CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

CITY OF ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY MEETING
FRIDAY, AUGUST 28, 2026 - 8:30 AM
ALCAZAR ROOM

1. CALL TO ORDER

- Roll Call

2. ADMINISTRATIVE ITEMS

3. GENERAL PUBLIC COMMENT (3 MINUTES PER INDIVIDUAL)

4. PRESENTATIONS

4.A. FY2027 Proposed Budget for HACRA, LCRA, and WCCRA
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

CITY OF ST. AUGUSTINE

MEMORANDUM

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

DATE: August 19, 2026

RE: Agenda Item for August 28, 2026, Community Redevelopment Agency Special Budget Workshop; FY 2027 Proposed CRA Budgets

Attached please find for your review the St. Augustine Community Redevelopment Agency Proposed Budget Book. The book contains combined Community Redevelopment Area revenues, and expenditures; as well as the individual proposed budgets for the Historic Area Community Redevelopment Area (HACRA), Lincolnville Community Redevelopment Area (LCRA), and West City Community Redevelopment Area (WCCRA), respectively.

The attached budgets show funds allocated toward the strategic goals defined in each CRA Plan. The budget spreadsheets also identify funds that are being carried forward from the prior fiscal year, where applicable.

Your attention to this matter is appreciated. I am available for any questions you may have regarding the budget proposal. You may reach me by phone at 904.209.4254 or via email at jperkins@citystaug.com.

Respectfully Submitted,

Jaime D. Perkins

Jaime D. Perkins
Community Services Director

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors

Attachments: FY 2027 St Augustine CRA Proposed Budget Book

CITY OF ST AUGUSTINE
COMMUNITY
REDEVELOPMENT
AGENCY

FY 2027 Proposed Budget

St. Augustine Community Redevelopment Agency

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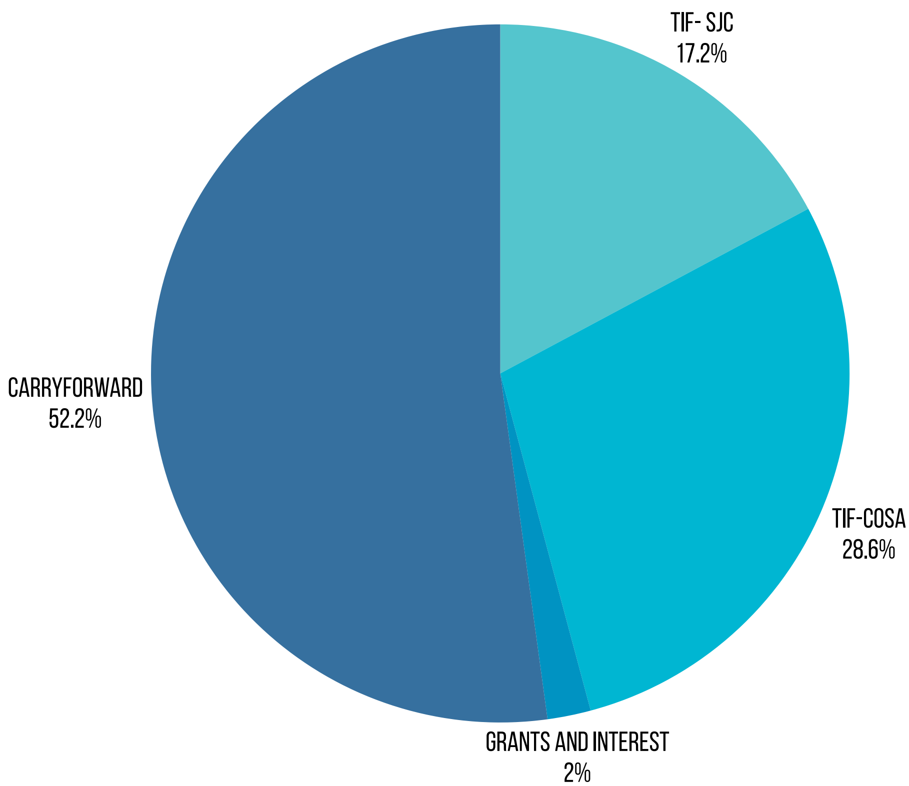
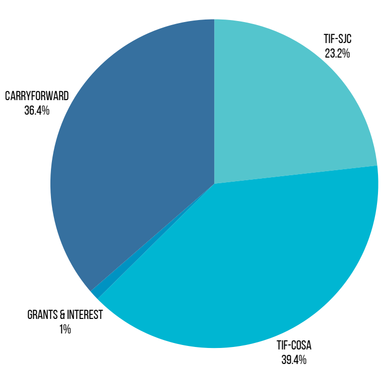
CRA Revenues

