

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. 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 for 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, 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 Jermei Marquis, landscape architect, Marquis Latimer and Halback Inc., felt that 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 Lincolnton on top of them now and that it would have to be replaced.

8. ADJOURNMENT

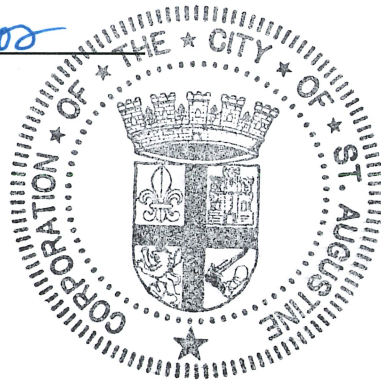
There being no further business, the meeting was adjourned at 3:49: P.M.³



Nancy Sikes-Kline, Chairwoman



Darlene Galambos, City Clerk



³ Transcribed by Elyse Wiemann