system.

Saint Johns River Water Management District (SJRWMD) Funds- SJRWMD funding is available for assistance in storm water improvement projects, which would be beneficial for redevelopment projects that contain areas identified as having drainage deficiencies.

Direct Borrowing from Commercial Lenders- The Redevelopment Agency is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the funding requirements of the particular project(s), the Redevelopment Agency may utilize both short-term and long-term borrowing. Although terms and conditions may have a direct bearing on use of a particular commercial lending institution, the Redevelopment Agency will generally attempt to secure the lowest available interest rate.

Private Contributions- Voluntary contributions by private companies, foundations and individuals are a potential source of income to the Redevelopment Agency. Although such contributions may account for only a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

Restrictions

The CRA shall not be authorized to pledge the full faith credit of the City of St. Augustine, or to guarantee the indebtedness of any person performing any work or providing any labor or service in connection with any redevelopment project or to otherwise obtain funds from any source or in any redevelopment project or to otherwise obtain funds from any source or in any manner not specifically authorized in the Plan, the Act or the provisions of applicable law.

City of St. Augustine



Lincolnvile Community Redevelopment Area
Historic Area Transportation & Parking CRA



MEMORANDUM

Date: May 13, 2019

To: Honorable Chair and Commissioners,
St. Augustine Community Redevelopment Agency

From: Tony T. Brown, Administrator *Tony T. Brown*

Regarding: FY 2018 Annual Report

Please find attached an electronic copy of the annual CRA reports for FY 2018. All Community Redevelopment Agencies are required to file with the governing body and all chairpersons of the city/county/special district that pay into the CRA on or before March 31 of each year, a report of its activities for the preceding fiscal year. The report also includes a complete financial statement setting forth the assets, liabilities, income, and operating expenses as of the end of such fiscal year for the CRA.

This report is available to the public for inspection during business hours in the office of the City Clerk, the CRA office (Planning & Building Department) and on our website. The Lincolnvile CRA 2018 Annual Report is at the printer and will be mailed to Lincolnvile residents as a component of our communications outreach plan. The HTPCRA Annual Report will be distributed as required and uploaded to the website. To streamline the process in 2019, we recommend that one annual report is produced from the Agency with the two areas highlighted therein. If there are no objections, we will proceed as proposed.

Tony Brown serves as the administrator for the both the Lincolnvile Community Redevelopment Area (LCRA) and the Historic Area Transportation and Parking Community Redevelopment Area (HTPCRA). I can be reached at (904) 407-3591 or by email at lcra@citystaug.com. I look forward to briefing you on the highlights from FY 2018 at your next CRA Meeting and hearing your priorities for FY 2019 and beyond.

Action Requested:

1. Accept the 2018 Lincolnvile Community Redevelopment Area and Historic Area Transportation and Parking annual reports and discuss program highlights
2. Provide guidance on priorities for FY 2019 - 2020



LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA 2018 ANNUAL REPORT

St. Augustine, Florida

ACHIEVING GOALS OF THE REDEVELOPMENT PLAN:

- 1 **Preserve African American Heritage and Retain Long-term Residents**
- 2 **Preserve Lincolnville's Historic Character**
- 3 **Improve Neighborhood Infrastructure/Beautification**

Katherine "Kat" Twine's Freedom Hat

celebrates Lincolnville's heritage and embodies this year's Annual Report cover theme. Mrs. Twine was a nurse who lived in the Lincolnville neighborhood and is known as St. Augustine's Rosa Parks. She and her husband were local leaders in the 1960's civil rights movement. Mrs. Twine attended meetings with Dr. Martin Luther King and was arrested 5 times, protesting equal rights for African-Americans. Being arrested meant standing outside in the hot Florida sun. Kat wore beautiful straw hats for protection. Her iconic hat, known as the Freedom Hat, is on display at the Accord Museum.



*Accord Museum,
located at 79 Bridge Street, St. Augustine*

The Lincolnville Community Redevelopment Area (LCRA) Fiscal Year 2018 Annual Report covers the period from October 1, 2017 to September 30, 2018. As required by Florida Statute 163.356(3)(c) the report includes a complete financial statement of the LCRA's assets, liabilities, income and operating expenses, amount of tax increment funds collected, and a report of its activities for the fiscal year.



