



**CITY OF ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY MEETING
MONDAY, APRIL 27, 2026 - 3:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

1.A. Roll Call

2. ADMINISTRATIVE ITEMS

2.A. Approval of Prior Meeting Minutes (January 26, 2026)

3. GENERAL PUBLIC COMMENT (3 MINUTES PER INDIVIDUAL)

3 minutes per individual

4. DISCUSSIONS, PRESENTATIONS, & UPDATES

4.A. Public Presentation by Homeless Coalition of SJ- Community Garden
Jaime D. Perkins, Community Services Director

4.B. Cordova Street Improvement Concept Recommendation
Jaime D. Perkins, Community Services Director

4.C. Community Redevelopment Agency FY 2025 Annual Report Presentation
Jaime D. Perkins, Community Services Director

5. ITEMS BY CITY ATTORNEY

6. ITEMS BY CITY STAFF

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

8. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." ***In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Community Redevelopment Agency Meeting January 26, 2026

The Community Redevelopment Agency met in formal session Monday, January 26, 2026, at 3:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Nancy Sikes-Kline, and the following were present:

- 1. Roll Call:** Nancy Sikes-Kline, Mayor/Chairwoman (arrived at 3:18p.m.)
Barbara Blonder, Vice Mayor/Vice-Chair
Cynthia Garris, City Commissioner/Board Member
Jim Springfield, City Commissioner/Board Member
Jon DePreter, City Commissioner/Board Member

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Jaime D. Perkins, Director, Community Services
Melissa Wissel, Director, Communications
Jon Marston, Police Chief
Elyse Wiemann, Senior Recording Secretary

Barbara Blonder, Vice-Chairwoman announced that Nancy Sikes-Kline, Chairwoman was running late but would be arriving momentarily.

2. ADMINISTRATIVE ITEMS

2.A. Approval of Prior Meeting Minutes (July 28, 2025)

2.B. Approval of Prior Meeting Minutes (October 27, 2025)

MOTION

Jon DePreter MOVED to APPROVE the July 28, 2025, and October 27, 2025, meeting minutes. The minutes were SECONDED by Jim Springfield.

3. GENERAL PUBLIC COMMENT (3 MINUTES PER INDIVIDUAL)

- Jason Vanderhuff

4. DISCUSSIONS, PRESENTATIONS, & UPDATES

4.A. Institutional Rehabilitation Application: Bethel Baptist Church¹
Jaime D. Perkins, Community Services Director

Jaime D. Perkins, Community Services Director, provided a brief presentation for Bethel Baptist Church as this was their first application for Institutional Rehabilitation. She said the request was for one million dollars; however, those funds were not completely available, but funds could be budgeted to assist in the upcoming year.

¹ Photos attached to the packet

Cynthia Garris asked if any exterior work would be done.

Ms. Perkins replied that the church was seeking interior and exterior repairs. She said the idea was to implement this project in the same capacity as other institutional rehabilitation projects, in the hopes of making the church whole.

Mr. DePreter asked if the entire 2,200 square feet would be covered in the project.

Mr. Perkins replied that once the design phase was complete, the architect would provide a cost estimate. She said the request from the church was for one million dollars, and the project could cost less or more depending on the needs. She said it would be based off what was critical to make the church whole and to ensure the building remained standing, which was the essence of the project's historic preservation.

Mr. Springfield said the priority list and emergency list would be created to identify what items should take place first.

Ms. Perkins stated that it was a service that was done administratively.

Ms. Garris said this project could be done in phases as long as there were available funds.

Ms. Perkins replied in the affirmative. She said if needed, the project could continue to phase three if necessary. She said she thought phase one would be architectural design and phase two would be construction services. She said if there were additional needs the church may be required to complete a new application if other services were needed.

Mr. Springfield asked about the current condition of the waiting list.

Ms. Perkins replied that the waiting list had two organizations on it currently.

Ms. Blonder asked the age of the church.

Ms. Perkins replied that it would be celebrating eighty-six years.

Mr. DePreter asked if the design would be brought back to the agency for review.

Ms. Perkins replied that it had not been done in the past, but she was not opposed. She said during the budgeting cycle when money was allocated towards different projects, it was brought back before the agency. She said it could be brought as an independent item; however, in the past it was brought back not for approval but to provide an update.

Ms. Blonder said in the past, the Board had received updates on different projects and those had been very informative.

MOTION

Ms. Garris MOVED to APPROVE the Institutional Rehabilitation Application for Bethel Baptist Church and allocate funds that were available and pursue what needed to be done. The motion was SECONDED by Mr. Springfield.

VOTE ON MOTION:

AYES: Garris, Springfield, DePreter, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

4.B. Institutional Rehabilitation Application: First Baptist Church Jaime D. Perkins, Community Services Director

Jaime D. Perkins, Community Services Director, provided a brief presentation on the First Baptist Church and noted this was a second application. She said the initial application was for \$1.2 million dollars and was completed in 2023. She added the church had invested \$100,000, which was an ask of the program to provide an investment either monetary or other aspects. She said this application was to

improve the church parsonage, which was a request on the first application but due to funding, that portion of the project was unable to be completed. She had advised the church to reapply, hence the reason for this application. She said the estimated constructed cost was \$850,000 and the request was to add them to the wait list.

Ms. Perkins advised that the photos in the packet were incorrect. She said the correct photos could be provided via email and at the next meeting.² She showed pictures of the parsonage from digital files provided by a trustee of the church.

Mr. DePreter asked if the intent was to renovate the entire structure, exterior, and interior. He questioned how the parsonage would be used.

Ms. Perkins replied in the affirmative. She said in the design phase an architect and engineer would be hired to determine what was necessary. She said currently the building was not used; however, the church wanted to use it for community gatherings, and in past conversations they mentioned having a space for the pastor during long weekends.

Ms. Blonder said she wanted an update of this project with the correct information; however, she did not want to hold up the project. She said the digital pictures shown helped.

Ms. Garris agreed that the parsonage was not livable. She asked if this application would be before or after Bethel Baptist Church.

Ms. Perkins said depending on funding, she thought both could take place simultaneously; however, the First Baptist Church submitted their application prior to Bethel Baptist Church during the application period, which was how project selection was determined. She felt both

designs for each church could be addressed at the same time.

Mr. Springfield commented that St. Augustine was a Catholic city and this was the first African American Baptist church and it was noted there were some difficulties when opening. He said the church was opened by a woman, which was probably extraordinary for the time. He said this was a historic building and it should be protected.

MOTION

Mr. Springfield MOVED to APPROVE the funding for the First Baptist Church, St. Augustine. The motion was SECONDED by Ms. Garris and APPROVED BY UNANIMOUS VOICE VOTE.

Nancy Sikes-Kline pointed out that funding could be prioritized based on the level of threat or need.

Ms. Perkins said it was completely up to the Board if one project was implemented prior to another.

4.C. Dr. Martin Luther King Jr. Ave Streetscape Staff Update Jaime D. Perkins, Community Services Director

Jaime D. Perkins, Community Services Director, provided an update on the Dr. Martin Luther King Jr. Ave Streetscape project. She said she was reaching out to residents and stakeholders to obtain twenty-six easements, which would be used to underground the utilities. She said notices had been sent out and five responses were returned, and secondary contact was being attempted; however, in the meantime, she was working with Florida Power and Light (FPL) to find different ways to reduce the number of easements required.

Mr. DePreter asked about the responses received and were any positive.

² Digital photos attached to agenda packet

Ms. Perkins replied that three replied negatively and two were in favor.

Ms. Garris said she found that underground utilities with FPL took a long time, especially, in her experience with what took place at the Drop-in Day Center. She asked if street lighting would be jeopardized if the utilities were put underground.

Ms. Perkins replied that this project was introducing more street lighting on the MLK corridor. She said currently there was not enough space to add additional lights.

**4.D. Hayling Plaza Update and Interpretive Plaque Recommendation
Jaime D. Perkins, Community Services Director**

Jaime D. Perkins, Community Services Director, stated she was requesting consensus on the interpretive plaque for Dr. Robert B. Hayling, which would identify who he was and provide history of his work throughout the City.

Ms. Sikes-Kline felt what had been provided read beautifully, comprehensive, and was a fitting tribute to Dr. Hayling. She felt this would contribute to his legacy, which was the intent. She said she was fortunate to have known Dr. Hayling, and she considered this a milestone in the history of the City.

Mr. Springfield agreed it was a beautiful tribute; however, he felt it was long. He said he did not want to remove any of the language but thought there may be a way for there to be multiple plaques around the statue to avoid being overwhelmed and it would be a bit more entertaining.

Ms. Blonder said she visited a sculpture park in Seattle and when walking around, an information bubble would appear when close to the artwork. She explained that with all the important information, she thought a blend of the two could be done. She said either one plaque or several

plaques and a way to access more information when walking around.

Ms. Perkins replied she was unsure if the funding was available to incorporate technology; however, she was working with the landscape architect about incorporating quick response (QR) codes. She said they were working with the Accord Museum, as they helped introduce Dr. Hayling to the City, and she suggested a website could be created that provided additional information about Dr. Hayling and other community activists that would be represented in the park.

Mr. DePreter questioned the type of material that would be used for the plaque.

Ms. Perkins replied she thought the design would be based on the same as what was used by historical resources. She said it would be raised lettering on a bronze plaque; however, could be adjusted as suggested.

Ms. Sikes-Kline said if that was the plaque material chosen, there was a limit on words. She said the bronze markers could be one sided or two sided, but what was presented may not fit.

Mr. DePreter said in his experience, the bronze plaque was smaller with less verbiage, and informational plaques were printed and could include photos, which could be more attractive to the public.

Ms. Garris pointed out the quotation that was chosen as it told what the movement was about.

Ms. Perkins explained that Jermey Marquis, landscape architect, Marquis Latimer and Halback Inc., felt that the quote at the base of the statue would be a good location.

Ms. Garris felt the quote and the addition of a QR code would be enough. She said if people wanted to learn more, they could follow the QR code for more information.

Ms. Sikes-Kline clarified the quote was on the statue not the marker.

Ms. Perkins replied in the affirmative. She said the language could be shortened to fit on a traditional marker or use multiple markers. She said where the statue would be located would have a seat wall and opportunities for people to walk around.

Ms. Sikes-Kline thought it should be expanded not shortened.

Ms. Perkins told the Board she would provide the design for review at the April meeting.

5. ITEMS BY CITY ATTORNEY

(None)

6. ITEMS BY CITY STAFF

(None)

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

Ms. Garris thanked the church members for attending and supporting the efforts of their church and support moving forward with the CRA's ability to assist them.

Mr. Springfield stated there was a request to rename a street for a Civil Rights activist and after speaking to the City Manager, an idea that came from that meeting was to have a Civil Rights walk, instead of changing the name of a street due to the difficulty for those who lived on the street. He suggested at Hayling Park a walk could be created to recognize multiple people as you walk around the park. He said that it could provide a dignified way to recognize several authentic activists.

Mr. DePreter said there were sign toppers, which could be added to a road sign instead of changing the name. He said the idea of a walk, considering that time period, was a lot about walks and there were multiple informational points, and it

was a very interesting idea. He said he was interested in pursuing that.

Ms. Garris commented that she did not feel the family would be in support of the change, but she would reach out to them. She said when the request was made, it was very specific and she requested to have a named street.