St. Augustine CRA



HACRA



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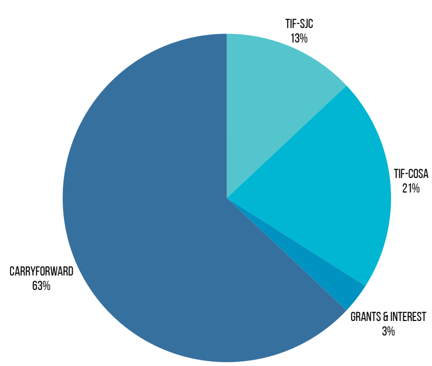

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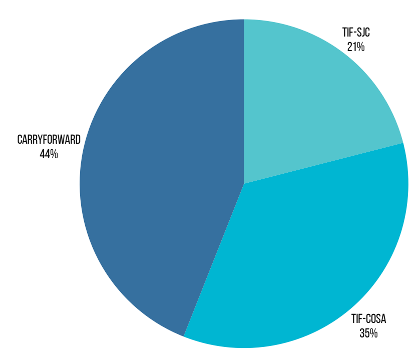
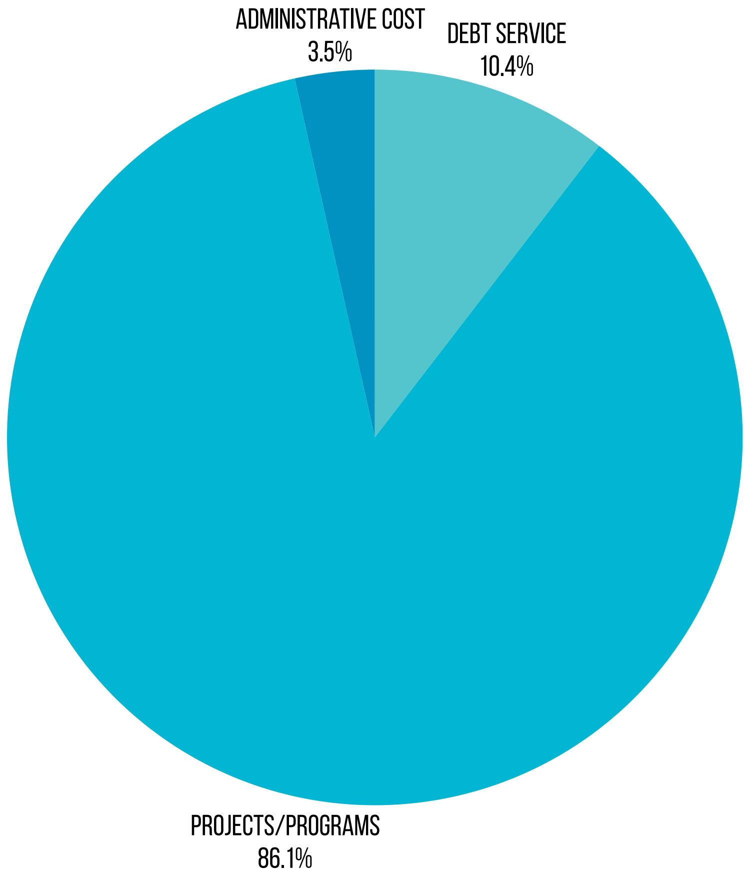