MESSAGE FROM THE CHAIRMAN – THE YEAR IN REVIEW



Greetings Neighbors,

As outgoing Chair of the LCRA Steering Committee, I am pleased to report on our fiscal year 2018 progress. We made important gains toward several of the initiatives laid out in our revised LCRA plan, the main focus of 2017. FY 2018 is best characterized as investing in infrastructure to make Lincolnville safe, sanitary and a walkable community. Some of these projects have just begun, but visible progress continues each day. Here are some highlights:

Stormwater Improvements: Duero Street

Many residents know that flooding is particularly bad at the south end of Lincolnville. \$300,000 appropriated in 2018 allowed for an upgraded storm water drainage system and a new sanitary sewer. Thanks to additional funding from the St. Johns River Water Management District (SJRWMD-State) and Community Development Block Grants (CDBG-Federal), storm drainage improvements were completed on Duero Street (Phase I).



Workers install a manhole on Duero Street



South Street before



South Street after

Sidewalks: South Street

This signature mobility improvement was board-approved in 2018 and is now nearing completion. Residents had mixed feelings on how to create safer mobility for pedestrians along this major east-west corridor. After much debate, we settled on a standard sidewalk that preserved existing trees and as much right-of-way as possible for lawns and landscaping.

Institutional Rehabilitation: Trinity Methodist Church

With the designation of Trinity Methodist Church as our first institutional rehabilitation project, we are supporting both cultural and historic preservation in a visible way. We completed engineering assessments and in FY 2019, you will begin seeing improvements to the Bell Tower.

Landscape Master Plan: A Vision for Community Beautification

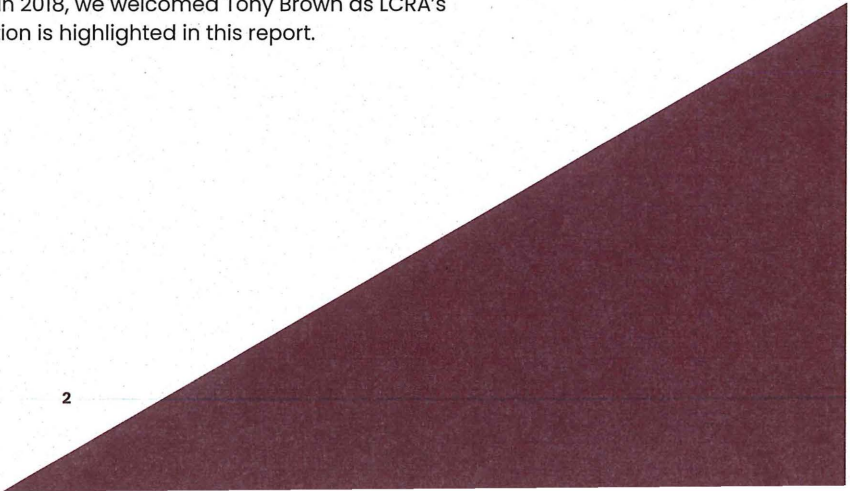
In 2018, the LCRA completed a landscape masterplan. It includes streetscaping, pocket parks, entry gateways, pedestrian connections and gathering spots to beautify Lincolnville. Implementation of the landscape plan will be guided by the CRA Commissioners.

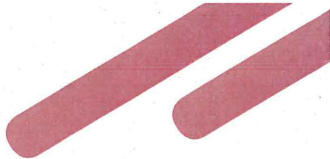
Like Lincolnville, the LCRA board is defined best by its people. In 2018, we welcomed Tony Brown as LCRA's Administrator. Mr. Brown's background and contact information is highlighted in this report.

Respectfully Submitted,

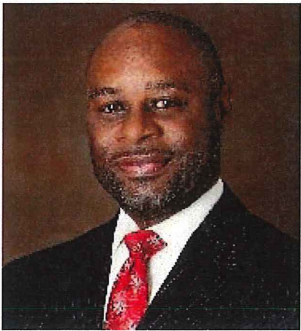
Nicholas Naloboff

Nicholas Naloboff
Chairman FY 2018





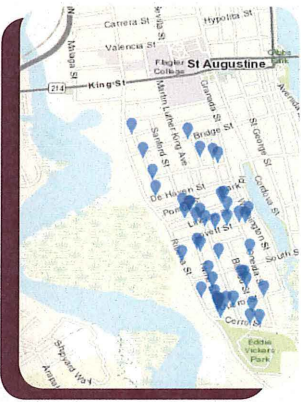
ADMINISTRATOR NAMED FOR THE LINCOLNVILLE AND HISTORIC AREA CRAS; HIGHLIGHTS FIX IT UP PROGRAM



T. Brown Consulting Group (TBCG) was selected to provide administrative and management services to the St. Augustine Community Redevelopment Agency (Lincolnville CRA and the Historic Transportation and Parking CRA). TBCG is a real estate development and consulting firm, established in 2006 by Tony Brown and has provided capital solutions which have resulted in over \$10 billion in private capital flowing into underserved areas for grocery stores, loans to small and minority-owned businesses and the creation of new lifestyle communities in low income areas.