Ms. Blonder said she was unsure as in the past street names were changed and she did not believe there was a clear set of criteria. She said she wanted to have justification for choosing some and not others, especially when the profile was as high as the request was.

David Birchim, City Manager, added that it was a personal request for the applicant; however, for the property owners it could be an imposition as everyone on the street would have to change their correspondence. He said if there was a way to satisfy the applicant and honor the citizen in a way that would not negatively impact the property owners that might be good. He felt the park option was a good idea to consider as it allowed the public the ability to read more about Janie Price's contributions, instead of just a street name.

Ms. Sikes-Kline added that it would honor Ms. Price along with Dr. Hayling, which she felt was extremely respectful. She said she liked the idea of having information stations and it could help solve the issue of the Freedom Trail Markers that were done by the Accord Museum, since those were on private property, property owners could not be forced to keep them. She recalled that the last street named was an "alley" and prior to that was "Carrie Johnson Way". She said the reason for the name change was two streets had the same family name.

Ms. Garris said her street name had been changed and when the substance of why the street name was being changed, it could change the perspective. She reiterated she would speak to the family

about the walk and report back at the next meeting.

Ms. Blonder asked if a sign topper could be a possibility, and for Ms. Garris to ask the family regarding that as well.

Mr. Birchim replied that it could be a possibility, but some streets had Lincolnville on top of them now and that it would have to be replaced.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:49: P.M.³

Nancy Sikes-Kline, Chairwoman

Darlene Galambos, City Clerk

³ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

MEMORANDUM

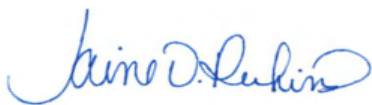
TO: Honorable Community Redevelopment Agency Board
City of St. Augustine

DATE: April 13, 2026

RE: Public Presentation for April 27, 2026, CRA Meeting Agenda
Homeless Coalition of St. Johns County Community Garden Proposal

Homeless Coalition of St. Johns County is requesting to present a public presentation and proposal establishing a community garden within the boundaries of the Wes City Community Redevelopment Area. The Homeless Coalition requests monetary support from the City and Community Redevelopment Agency. Susan Spell and Jason Vanderhoof will present the attached presentation.

I am available for any questions you may have. I may be reached by phone at 904.209.4254 or via email at jperkins@citystaug.com.



Jaime D. Perkins
Director, Community Services

Attachments: PowerPoint Presentation

Copy: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager
Isabelle Lopez, City Attorney

Awesome Blossoms

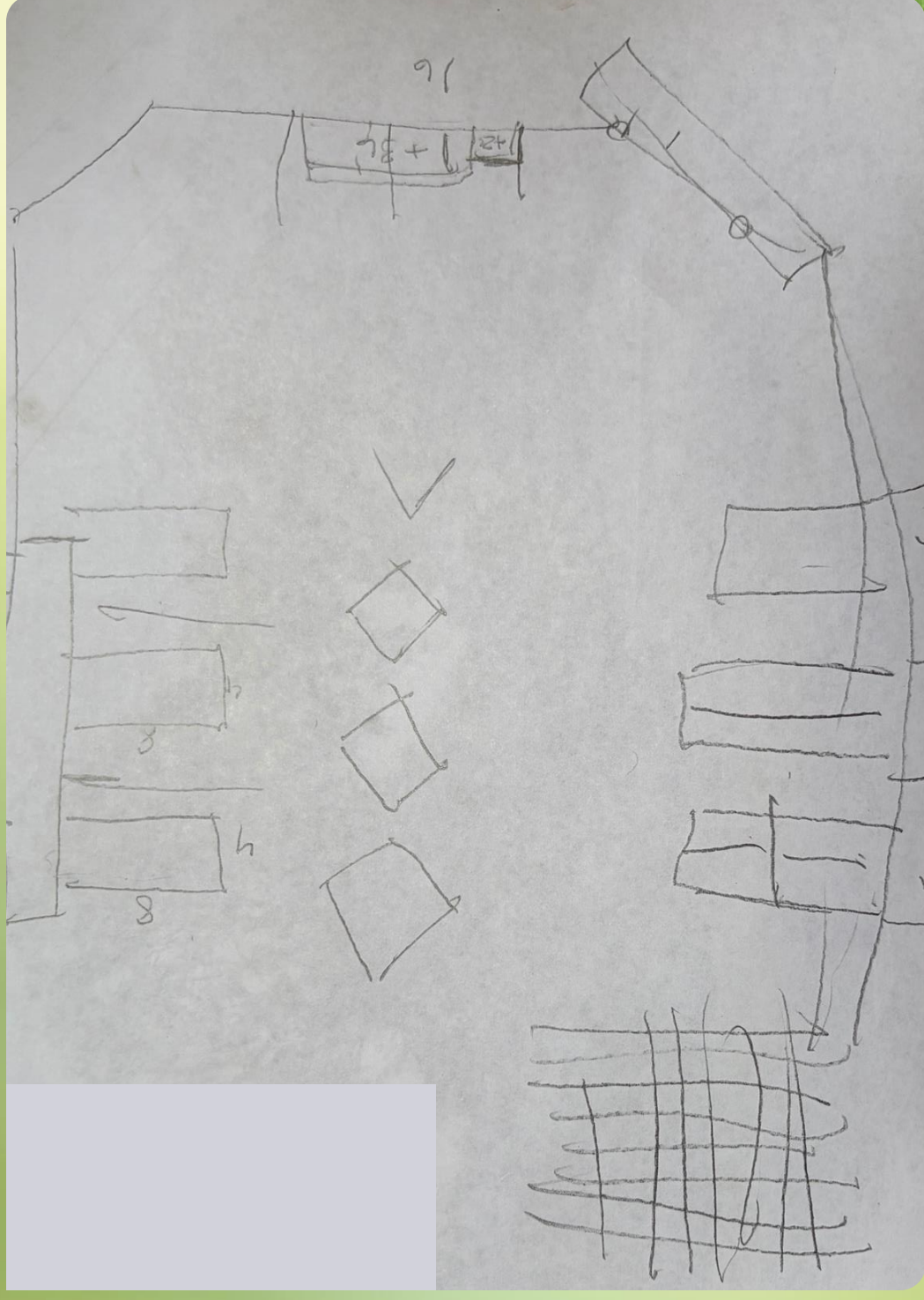
Feeding Body, Mind, and Soul



HOMELESSCOALITIONSTJOHNS.COM

Rooted Together: Growing Food, Health & Community

*A community garden initiative at the
Homeless Coalition of St. Johns County*



Today's Presenters

Committed to bringing the garden to life, and bringing life to the garden.



Jason Vanderhoof

Master Gardener & daily garden steward,
Landscape, Hardscape, & Irrigation Designer,
Humanitarian Aid Waterwell Installer,
Arborist, Handyman, Entrepreneur



Susie Spell

Holistic Family Nurse Practitioner with a
passion for using food, movement, and
community as powerful “medicine”.
Certified in Lifestyle & Functional Medicine, as
well as health coaching and diabetes reversal.

From Need . . . to POSSIBILITY!

1 - INDIVIDUAL

2 - FAMILY

3 - COMMUNITY

4 - ENVIRONMENT



Small spaces can create large changes.  



The Ripple Effect

Depleted soil

Lack of bio-diversity

Dwindling pollinators

Native planting

Regeneration Thriving

eco-systems

Food insecurity

Social isolation

Underutilized land

Connection Ownership

Education

Resilience

Reliance on processed food

Limited shared health behaviors

Shared meals

Skills

Healthy Habits

Access to nutrient dense food, Movement, Purpose, Healing

Poor Nutrition

Chronic Disease

Disconnection from Nature

Opportunity

Access to nutrient dense food, Movement, Purpose, Healing

Opportunity

Environment

Community

Family

Individual



Current

Opportunity

When we plant a garden, we don't just grow food.

We restore SYSTEMS!



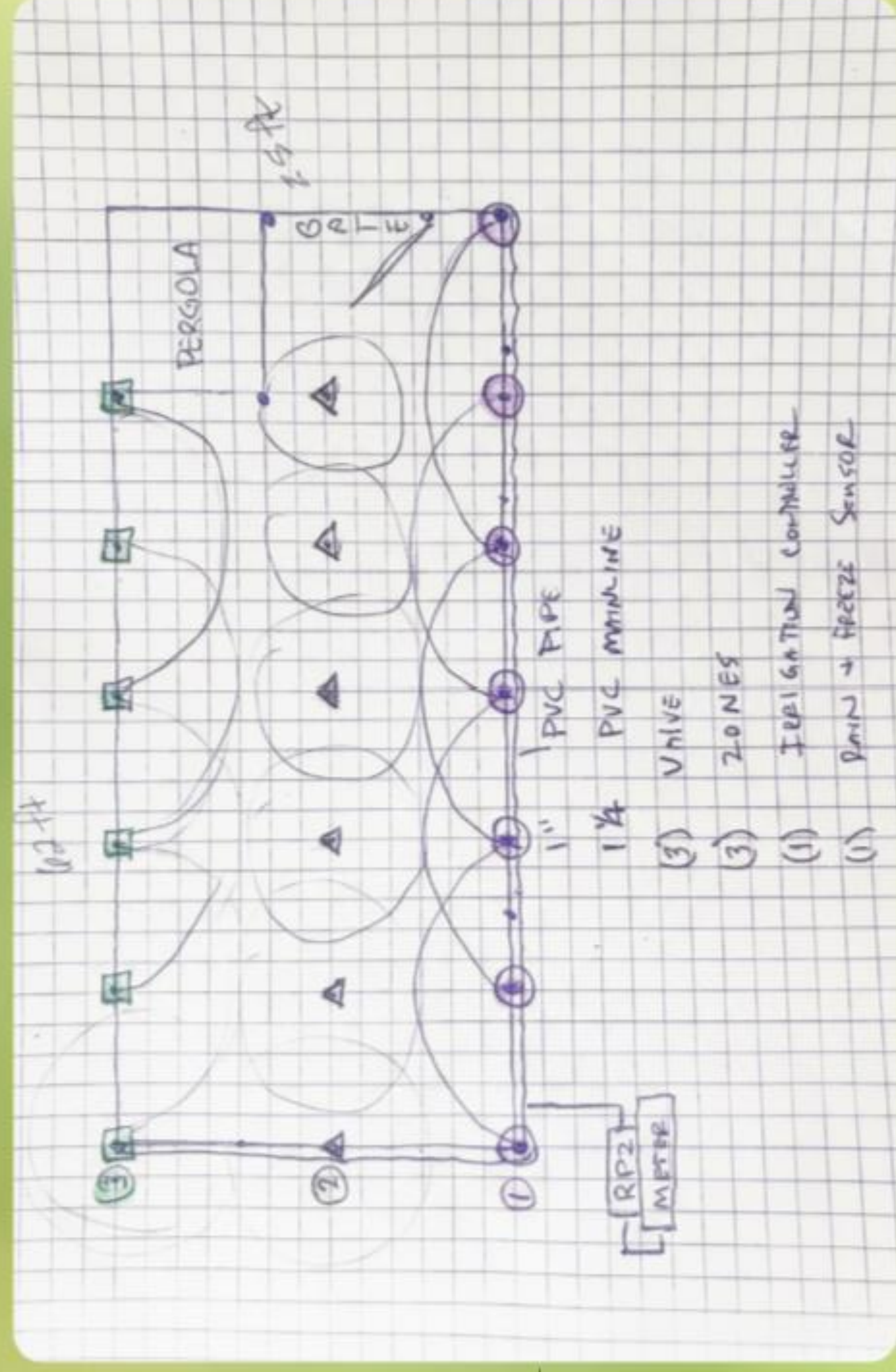
This is not just a garden. It's about dignity, food access, and connection.