CRA Expenditures

St. Augustine CRA



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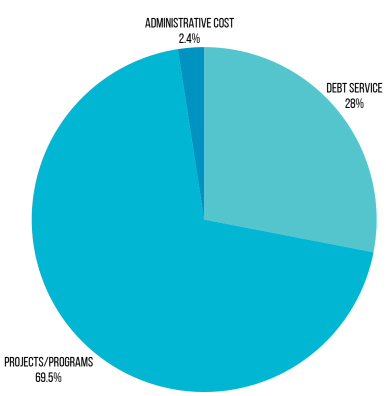

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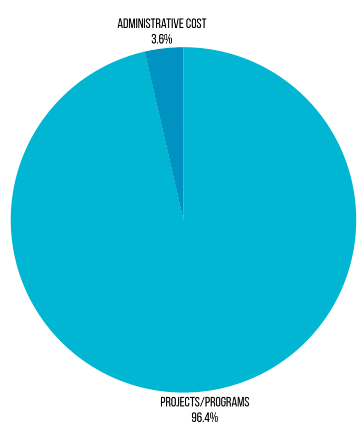
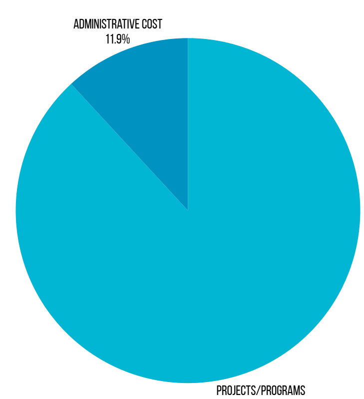


WCCRA



CITY OF ST AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY

FY 2026-2027
Budget

Resolution No.

Amendment No.

Budget Items	New Allocation	Committed Funds	Budget
Revenue			
Tax Increment Financing (TIF)			
TIF- City of St. Augustine	2,002,400		2,002,400
TIF- St. Johns County	1,201,176		1,201,176
Grants			
Interest Earned			
SBA Earned Interest	50,000		50,000
Other Interest			
Administrative Transfers			
Total New Revenues	$3,253,576		$3,253,576
Prior Year Carry Forward			
HACRA Carryforward from FY 25-26 (unencumbered)		1,865,665	1,865,665
Total Combined Revenues	**$3,253,576**	**$1,865,665**	**$5,119,241**
Expenses			
Administrative 59910, 59915, 53470, 53505			
Xfer to GF/CS for Salary, Benefits, Shared CRA Expenses	100,000		100,000
Misc. Expenses, Printing	25,000		25,000
Total Administrative Costs	**125,000**		**$125,000**
Debt Service 59915			
Visitor Information Center and Parking Garage	1,435,435		1,435,435
Total Debt Service	**1,435,435**		**$1,435,435**
Professional Services Active Projects 53310, 59915, 56630			
Cordova Street Design & Future Construction		174,103	$174,103
Downtown Masterplan & Future Implementation	443,141	901,443	$1,344,584
Francis Field Improvement Plan & Future Construction	800,000	757,258	$1,557,258
Infrastructure/Mobility Future Projects (sidewalks, lighting)	450,000	32,861	$482,861

Total Professional Services	1,693,141	1,865,665	**$3,558,806**
HACRA Special Projects 59915			
Total HACRA Special Projects			
Total Expenditures	**3,253,576**	**1,865,665**	**$5,119,241**
Revenue Over/(Under) Expenditures			**(0)**

CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY	FY 2026-2027 Budget Resolution No. Amendment No.		
Budget Items	**New Allocation**	**Committed Funds**	**Budget**
Revenue			
Tax Increment Financing (TIF)			
TIF- City of St. Augustine	1,732,560		1,732,560
TIF- St. Johns County	1,039,308		1,039,308
Grants			
FIND GRANT (Kayak Launch)	175,000		175,000
Interest Earned			
SBA Earned Interest	78,000		78,000
Other Interest			
Administrative Transfers			
Total New Revenues	**$3,024,868**		**$3,024,868**
Prior Year Carry Forward			
CRA Carryforward from FY 25-26 (unencumbered)		5,061,758	5,061,758
Total Prior Year Carry Forward		**5,061,758**	**5,061,758**
Total Combined Revenues	**$3,024,868**	**$5,061,758**	**$8,086,626**
Expenses			
Administrative 53490,53515,53505,53470,53410,53400			
Xfer to GF/CS for Salary, Benefits, Shared CRA Expenses	265,000		265,000
Misc. Expenses, Printing		26,001	26,001
Total Administrative Cost	**$265,000**	**$26,001**	**$291,001**
Retain Long-Term Residents 53490,51120			
Fix It Up Housing Repair Program		440,347	440,347
Property Acquisition, Affordable Housing		839,110	839,110
Total Retain Long-Term Resident Programs & Projects	**$**	**$1,279,457**	**$1,279,457**
Preserve Historic Character 53310			

Trinity Independent Institutional Rehab	400,000	872,041	1,272,041
St Paul Parsonage Inst. Rehab	250,000	485,300	735,300
Bethel Baptist Church	600,000		600,000
Professional Services, Future IRP		199,449	199,449
Total Preserve Historic Character	**$1,250,000**	**1,556,790**	**$2,806,790**
LCRA Improvements, Beautification, Infrastructure 56630			
Hayling/Vickers Park- Design & Construction (Hayling Plaza, Kayak Launch, Dog Park, Court Covering, Playground)	1,250,605	517,223	1,767,828
Galimore Awning	30,000	4, 775	34,775
MLK Streetscape Design and Construction		1,118,205	1,118,205
Twine Park Improvements Design & Construction		200,000	200,000
Sidewalks & Future Infrastructure Improvement Projects	229,263	359,307	588,570
Total LCRA Improvements, Beautification, Infrastructure	**$1,509,868**	**2,199,510**	**$3,709,378**
Total Expenditures	**$3,024,868**	**$5,061,758**	**$8,086,626**
Revenue Over/(Under) Expenditures			**(0)**

CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY	FY 2026-2027 Budget Resolution No. Amendment No.		
Budget Items	**New Allocation**	**Committed Funds**	**Budget**
Revenue			
Tax Increment Financing (TIF)			
TIF- City of St. Augustine	193,104		193,104
TIF- St. Johns County	115,386		115,386
Grants			
Interest Earned			
SBA Earned Interest			
Other Interest			
Administrative Transfers			
Total New Revenues	308,490		$308,490
Prior Year Carry Forward			
WCCRA Carryforward from FY 24-25 (unencumbered)		239,053	239,053
WCCRA Carryforward from FY 24-25 (encumbered)			
Total Combined Revenues	**$308,490**	**$239,053**	**$547,543**
Expenses			
Administrative 59910, 59915			
Xfer to GF for Salary, Benefits, Shared CRA Expenses, Website	10,000		10,000
Xfer to GF for Professional Services Reimbursement	52,500		52,500
Misc. Expenses, Printing	2,490		2,490
Total Administrative Costs	64,990		**$64,990**
Debt Service			
Total Debt Service			$
Professional Services Active Projects			
Community Stabilization (Revive and Restore) 53340	150,000	146,490	$296,490

Public Beautification/Capital Improvement	10,000	20,000	$30,000
Mobility/Connectivity	33,500	7,000	$40,500
Branding/Signage		8,563	$8,563
Business Development Programming	25,000	50,000	$75,000
Historic Preservation	25,000	7,000	$32,000
Total Professional Services	243,500	239,053	$482,553
Total Expenditures	**308,490**	**239,053**	**$547,543**
Revenue Over/(Under) Expenditures			**(0)**

NOTES