"St. Augustine is one of America's great cities and I am honored to be selected by the City to manage implementation of the Lincolnville CRA Redevelopment Plan," commented Tony Brown. "In my short tenure, I have found the members of the Steering Committee and residents in the Lincolnville community to be very caring and concerned about the neighborhood's future."

Tony Brown can be contacted at LCRA@CityStAug.com or (904)407-3591



HOMEOWNERS MAY RECEIVE UP TO \$20,000 FOR HOME IMPROVEMENTS

The Fix-It-Up program provides grants to income eligible home owners within the LCRA boundaries for interior and exterior home repairs. Forty-seven homeowners have received over \$389,000 in CRA assistance. To apply for the Fix-Up-Program or to find out more information, please contact St. Johns Housing Partnership:

525 West King Street
 St. Augustine, FL 32085
 904-824-0902
info@sjhp.org

STATEMENT OF FINANCIAL POSITION

	9/30/2017	9/30/2018
	Audited	Audited
ASSETS		
Cash and Cash Equivalents	\$394,017	\$472,254
Other		
Total Assets	\$394,017	\$472,254
LIABILITIES		
Accounts Payable	\$28,194	\$1,186
Other		
Total Liabilities	\$28,194	\$1,186
FUND BALANCES		
Committed	\$365,823	\$471,068
Other		
Total Fund Balances	\$365,823	\$471,068
Total Liabilities & Fund Balances	\$394,017	\$472,254

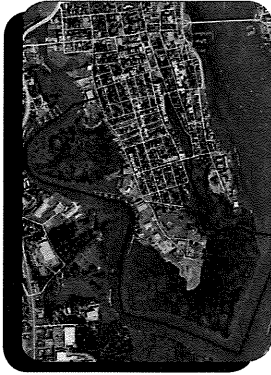
STATEMENT OF REVENUES

	9/30/2017	9/30/2018
	Audited	Audited
REVENUES		
Tax Increment Revenues	\$151,012	\$201,856
Investment Income		
Total Revenues	\$151,012	\$201,856
EXPENDITURES		
Public Outreach & Promotions	\$3,506	\$2,100
Administration & Operations	310	23,750
Fix-it-Up and Emergency Assistance	126,504	44,296
Sidewalk & Infrastructure Programs	4,434	302,298
Other		26,949
Total Expenditures	\$134,754	\$399,393
OTHER SOURCES (USES)		
Transfers In	\$220,344	\$302,784
Transfers Out (LCRA Study)	--	
Total Other Sources (Uses)	\$220,344	\$302,784
Net Change in Fund Balances	\$236,602	\$105,245
Fund Balances - Beginning	129,221	365,823
FUND BALANCES - ENDING	\$365,823	\$471,068

FINANCIAL HIGHLIGHTS

Community Redevelopment Areas (CRAs) play an important role in addressing the needs of communities. Revenues from the Lincolnville CRA are generated from an increase in the tax base. The tax base increases, for example, if new homes are built on vacant lots. As the tax base increases, the funds generated must be spent within the LCRA in accordance with the Amended Lincolnville Redevelopment Plan. In FY 2018, tax increment revenues (TIF) from County and City sources increased by 36% to \$504,640 over the previous year. Funds obligated but unspent are rolled over into the next fiscal year, providing a year-end cash balance of \$471,068.

CRA BOUNDARY MAP



THE AREA

The LCRA is located on the southwest peninsula of the City, south of St. Augustine's historic downtown. The Lincolnville CRA consists of 885 tax records of property encompassing approximately 541 acres found within the city limits of St. Augustine, Florida.