#visitingneighbors

The Project

Compost System

Edible & Ornamental Plants



Companion planting strategies

Pollinator Support

Community Participation

Bed Preparation

Choosing Location

Core Team Members



Community Led . . . Expert Supported

#volunteers



#volunteers

#teachingkids

#gratitude



Jason, Thank you for everything. You taught me so much about how to run a succesful garden. I have my own garden and I will use all the stuff you told me. Especially to put a banana in my garden instead of fertilizer and to keep the plants evenly spaced out. That is very fun day. It was so cool to plant the onions. I can not wait how the garden has grown. I am honored to be one of the first people to plant a crop in that garden. Thankyou for everything!

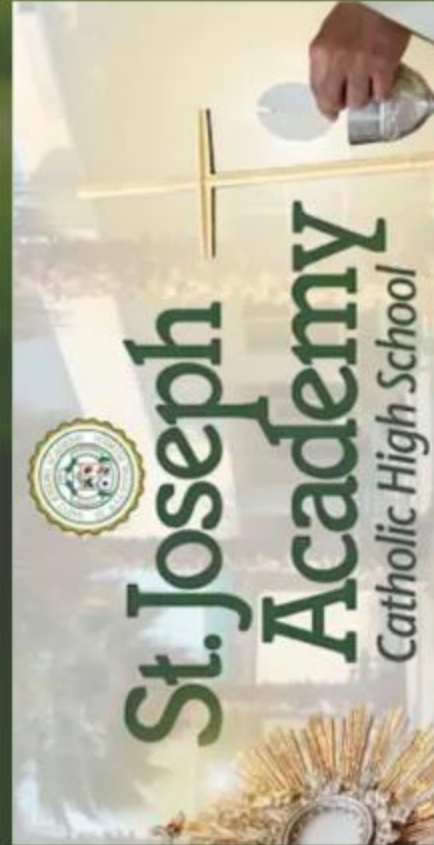
THANK YOU!!

I'll pray that your garden is abundant and feeds a lot of people. Thankyou for everything Jason!!!

-Darella Moore

To: Sharon

Thankyou for inviting us to come and help. I think I have earned a lot spiritually by helping out and I am so happy that I was able to do at least a bit to help. I hope that your garden is a success and that construction goes smoothly. I hope to see you again in the future.



Progress So Far

#progression



Recycled Material



Prepping Soil
Composting process



Official Sign Goes Up!

To be adorned with "Awesome Blossoms"



First Bed Planted!

Including seeds from the Seed Library of St. Johns County (Main & SE branches)



More Planting

Onions
Garlic
Root Veggies
Corn
Watermelon
Cantalope



Fencing

Progress So Far (continued)



Laying Recycled Brick



Beautifying the corner

Landscaping (with recycled materials) makes the corner more appealing



Tomatoes Thriving

Yellow blooms popping out



Garden Meetings

With leadership from Sharron & Debi, as well as instruction and education from Jason



Onions Showing Off

Bulb sprouts up!



Corn

Within 1 week the corn & watermelon make an appearance

What's Already Planted



Uprights

- corn
- peas
- tomatoes
- sweet bay magnolia
- coonite
- sego palm
- okra



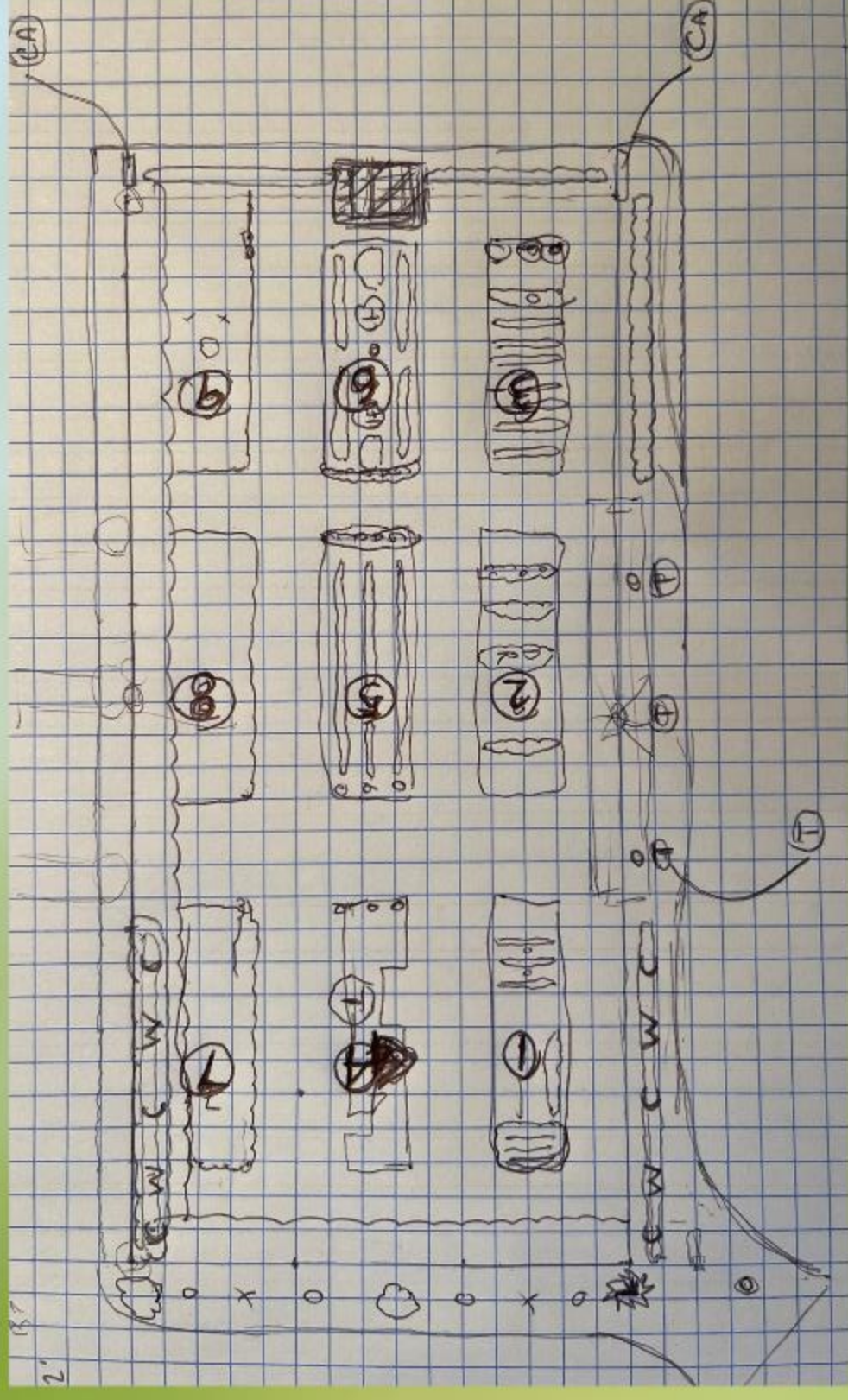
Clumping

- peppers
- beans
- tomatoes
- arugula
- dragon fruit
- onions (*red, white, yellow)
- garlic



Crawling

- potatoes
- cucumbers
- watermelon
- cantaloupe



Flowering Ornamentals

- red salvia
- red tidal wave petunias
- purple katie ruella
- petunia
- pursling
- vinca
- iris
- day lilly
- canalilly
- bulbine
- giant lirioppe
- creeping Jenny
- society garlic (*purple)
- sunflowers



Root Veggies

- carrots
- potatoes



Herbs

- lavender
- basil
- lemon grass



#livelonger



Donations!



Flowers | Seeds | Compost | Water Tap from the City | Pallets



Bricks | Scrap Wood | Large Sign from Home Again | Bread from Publix | Yard Waste

Evolution of the Garden



#synergy

#synchronization

#alignment



Shannon,
Wire to Lyson
from Lyson
Deli





IMPACT: what's being created



Individual

- Increased access to fresh, nutrient-dense food = Improved Nutrition & Less Disease
- Mental Well-being
- Greater connection to food, body, and nature



Family

- Healthier meals
- Shared mealtimes
- Skill building across generations
- Shifts in habit, culture, and identity around food



Community

- Stronger social connection & belonging
- Skill-building
- Shared ownership of space & resources
- Education
- Empowerment
- Resilience



Environment

- Soil Regeneration
- Flourishing eco-systems
- Pollinator support
- Increased biodiversity
- Improved ecological health

What's Next?

What we're building now.



Garden

- Install fence
- Install raised beds
- Build formal compost system
- Plant additional (initial) crops
- Plant ornamentals for pollinators

Community

- Engage more residents
- Identify a "Garden Szar"
- Encourage another pilot garden
- Create educational opportunities
- Planned teaching kitchen



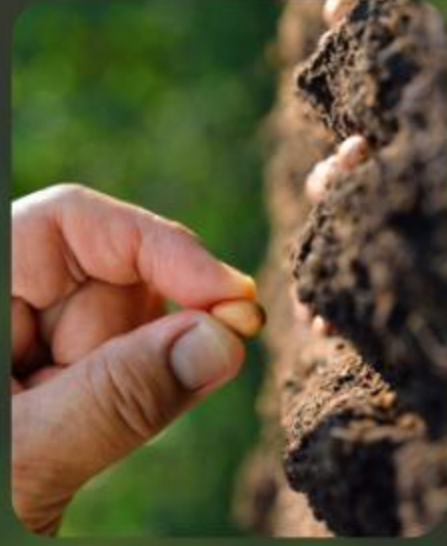
Looking Forward

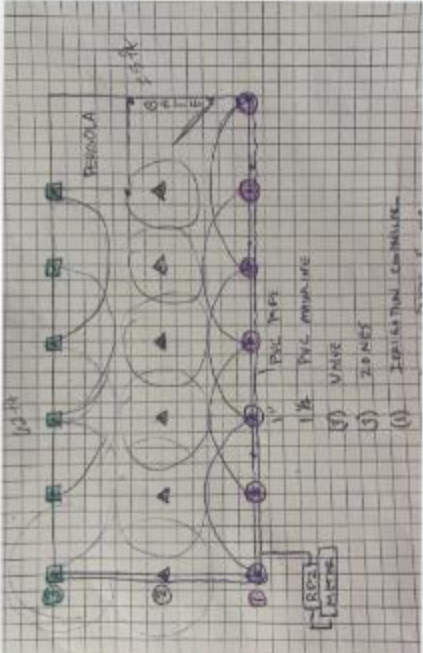
What we still need.



- Lumber for fence posts, raised beds, & compost bins
- Compost material

- Seeds & plants (including natives)
- Irrigation supplies
- Garden tools





TOMATOES Stressed ✓ Perished ✗ "The plant is very susceptible to blight and other diseases. It is important to keep the plants healthy and well-watered."	BASIL Stressed ✓ Perished ✗ "Basil is a very hardy plant and can tolerate a wide range of conditions. It is important to keep the plants healthy and well-watered."
PEPPERS Stressed ✓ Perished ✗ "Peppers are very susceptible to blight and other diseases. It is important to keep the plants healthy and well-watered."	LETTUCE Stressed ✓ Perished ✗ "Lettuce is a very hardy plant and can tolerate a wide range of conditions. It is important to keep the plants healthy and well-watered."
GARLIC Stressed ✓ Perished ✗ "Garlic is a very hardy plant and can tolerate a wide range of conditions. It is important to keep the plants healthy and well-watered."	CARROTS Stressed ✓ Perished ✗ "Carrots are very susceptible to blight and other diseases. It is important to keep the plants healthy and well-watered."



THIS IS MORE THAN A GARDEN.

it's how communities heal



Your Support Makes This Possible



We are asking for a grant of **\$15-20,000** to bring this garden fully to life and will be used for:

- Garden Infrastructure
- Cost of 1 Year of Usage - Water, Nutrients, Compost, Baking Soda, Vinegar, etc.
- Plants & Growing Systems
- Compost & Soil Regeneration
- Tools & Shared Resources
- Community Engagement & Send Home Gifts
- Beautification & Sustainability
- Labor & Education Development

Thank you!



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Honorable Community Redevelopment Agency Board
City of St. Augustine

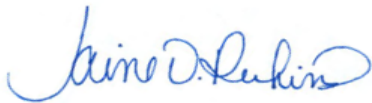
DATE: April 17, 2026

RE: Staff Presentation for April 27, 2026 CRA Meeting Agenda
Cordova Street Improvement Concept Recommendation

During the January 26, 2026, CRA meeting, a conceptual design proposing significant improvements to Cordova Street was presented by the consultant. The CRA Board requested that the consultant return during a future meeting to present updates regarding resiliency, refined crosswalks, and historic signage.

Staff has asked Viviana Castro, Director of Landscape Architecture for Inspire Placemaking Collective to present the project updates. Attached you will find the presentation inclusive of conceptual renderings and proposed improvements. Staff is asking for consideration from the CRA Board for approval of the conceptual design.

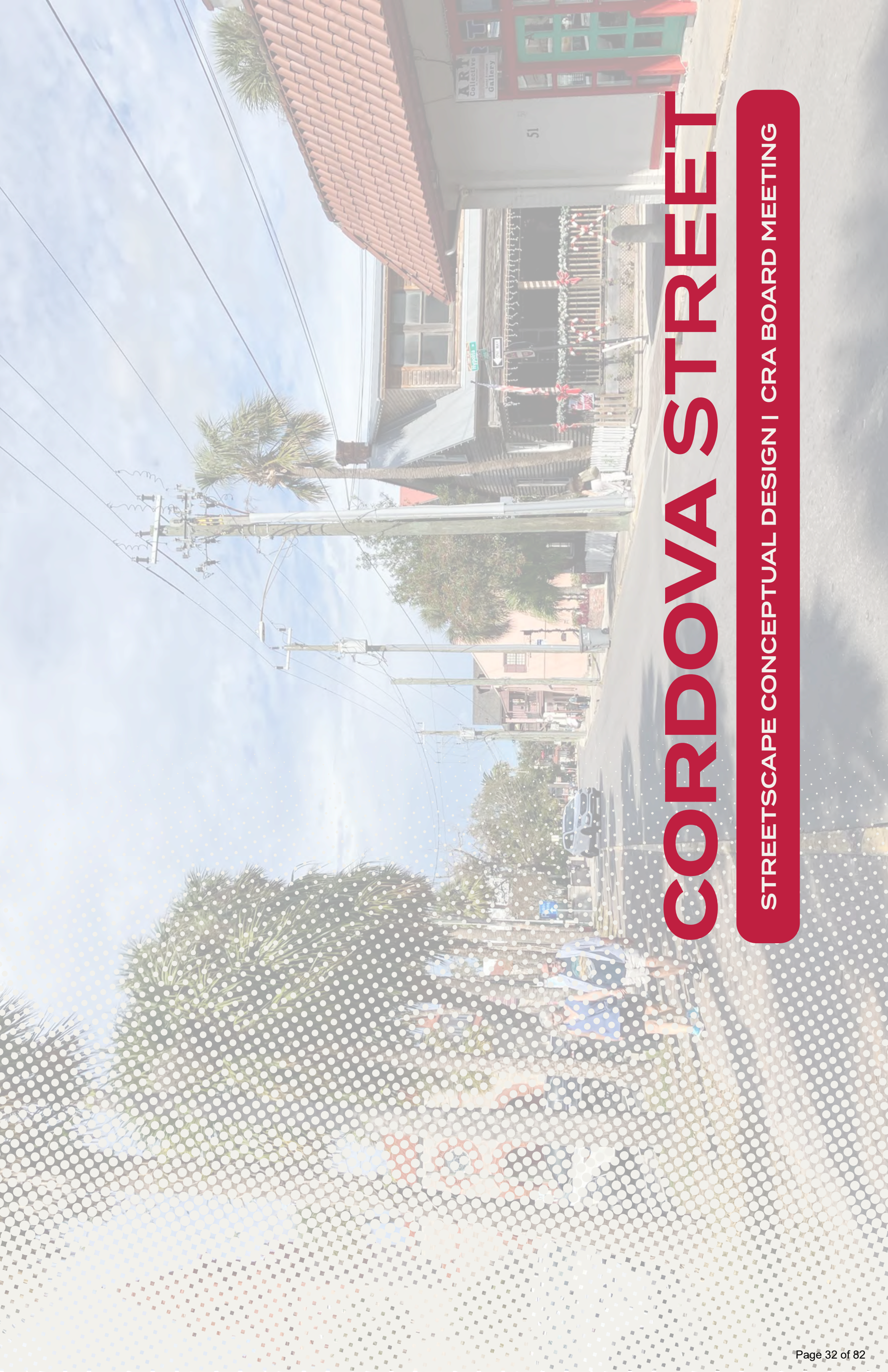
I am available for any questions you may have. I may be reached by phone at 904.209.4254 or via email at jperkins@citystaug.com.



Jaime D. Perkins
Director, Community Services

Attachments: PowerPoint Presentation

Copy: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager
Isabelle Lopez, City Attorney



CORDOVA STREET

STREETSCAPE CONCEPTUAL DESIGN | CRA BOARD MEETING



SPEED
LIMIT
20

Stormwater Management and Tree Canopy

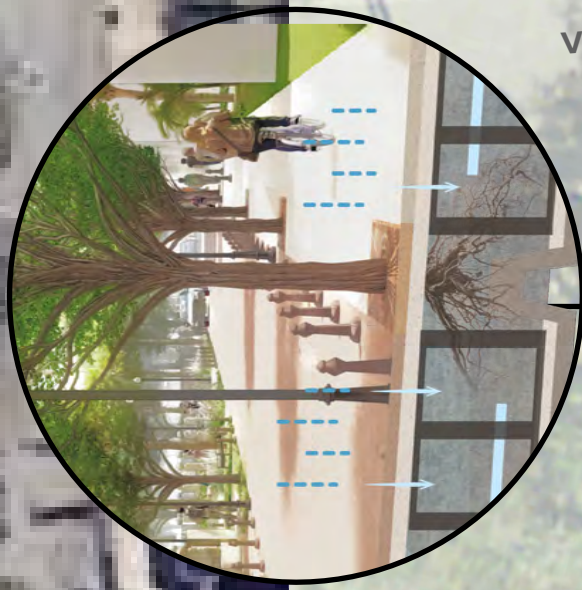
Crosswalk Definition

Business Owners

Signage

Materials

VALENCIA ST



VALENCIA ST



69 Cor

Flagler College & Campus



Hanke Hall

69 Cordova St

60 Cathedral Pl



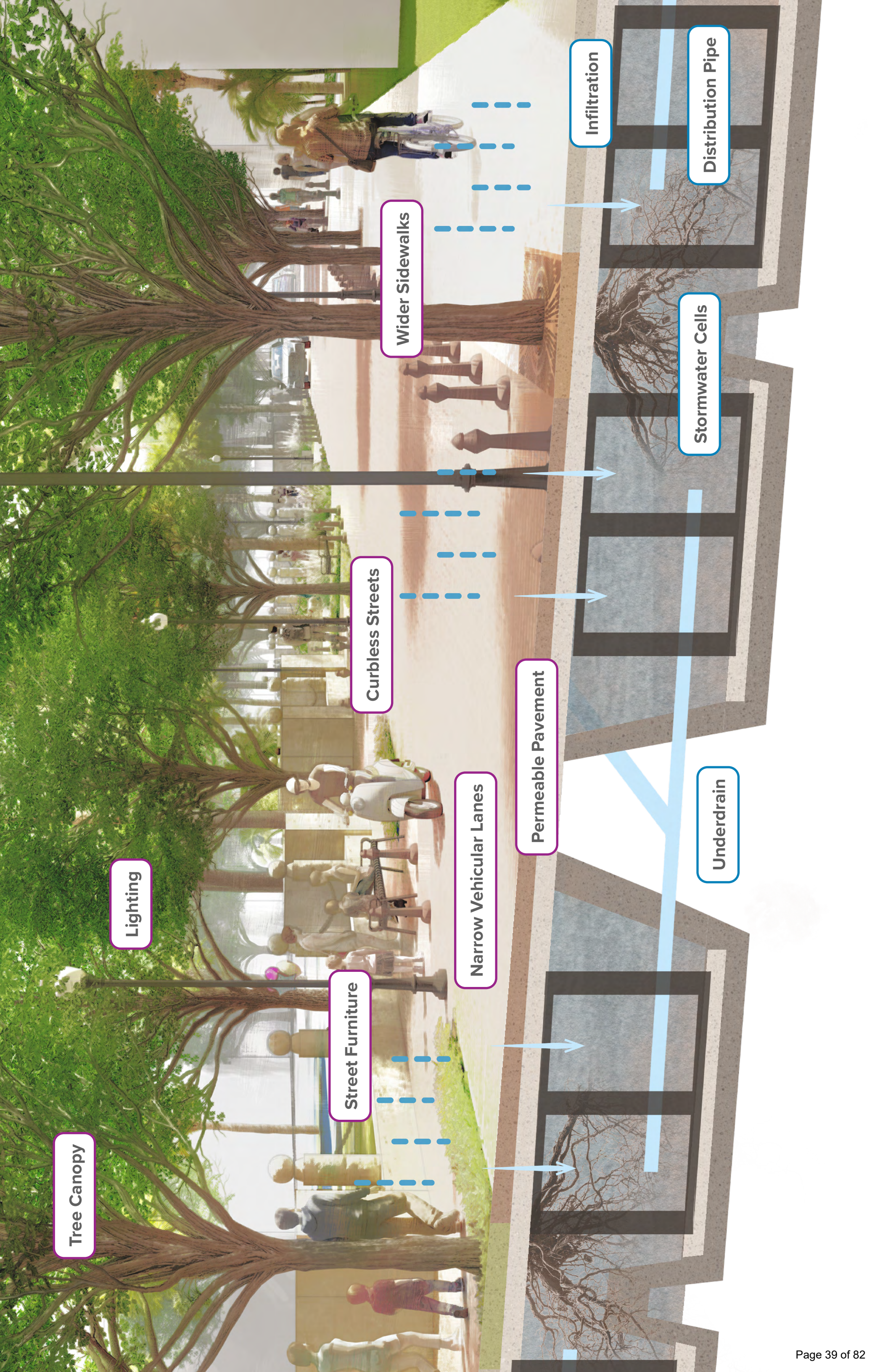


IMAGINE.....