COMMUNITY REDEVELOPMENT AGENCY

In 2013, the St. Augustine City Commission changed the name of the Historic Area Transportation and Parking Community Redevelopment Agency to the St. Augustine Community Redevelopment Agency (Agency) and added the Lincolnville Community Redevelopment Area (LCRA) to the Agency's jurisdiction. The LCRA is governed by the Agency, which consists of the City Commission, and is advised by a separate Steering Committee. The role of the Steering Committee is to discuss redevelopment activity in Lincolnville, gather input from the area's public, and make recommendations to the Agency regarding the best course of action for implementing the goals, programs, and projects in the Lincolnville Redevelopment Plan. The Lincolnville CRA Steering Committee consists of five members who are appointed by the City Commission and serve two-year terms.

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE MEETINGS

First Monday, Every Other Month - 7:00 PM | Willie Galimore Center 399 Riviera Street St. Augustine FL, 32084
(Location subject to change and will be announced)

MEETINGS THROUGH 2020

April 1, 2019/ June 3, 2019/ August 5, 2019/ October 7, 2019/ December 2, 2019/ February 3, 2020

KEY PROGRAM CONTACTS

ST. AUGUSTINE CITY COMMISSION

Mayor Tracy Upchurch
Vice Mayor Leanna Freeman
Roxanne Horvath
Nancy Sikes-Kline
John Valdes

LINCOLNVILLE STEERING COMMITTEE

Nicholas Noloboff, Chair
Carolyn O. Wright, Vice Chair
Sue Agresta
Nathan Baer
Rev. Rory Hermann



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085-0210

PRSR STANDARD
US POSTAGE PAID
St. Augustine, FL
Permit NO. 44

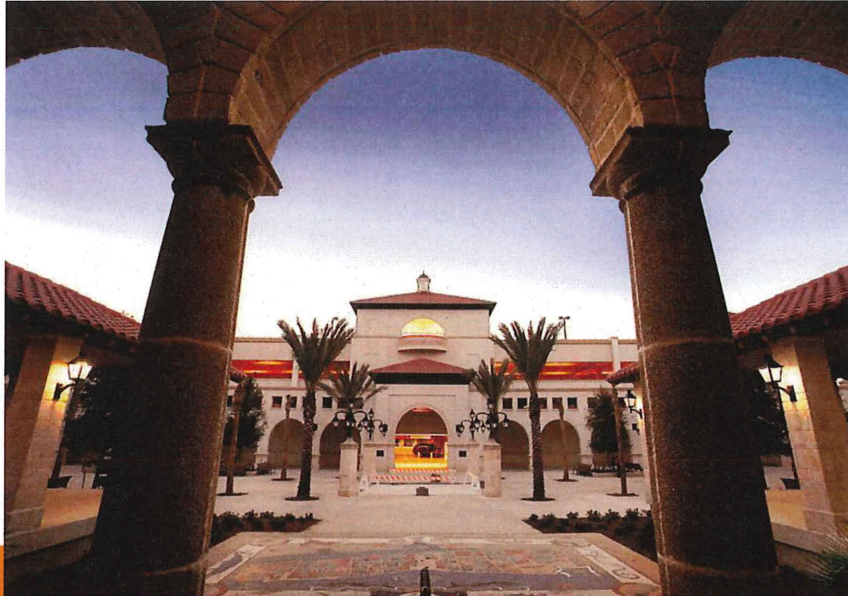
St. Augustine Community Redevelopment Agency

75 King Street, St. Augustine, Florida 32084

Tel 904-825-1001

Fax 904-483-2131

www.citystaug.com



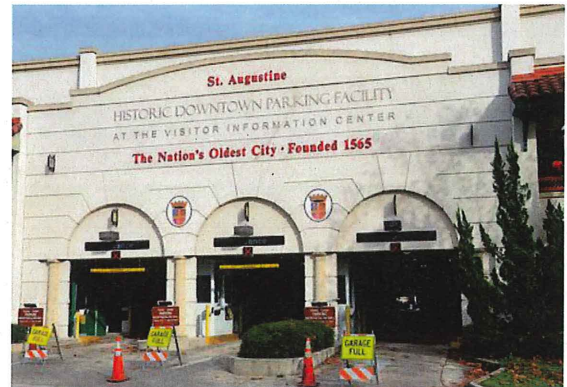
ANNUAL REPORT FY18

This report covers the Fiscal Year 2018 Annual Report for the St. Augustine CRA (Historic Area Transportation and Parking Community Redevelopment Area) for the period from October 1, 2017 to September 30, 2018. A separate report has been prepared for the Lincolnville Community Redevelopment Area.