SPEED
LIMIT
20



Tree Canopy

Lighting

Street Furniture

Curbless Streets

Wider Sidewalks

Narrow Vehicular Lanes

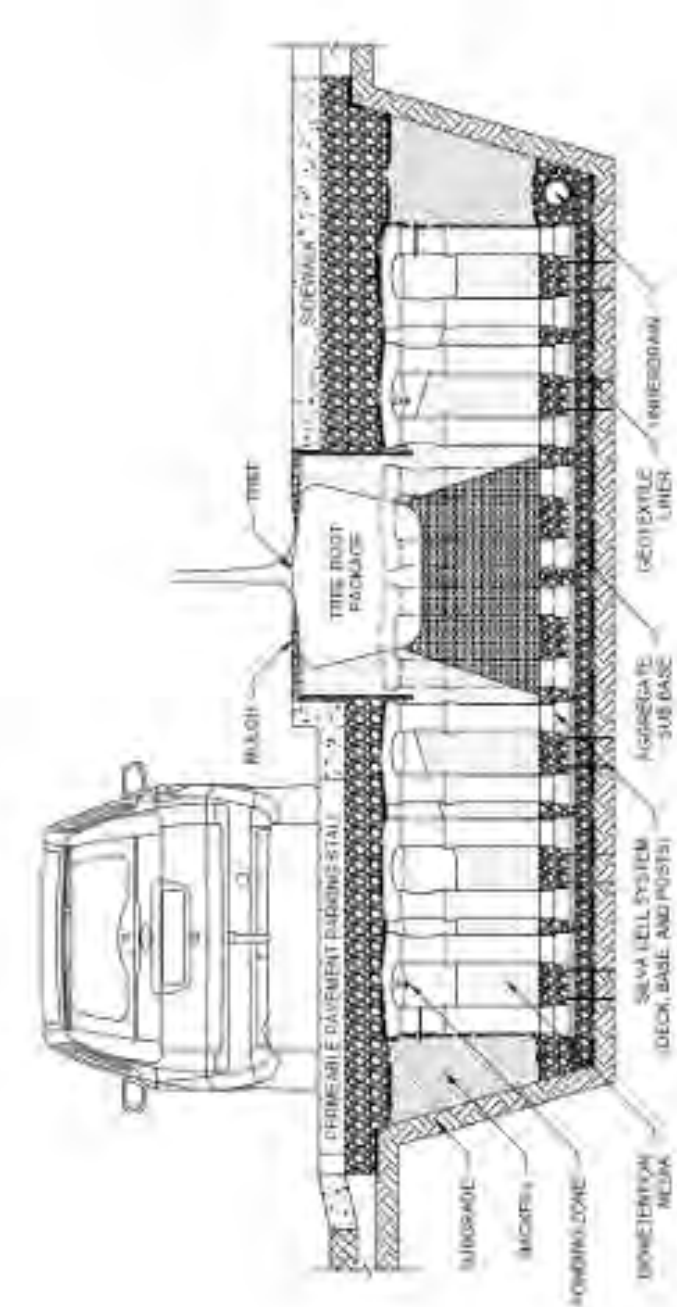
Permeable Pavement

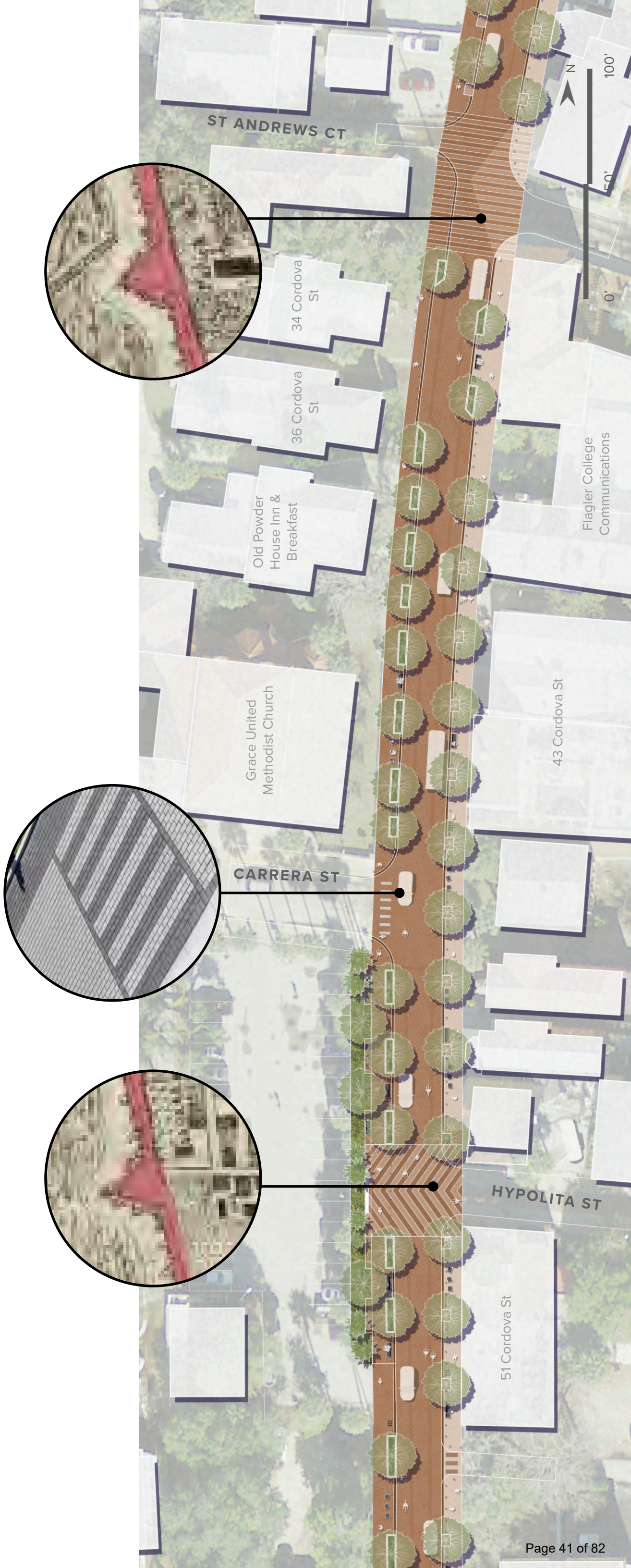
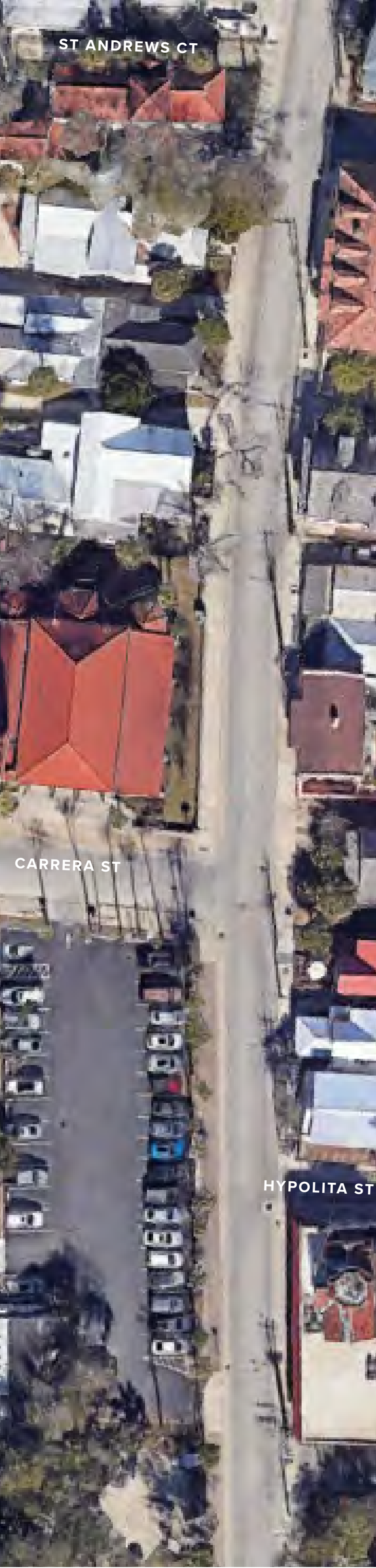
Stormwater Cells

Underdrain

Infiltration

Distribution Pipe







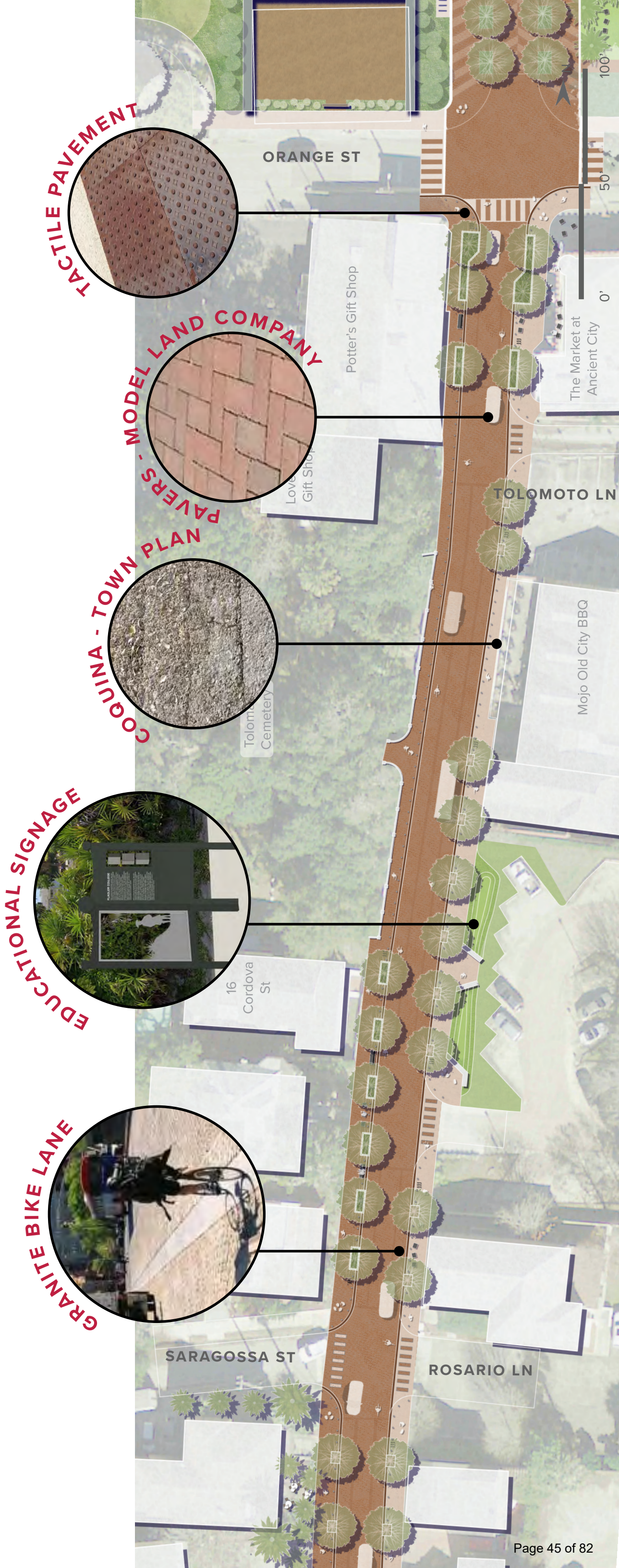


DO NOT ENTER

Carriage Way Inn

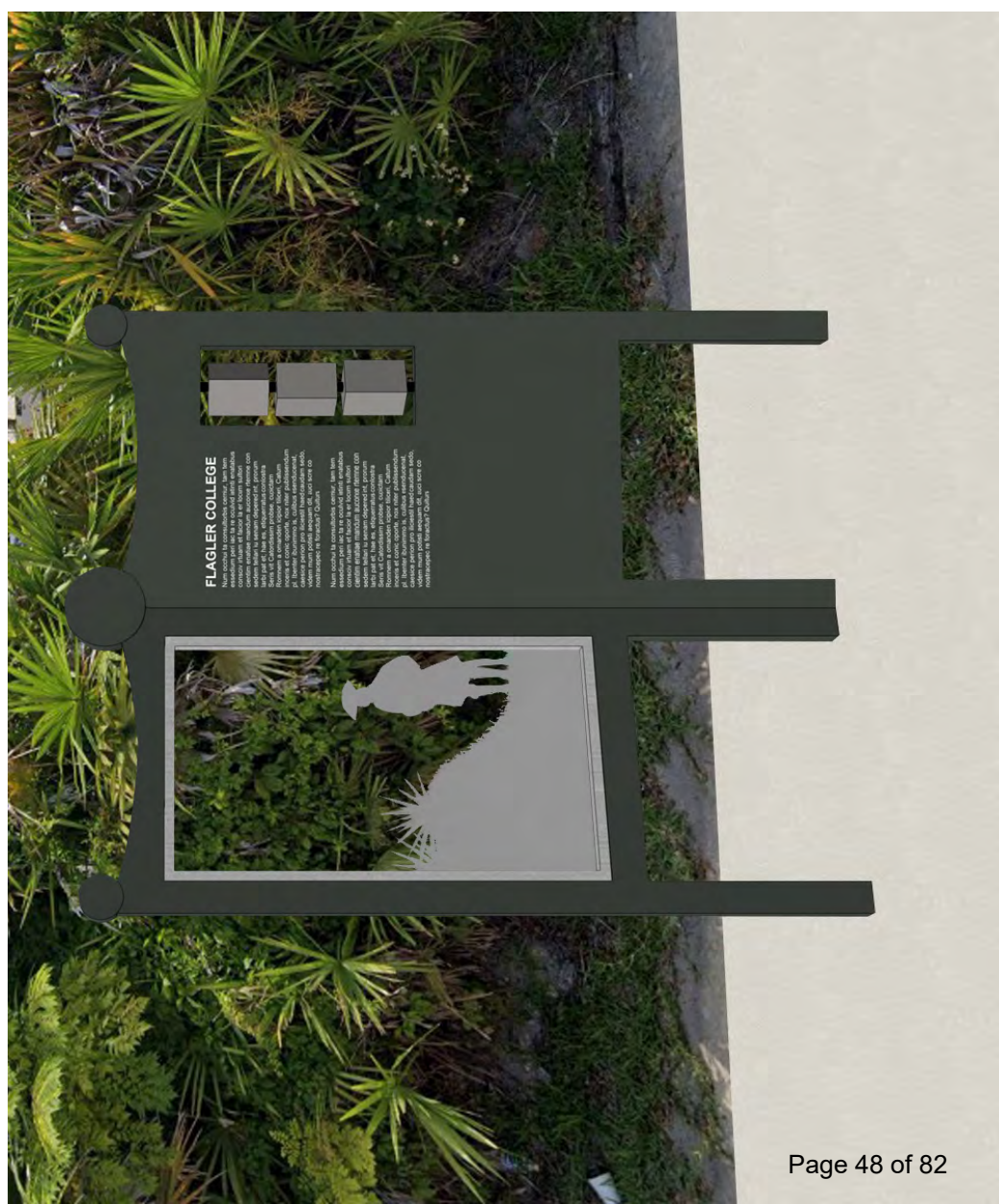
St. Matthews















THANK YOU!

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency (CRA)

DATE: April 16, 2026

RE: Staff Presentation for the April 27, 2026, CRA Meeting Agenda
Community Redevelopment Agency FY 2025 Annual Report Presentation

Attached please find the Fiscal Year (FY) 2025 Community Redevelopment Agency (CRA) Annual Report. In compliance with Florida State Statute 163 Part III, the Annual Report has been published to the CRA website and has been shared with all Governing Boards and Taxing Authorities.

The CRA Annual Report highlights all the redevelopment efforts within each defined special district. Details of the CRA's financial performance, projects, programs, studies, and plans can be found within the pages of the report.

CRA Staff respectfully request the opportunity to present to the CRA the FY 2025 CRA Annual Report, *Redevelopment 25!* Thank you for your attention to this matter.

I am available for any questions you may have. I may be reached by phone at 904.209.4254 or via email at jperkins@citystaug.com.

Respectfully,



Jaime D. Perkins
Director, Community Services

Attachments: CRA Annual Report

Copy: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager
Isabelle Lopez, City Attorney



CITY OF ST AUGUSTINE
**COMMUNITY
 REDEVELOPMENT
 AGENCY**

ANNUAL REPORT

20
 25
 —

An ode to 25 years of redevelopment
 in the Nations Oldest City





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STAGE C

CITY OF SEASIDE
COMMUNITY REDEVELOPMENT AGENCY

CITY OF SEASIDE
COMMUNITY REDEVELOPMENT AGENCY

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ACKNOWLEDGEMENTS

Community Redevelopment Agency

Mayor Nancy Sikes-Kline

Vice Mayor Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

Commissioner Jon DePreter

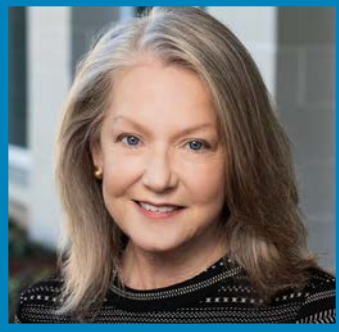
City of St. Augustine

David Birchim, AICP, City Manager

Reuben Franklin, P.E., Asst. City Manager

Meredith Breidenstein, CPA, Asst. City Manager

Jaime D. Perkins, MPA, FRA-RA, Community Services Director



Nancy Sikes-Kline

Mayor | Board Chair



Barbara Blonder

Vice Mayor | Vice-Chair



Cynthia Garris

Commissioner



Jim Springfield

Commissioner



Jon DePreter

Commissioner



James St. George
Chairperson



Tira Kindler
Vice-Chairperson



Madeline Wise



Mari Hayes



Ken McClain



Jaime D. Perkins

Director
Community Services



Jill Collins

Administrative Coordinator
Neighborhood Services &
Community Redevelopment Agency

ADMINISTRATIVE COORDINATOR- JILL COLLINS

Jill serves as the Administrative Coordinator for the CRA and Neighborhood Services Division. While she is often behind the camera documenting redevelopment efforts, her contributions are invaluable to the success of the division.

Jill supports the day-to-day operations of the CRA by preparing and distributing newsletters and electronic notices, coordinating logistics for public workshops and meetings, and ensuring vendors are paid in a timely manner. In 2024, she became the primary point of contact for the CRA's residential repair grant programs, further expanding her role in serving the community.

Although Jill may not always be at the forefront of CRA efforts, her dedication and attention to detail are essential to the success of every project and program. Jill, you are truly appreciated!





CRA HISTORY AND VISION

The St. Augustine Community Redevelopment Agency (CRA) was created in 2000 with the establishment of the Historic Area Community Redevelopment Area (HACRA). The implementation goal of the HACRA was to rid the historic downtown district of transportation and parking blight and create pedestrian connectivity. The Historic Downtown Parking Facility and Visitors Information Center was constructed in 2006, to help adhere to the plan goals. The HACRA continues to pay down the debt service related to the parking garage. The amended plan, which was adopted January 2024, extends the sunset date to 2054 and expands on the initial goals with focuses on five strategic elements; mobility, parking, open space, resiliency and overall redevelopment.

The Lincolnville Community Redevelopment Area (LCRA) was established in 2013 and the plan was amended in 2017. The plan defines three focus areas; African-American heritage and historic preservation, the stabilization of long term residents, and neighborhood improvements.

The West City Community Redevelopment Area (WCCRA) was established in 2024 with the plan being adopted in 2025. The WCCRA did not receive revenue during the 2025 Fiscal Year.

Community Redevelopment Agencies by legislative definition are designed to rid communities of “slum and urban blight”. At the time this report was published the City of St. Augustine City Commission had authorized a Finding of Necessity be completed, proposing the establishment of a potential third Community Redevelopment Area- West City CRA.

Inclusive of providing the statutory data for the Fiscal Year 24-25 Annual Report, this publication will also highlight the year-long celebration, *Redevelopment 25!*

Special District Individual Data



- Established in 2000
- Plan Amended in 2024
- 216.6 Acres
- Sunset January 2054
- 0 Project Completed
- 4 Active Projects
- Expended \$2,348,915



- Established in 2013
- Plan Amended in 2017
- 541.4 Acres
- Sunset April 2033
- 4 Projects Initiated
- 2 Projects Completed
- 12 Active Projects
- Expended \$2,870,018



- Established in 2024
- 604 Acres
- Sunset April 2044
- 0 Projects Initiated
- Plan Adopted 2025
- Expended \$0 (no revenue)

**Expenditure is relevant to projects and programs, not administration. Figures were unaudited at the time this report was published.*

A MESSAGE FROM THE MAYOR- NANCY SIKES-KLINE



As Mayor of the City of St. Augustine, it is both an honor and a privilege to reflect on the continued success of our Community Redevelopment Agency and the positive impact it has had on our community. This year is especially meaningful as we celebrate the 25th year of redevelopment, a milestone that represents decades of vision, collaboration, and commitment to strengthening our city.

During my many years working with and serving the City of St. Augustine, I have witnessed firsthand the transformative power of thoughtful redevelopment. What began as a strategic effort to revitalize key areas of our community has grown into a lasting legacy—one that supports local businesses, enhances our historic character, and improves the quality of life for residents and visitors alike.



I am truly elated to serve as Mayor during this 25th year of redevelopment. This anniversary is not only a moment to celebrate the accomplishments of the past, but also an opportunity to reaffirm our commitment to responsible growth, preservation, and community investment. The work of the Community Redevelopment Agency has helped ensure that St. Augustine continues to thrive while honoring the rich history that makes our city so special.

The progress highlighted in this annual report is the result of strong partnerships among city leaders, staff, business owners, residents, and community advocates. Together, we have worked to create vibrant public spaces, support economic vitality, and preserve the unique character of our neighborhoods.



As we look ahead, I am confident that the same spirit of collaboration and dedication will guide us into the future. Thank you to everyone who has contributed to the success of our redevelopment efforts over the past 25 years. I look forward to continuing this important work together.