ANNUAL REPORT

ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY (HISTORIC AREA TRANSPORTATION & PARKING CRA) ST. AUGUSTINE, FLORIDA SEPTEMBER 30, 2017 AND 2018		
STATEMENT OF REVENUES		
	9/30/2017	9/30/2018
REVENUES	Audited	Audited
Tax Increment Revenues	\$ 300,468	\$ 341,142
Investment Income		
Total Revenues	\$ 300,468	\$ 341,142
EXPENDITURES		
General Government	\$ 1,820	
Capital Outlay		
Total Expenditures	\$ 1,820	\$ -
OTHER SOURCES (USES)		
Transfers In	\$ 425,538	\$ 501,414
Transfers Out (Debt Service)	(724,186)	(842,556)
Total Other Sources (Uses)	\$ (298,648)	\$ (341,142)
Net Change in Fund Balances	\$ -	\$ -
Fund Balances - Beginning	-	-
FUND BALANCES - ENDING	\$ -	\$ -

Resolution #2017-19 approved an interlocal agreement between HTPCRA and the City for the Agency to pay, repay and reimburse the City for debt incurred to further the Agency's goals and objectives in the HTPCRA Plan. The debt pertains to the Capital Improvement and Refunding Revenue Bonds, Series 2013 (\$20,645,000)



Address & Telephone

St. Augustine Community Redevelopment Agency
75 King Street, St. Augustine, Florida 32084
Tel 904-825-1001
Fax 904-483-2131
www.citystaug.com



Contact Information:

ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY Members of the St. Augustine City Commission	
Mayor Tracy Upchurch	Vice Mayor Leanna Freeman
Commissioner Roxanne Horvath	Commissioner Nancy Sikes-Kline
Commissioner John Valdes	

Tony T. Brown, Administrator
LCRA@CityStAug.com
(904)407-3591

3. Landscape Master Plan

The revised cost estimate for the Lincolnvile Entry signage came in at \$10,387.50. The City is soliciting bids for construction of the entryway improvements. The FY 2019 Budget includes \$50,000 for this initiative. In the past month, we have worked closely with Marquis Latimer and Halback to present an implementation plan for the Landscape Master Plan. We have secured project priority recommendations from Steering Committee members and based on a pattern of suggestions, we will present a strategy for implementing improvements over 5 years. By consensus of the Steering Committee at its April 1, 2019 meeting, it was recommended that the Administrator secure the Agency's approval to spend up to \$39,600 to design the Excelsior Streetscape along Martin Luther King Avenue at the Lincolnvile Museum and related improvements to Hayling Park.

4. South Street Multiuse Path

A detailed progress report was presented at the December 2018 meeting of the Lincolnvile CRA Steering Committee Meeting. The South Street multi-use path has been designed with \$125,000 budgeted in FY 2019. The Agency obligated \$77,383 in funding last fiscal year. Construction started on November 1, 2018 and was delayed due to bad weather. The South Street Sidewalk project from MLK to Maria Sanchez Lake is now complete.

5. Lincolnvile Storm Water Improvements

In Fiscal Year 2018, the LCRA budgeted \$300,000 for storm water improvements in the LCRA. This funding has been transferred and is bundled with funds from the St. Johns River Water Management District (SJRWMD -State) and Community Development Block Grants (CDBG - Federal). Storm Drainage Improvements are completed on Duero Street (Phase 1). Phase 2 will include Storm, Water and/or Sewer improvements on South and De Haven St; including milling and resurfacing of 1.4 miles of road. Phase 2 is being prepared for bid and will be solicited upon approval by DEO. Phase 3 will provide sewer and stormwater improvements on Duero and water/storm/sewer improvements on Cerro. Funding for FY 2019, in the amount of \$88,981, will partially fund these projects.

6. Land Trust Initiative ("CLT")

We have taken steps to develop a program strategy for Lincolnvile's Land Trust Program. On February 4, 2019 a representative from the FHC addressed the Lincolnvile Steering Committee and provided an overview of the community land trust program and offered their insights on the pros and cons for such an initiative. A preliminary program scope has been outlined that would involve the formation of a land trust program in partnership with the St. Johns Housing Partnership. The Steering Committee recommended that we first assess the number of lots and dilapidated properties available as a supply opportunity before proceeding with formation. Administrator Brown is seeking guidance from the CRA Board on how to best proceed with this initiative.