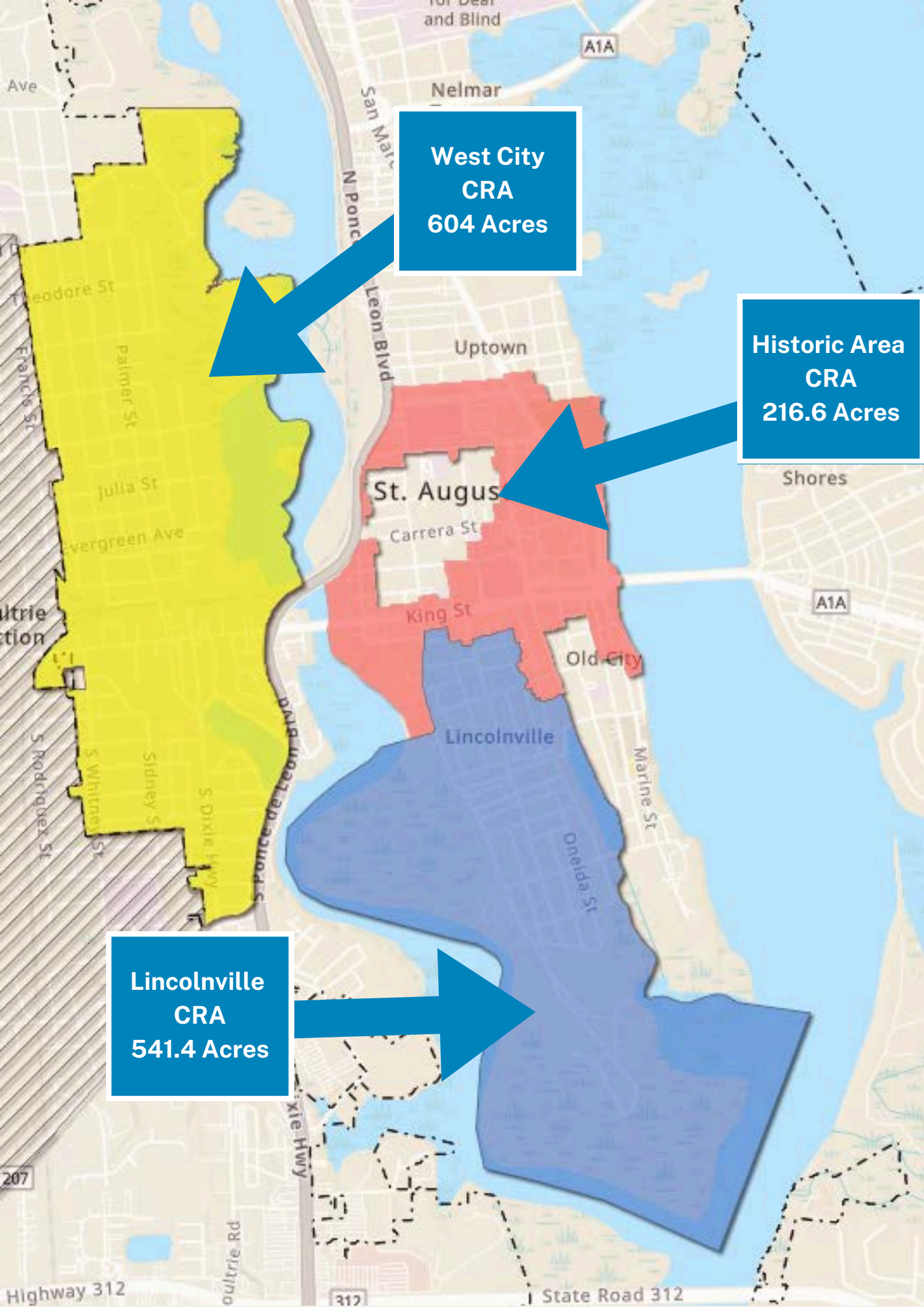
Yours Truly,

A handwritten signature in blue ink, appearing to read "Nancy Sikes-Kline".

Mayor Nancy Sikes-Kline

C
R
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S



**West City
CRA
604 Acres**

**Historic Area
CRA
216.6 Acres**

**Lincolnville
CRA
541.4 Acres**



26.2 FINISH STRONG

THE HISTORY

"Businesses of Yesterday"

drive



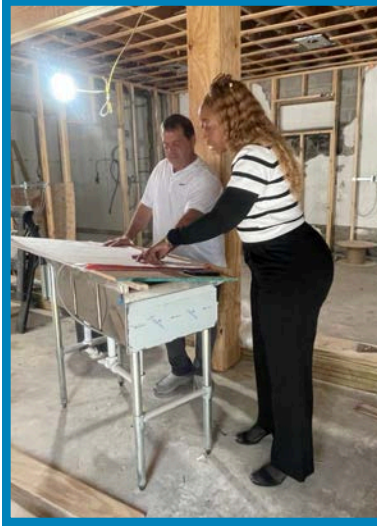
As Community Services Director for the City of St. Augustine, I am proud to reflect on another year of meaningful progress within our Community Redevelopment Areas. This year holds special significance as we celebrate *Redevelopment 25!*—a milestone that represents 25 years of dedicated investment, planning, and community collaboration.

Throughout my time working with the City, I have had the privilege of contributing to projects that enhance the quality of life for our residents while preserving the character and history that define St. Augustine. From infrastructure improvements, public space enhancements, to supporting neighborhood initiatives and local businesses, our work within the CRA continues to make a lasting impact.



Over the past year, our team has advanced several key projects focused on connectivity, beautification, and resilience. These efforts reflect our commitment to thoughtful redevelopment—ensuring that growth is balanced with stabilization and that our community remains vibrant and accessible for generations to come.

Working alongside City leadership, and community partners has been both rewarding and inspiring. The success of our redevelopment efforts is rooted in collaboration, and I am grateful for the shared vision that continues to drive our progress forward.



As we commemorate 25 years of redevelopment, we also look to the future with renewed energy and purpose. I am excited to continue building on this momentum, supporting projects that strengthen our neighborhoods and enhance the experiences of those who live, work, and visit here.

Thank you to everyone who has played a role in shaping the success of the CRA. I look forward to the continued work ahead.

In Service to Community,

Jaime D. Perkins
Director, Community Service

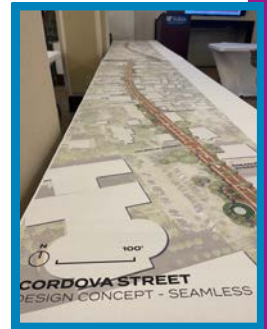
FRANCIS FIELD IMPROVEMENT

The Francis Field project represents a strategic investment in one of St. Augustine’s most active and sought-after event spaces. Home to spring festivals, heritage events, and the Sing Out Loud music festival, the field continues to see growing demand. Initiated in FY 2025 with a \$61,000 budget, the project focuses on planning improvements to support expanded use and long-term functionality.



CORDOVA STREET IMPROVEMENT

The Cordova Street Improvement project is currently in the conceptual phase, focusing on enhancing mobility, safety, and overall streetscape design within the key downtown corridor. As part of the planning process, the City has conducted public outreach to gather input from residents, businesses, and stakeholders. This feedback will help guide future improvements that reflect community needs and priorities. The budget for this phase of the project is \$189,000.



DOWNTOWN LANDSCAPE MASTERPLAN

The Downtown Landscape Master Plan project is a strategic initiative aimed at enhancing the visual character and environmental quality of St. Augustine’s urban core. With a project budget of \$106,000, the plan focuses on expanding the tree canopy, reducing excessive signage, and incorporating native and native-friendly plantings.

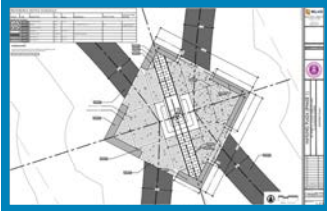
These improvements will create a more cohesive and inviting streetscape, supporting walkability and reinforcing the City’s historic charm. A beautified downtown not only enhances the experience for residents and visitors, but also drives economic activity by attracting foot traffic, supporting local businesses, and increasing property values — directly benefiting the Historic Area CRA and its long-term vitality



HAYLING PLAZA--DR. ROBERT B. HAYLING FREEDOM PARK

The Hayling Plaza project at Robert B. Hayling Freedom Park honors the legacy of Dr. Robert B. Hayling, a pivotal leader in St. Augustine’s Civil Rights Movement whose courage and advocacy helped shape the city’s history. The project includes the installation of a commemorative statue recognizing his contributions and enduring impact.

Currently in the bidding phase, the project has a construction budget of \$400,000. Once completed, Hayling Plaza will serve as a meaningful public space for reflection, education, and community gatherings. Further enriching the cultural and historical significance of the park within the Lincolnville Community Redevelopment Area.



DR. MARTIN LUTHER KING JR. STREETScape PROJECT

The MLK Streetscape Project is a key initiative focused on enhancing safety, infrastructure, and overall aesthetics along the corridor while honoring its cultural and historical significance. Although the CRA was not awarded the federal RAISE grant, efforts to advance the project continue through strategic planning and coordination.

The City is actively working with property owners and stakeholders to secure necessary easements for the placement of transformers and switch cabinets, which are critical to the undergrounding of utilities. These efforts will support long-term improvements, including enhanced streetscapes, increased reliability of infrastructure, and a more pedestrian-friendly environment within the Lincolnville CRA.



KAYAK LAUNCH-- EDDIE VICKERS PARK

Scan the QR to watch a video about this project

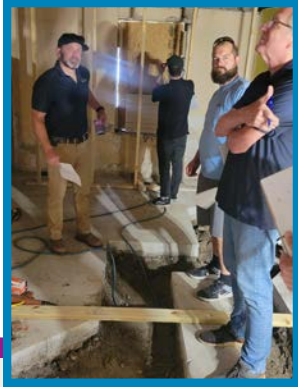


The Kayak Launch Project at Eddie Vickers Park is part of a phased effort to enhance recreational amenities and expand public access to the water. Partially funded by the Florida Inland Navigation District (FIND), the project is currently in its final design stage, with construction anticipated to begin in Fiscal Year 2026.

This initiative underscores the importance of providing accessible outdoor recreation opportunities for residents and visitors alike. By improving water access, the project promotes active lifestyles, environmental engagement, and strengthens the park’s role as a valuable community asset within the LCRA.

GREATER ST. MARY'S INSTITUTIONAL REHABILITATION

The project includes structural stabilization, floodproofing, and key historic preservation improvements to revitalize this important Lincolnville institution. FY 25 expenditures were \$550,000. Funding support includes \$671,000 from the African American Cultural and Historical Grant and a \$250,000 match from the LCRA's Institutional Rehabilitation Grant Program. Currently in the final stages of construction, the project is nearing closeout and is expected to be completed by Fiscal Year 2026.



TRINITY INDEPENDENT INSTITUTIONAL REHABILITATION

Trinity Independent Institutional Rehabilitation Project is focused on restoring and preserving a key community institution by improving its functionality and longevity. Through targeted upgrades and structural enhancements, like restoring the belltower, the project supports continued community use, honors the site's historic significance, and reinforces the City's commitment to neighborhood revitalization and preservation.

This is a multi-year project and the CRA plans to phase the project by focusing on critical repair items.



FOUNTAIN OF YOUTH ELKS LODGE INSTITUTIONAL REHABILITATION

The Elks Lodge project revitalized a historic community asset through preservation and adaptive reuse. Completed in 2025 at a cost of approximately \$1.4 million, the project enhances public use, supports local programming, and strengthens neighborhood identity while honoring the building's legacy and contributing to community and economic vitality.



Scan QR Code for ribbon cutting ceremony video



FIX-IT-UP RESIDENTIAL REPAIR PROGRAM

The Fix-It-Up Residential Repair Program provides critical support to LCRA-qualifying residents by funding essential health and safety improvements to their homes. Eligible applicants may receive up to \$100,000 in assistance for repairs that enhance livability and structural integrity. In Fiscal Year 2025, the CRA invested \$317,270 in the program. To further support participation, CRA staff hosted an informational workshop in 2025 to help residents better understand program eligibility and application requirements, reinforcing the City’s commitment to preserving housing quality within the Lincolnville Community Redevelopment Area.



To learn more about Fix-It-Up scan the QR code



REVIVE & RESTORE RESIDENTIAL REPAIR PROGRAM

The West City CRA launched its inaugural residential repair program, Revive & Restore, to support WCCRA-qualified residents with critical home improvements. As a new initiative, the program provides up to \$25,000 in funding for health and safety repairs, helping to improve living conditions and preserve housing stability. Due to the program’s importance and strong community need, there is currently an active waitlist, demonstrating its value as a vital resource for West City CRA residents.



This Project Funded By
City of St. Augustine

West City Community Redevelopment Area



REVIVE & RESTORE

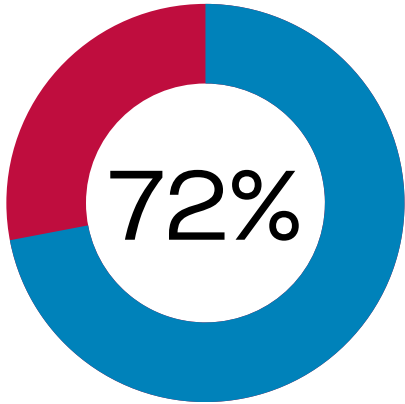
Residential Repair Grant Program



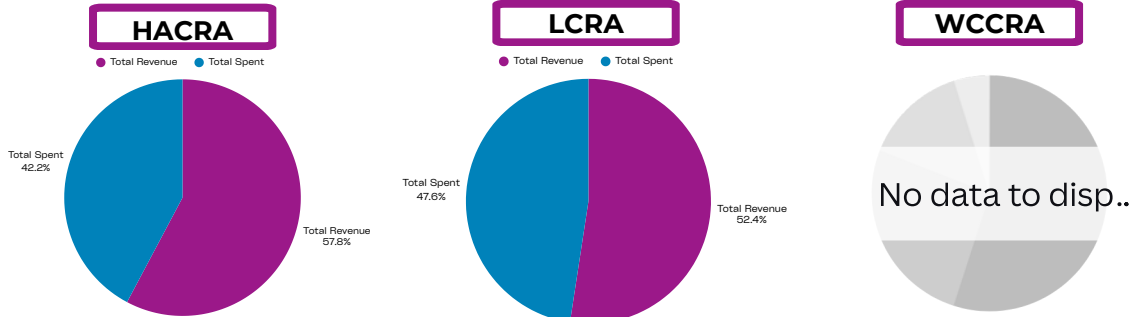
For More Information
Scan: QR Code
Call: 904.209.4201
Email: CRA@CityStAug.com







- FY 25 CRA Revenue \$7,357,539
- FY 25 CRA Expenditures \$5,273,761



Revenue

County TIF	\$3,023,664
City TIF	\$2,879,153
Grants, Int., Carryforward, Other Sources	\$1,454,722

Expenditures

Debt Service	\$1,445,500
Community Improvements/Capital	\$1,364,208
Historic and Cultural Preservation	\$2,075,244
Resident Stabilization	\$317,270
Affordable Housing/Property Acquisition	\$16,710
Administrative/Other Costs	\$54,829

- Financials were unaudited at the time this report was published
- Administrative Cost is not inclusive of staff salaries and benefits
- Expenditure figures determined by actual expenditures and encumbered funds
- Revenue and expenditures are inclusive of carryforward funds
- WCCRA did not have any revenue or expenditures during FY 24-25

Project | Program Accounting

PROJECTS

FY 2025 EXPENDITURES

Elks Lodge Institutional Rehab*	\$ 1,317,413
Greater St. Mary's Institutional Rehab	\$ 555,687
Lincolnville Park in Honor of George & Ollie Smith*	\$ 53,398
Vickers/Hayling Park Design & Improvements	\$ 539,979
Cordova Street Improvement	\$ 218,775
MLK Streetscape Design	\$ 420,082
Fix-It-Up Residential Repair Program	\$ 317,270
Property Acquisition/Affordable Housing Plan	\$ 16,710
Trinity Independent Institutional Rehab	\$ 95,500
St. Joseph Neighborhood Center	\$ 106,644
Downtown Landscape Masterplan	\$ 89,664
Francis Field Improvements	\$ 42,310

**Completed Projects*

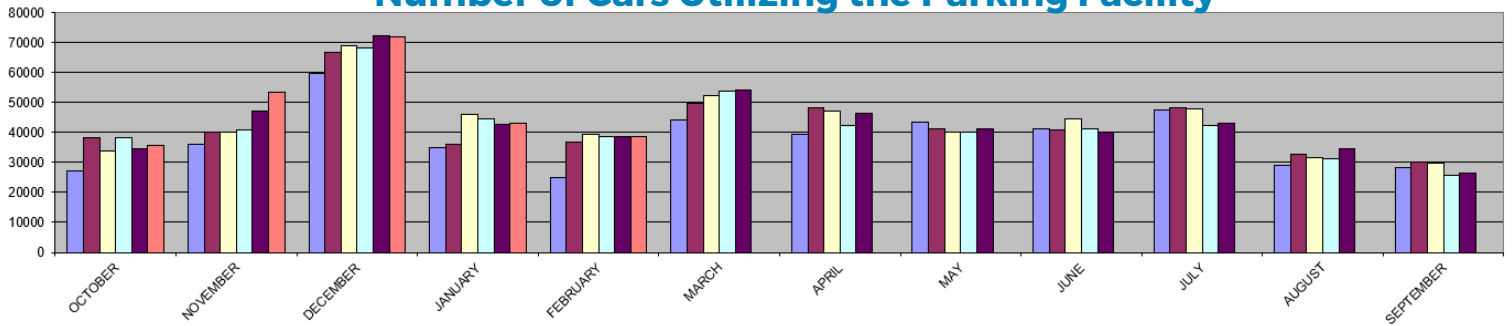
Unaudited financials reflect funds actually expended/encumbered in FY 2025

HISTORIC DOWNTOWN PARKING FACILITY



- FY21
- FY22
- FY23
- FY24
- FY25
- FY26

6 Year Comparison Number of Cars Utilizing the Parking Facility



Resident
Discounts
\$3

521,761
Cars
Parked in
FY 2025

\$5
Parking
after 5pm

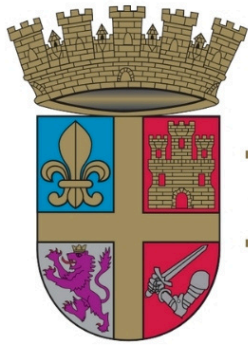
The Historic Downtown Parking Facility is the CRA's inaugural project. The garage was constructed in 2006. The CRA has pledged an annual debt service payment to cover the cost of the parking facility.



Parking By The Numbers

1 st Quarter Oct - Dec	2 nd Quarter Jan - March	3 rd Quarter April - June	4 th Quarter July - Sept
\$233,816	\$479,226	\$488,026	\$411,912
\$511,675	\$394,346	\$384,289	\$304,504
\$975,129	\$612,947	\$402,234	\$200,383
TOTALS			
\$1,720,620	\$1,486,519	\$1,274,541	\$916,799
FY 2025 Total Revenue \$5,398,488			
<i>Quarterly figures are rounded to the nearest dollar</i>			





th
CITY OF ST AUGUSTINE
COMMUNITY
◆ **REDEVELOPMENT** ◆
AGENCY

The City of St. Augustine commemorated its 25th Anniversary of the Community Redevelopment Agency (CRA), with a year long celebration, *Redevelopment 25!*. The celebration marked a significant milestone celebrating a quarter-century of investment, revitalization, and community partnership. The celebration highlighted the transformative impact of the CRA in strengthening neighborhoods, supporting local businesses, and preserving the city’s historic character.

Over the past 25 years, redevelopment efforts have focused on improving infrastructure, enhancing public spaces, and fostering economic vitality within key districts. The anniversary served as an opportunity to reflect on these accomplishments while recognizing the collaboration between city leadership, residents, and stakeholders who have contributed to the city’s continued success.

The commemoration also looked ahead to the future, reaffirming the City’s commitment to thoughtful growth, historic preservation, and sustainable development. As St. Augustine continues to evolve, the 25-year celebration underscored the importance of maintaining the vision and momentum that have shaped the community into what it is today.

The next pages will highlight the celebrations held in each special district.

Visit our website to learn more about Redevelopment 25! and the CRA.





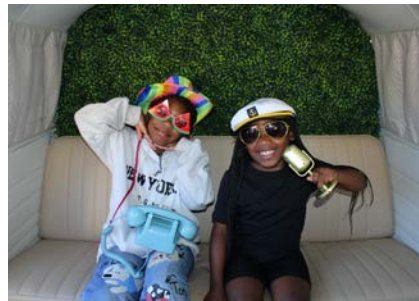
CITY OF ST AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY



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Community Development



Redevelopment 25!, was held in the West City CRA on April 16, 2025, with live music from Chilula!





Redevelopment 25!, was held in the Lincolville CRA on July 18, 2025, with live music from members of the Katz Downstairs & a DJ Set by Square One DJ's



@GoodTimesRollJax



@GoodTimesRollJax



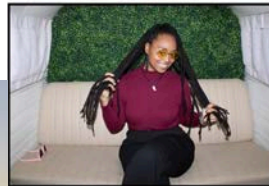
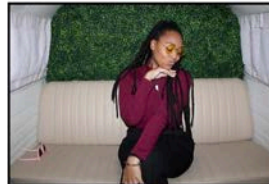


Redevelopment 25!, was held in the Historic Area CRA on October 30, 2025, with live music from the Palmetto Pickers



@GoodTimesRollJax

@GoodTimesRollJax



@GoodTimesRollJax



@GoodTimesRollJax

@GoodTimesRollJax

@GoodTimesRollJax



@GoodTimesRollJax

@GoodTimesRollJax





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Murph's Homestyle
To-Go

Dasha's Flowers

DeBow's Appliances

Sail Bird's

The Blue Hen

Chick-fil-A St. Aug

Juniper Market

Graet Goods

Muggsy's

San Sebastian Winery

Harrys Seafood Bar &
Grille

La Nouvelle

The Corner Market
Lincolnton

St. Augustine Fish
Camp

Cornerstone Café

Lincolnton Museum
& Cultural Center

Casa Reina Taqueria
& Tequila

Jalaram Hotels, Inc.

PK Roosevelt Room

Meehan's Irish Pub



CITY OF ST AUGUSTINE
COMMUNITY
◆ **REDEVELOPMENT** ◆
AGENCY



Report Prepared by:
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