* Affordable Rental Community Policy *
\$750k

7. Opportunity Fund Initiative

This program is proposed as a funding mechanism for the Lincolnvile Land Trust Program. A budget of \$43,617 was set in the FY 2019 Budget between the CLT Program and creating an Opportunity Fund. We have been reviewing the Opportunity Zones program to bolster LCRA resources for this initiative. In October, the Internal Revenue Service issued proposed regulations for Opportunity Zones. The guidance for vacant land might restrict how land could be acquired under the program and then leased under a community land trust. Working with the Florida Redevelopment Association, Administrator Brown drafted a comment letter on this issue to the IRS. In a recent notice of proposed rulemaking released in April 2019, the IRS clarified that unimproved land does NOT need to be substantially improved to qualify as Opportunity Zone Business

\$650k

* 1.3-1.5 est @ 10 lots

Property (“QOZBP”) – a huge benefit to CRAs. The IRS made additional favorable rulings on vacant and abandoned property which could potentially allow the use of an Opportunity Fund to be a source of equity for a Community Land Trust program. Administrator Brown is seeking guidance from staff on how to best proceed in securing technical expertise (legal and accounting) for the design of the Lincolnton Opportunity Fund.

8. **Newsletter**

A twice per year newsletter has been proposed for Lincolnton. The initiative has been tabled pending completion of the Annual Report.

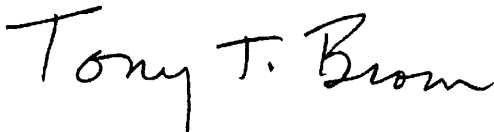
9. **Website Update**

Enhancements to the LCRA Website will commence in coordination with the City. The City will solicit proposals from perspective vendors. LCRA will piggyback on this solicitation.

10. **Annual Report**

Work on the FY 2018 Annual Report is complete. The Annual Report has been distributed per statutory requirements. A copy is mailed to Lincolnton households and businesses.

Respectfully Submitted,



Tony T. Brown
Administrator

BJ KALAI
8 NEWCOMB ST

CRA SPECIAL MEETING
5.13.19 3:30p

AT LCRA MEETINGS, THE AGENDAS FAIL TO INCLUDE THE DATE FOR THE NEXT MEETING. PLEASE STATE ON THE RECORD TODAY THE DATES FOR THE NEXT FIVE MEETINGS.

P AN ARTICLE AND MAP IN THE NEWSPAPER ON DEC. 22, 2018 FAILED TO ACCURATELY PROVIDE THE STREET BOUNDARIES AND CENSUS TRACT NUMBER FOR LINCOLNVILLE'S OPPORTUNITY ZONE. P A CORRECT MAP WITH STREET BOUNDARIES SHOULD BE PROVIDED AT THE NEXT LCRA MEETING, AS THIS INFORMATION HAS BEEN REQUESTED BY ME SINCE JULY 2018. THE OPPORTUNITY ZONES AKA DZ ARE ECONOMICALLY-DISTRESSED AREAS. IT'S DIFFICULT FOR ME TO LABEL THE FLAGLER MODEL LAND DISTRICT AS ECONOMICALLY-DISTRESSED. P CONSENT 6 ON TODAY'S CITY COMMISSION AGENDA, SEBASTIAN INLAND HARBOR PUD PROPERTY DIRECTLY SOUTH OF THE POLICE STATION IS INCLUDED IN THE DISTRESSED AREA. P THE CARCABA BUILDING AT 88 RIBERIA, WHICH WAS RECENTLY PURCHASED, IS ALSO IN THIS ZONE. THE PRESENT OWNER ALSO HAS THE 50' DIRT PILES ON US 1 NORTH AKA PONCE DE LEON, WHERE TREES ARE NOT PROTECTED, WHICH HAS BEEN SHOWN TO THIS COMMISSION. P MR. BROWN ATTENDED A CONFERENCE IN ORLANDO IN DEC. 2018. REALTORS, PRIVATE REAL ESTATE FIRMS AND INVESTORS AKA DEVELOPERS ALSO ATTENDED. P HOPEFULLY, LINCOLNVILLE WILL NOT BE USED TO BENEFIT THE BOTTOM LINE OF THOSE WHO HAVE NOT AND DO NOT LIVE IN ECONOMICALLY-DISTRESSED LINCOLNVILLE. P LET ME ENCOURAGE LINCOLNVILLE RESIDENTS TO READ THE DEC. 22, 2018 FRONT PAGE NEWSPAPER ARTICLE ABOUT O.Zs. ALSO, GOOGLE OPPORTUNITY ZONES.