



**CITY OF ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY MEETING
WEDNESDAY, SEPTEMBER 9, 2026 - 4:30 PM
ALCAZAR ROOM**

1. CALL TO ORDER

A. Roll Call

2. ADMINISTRATIVE ITEMS

3. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS (3 MINUTES PER INDIVIDUAL)

4. PUBLIC HEARINGS

- 4.A.** Consideration of Resolution 2026-29 Adopting a Budget for the Historic Area Community Redevelopment Area for Fiscal Year 2026-2027 (Jaime D. Perkins, Community Services, Director)
- 4.B.** Consideration of Resolution 2026-30 Adopting a Budget for the Lincolnville Community Redevelopment Area for Fiscal Year 2026-2027 (Jaime D. Perkins, Community Services Director)
- 4.C.** Consideration of Resolution 2026-31 Adopting a Budget for the West City Community Redevelopment Area for Fiscal Year 2026-2027 (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

MEMORANDUM

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

DATE: September 1, 2026

RE: Agenda Item for the September 9, 2026
Community Redevelopment Agency Special Budget Meeting;
Public Hearing- Consideration of Resolution 2026-29

The Community Services Director has prepared the Historic Area Community Redevelopment Area Fiscal Year 2027 budget to be considered for adoption by Resolution 2026-29.

During the Friday, August 28, 2026, CRA Special Budget Workshop, a preliminary budget was presented. New revenues, carryforward funds from the prior fiscal year, and line-item allocations were reviewed and discussed. There have been no changes made to the budget since that time. Exhibit "A" of Resolution 2026-29 is considered the final budget for the upcoming fiscal year and any modifications made following its adoption would be completed per the adopted budget amendment process or a new resolution.

Recommendation | Action Item:

Following the reading of Resolution 2026-29, staff recommend that the board approve and adopt the Fiscal Year 2027 Historic Area Community Redevelopment Area Final Budget.

Your attention to this matter is appreciated. I am available for any questions you may have.

Best Regards,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins, MPA, PMP
Director, Community Services

Attachments: Resolution 2026-29

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

RESOLUTION NO. 2026-29

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF ST. AUGUSTINE, FLORIDA
ADOPTING A BUDGET FOR THE HISTORIC AREA
COMMUNITY REDEVELOPMENT AREA FOR ITS
OPERATIONS IN FISCAL YEAR 2026-2027.**

WHEREAS, the St. Augustine Community Redevelopment Agency was created pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, the St. Augustine Community Redevelopment Agency is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act ("Special District Act"); and

WHEREAS, the Special District Act requires all special districts, including dependent special districts such as the St. Augustine Community Redevelopment Agency, to adopt a budget for each fiscal year by resolution; and

WHEREAS, the St. Augustine Community Redevelopment Agency is the Agency responsible for the Historic Area Community Redevelopment Area and its respective funds; and

WHEREAS, the St. Augustine Community Redevelopment Agency desires to comply with the requirements of the Special District Act and takes this action in order to do so.

**NOW, THEREFORE, BE IT RESOLVED BY THE ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, THAT:**

Section I. The St. Augustine Community Redevelopment Agency has the authority to adopt this Resolution pursuant to the State of Florida Special District Act.

Section II. The Operating Budget for the Historic Area Community Redevelopment Area for Fiscal Year 2026-2027 attached hereto and made a part hereof, as Exhibit "A," is hereby approved.

Section III. The City's staff is hereby directed to notify each affected taxing authority of the estimated incremental tax amount that should be included in their respective budgets.

ADOPTED at a duly noticed, special meeting by the St. Augustine Community Redevelopment Agency, Florida this 9th day of September 2026.

Nancy Sikes-Kline, Board Chair/Mayor

ATTEST:

Darlene Galambos, City Clerk

 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

MEMORANDUM

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

DATE: September 1, 2026

RE: Agenda Item for the September 9, 2026
Community Redevelopment Agency Special Budget Meeting;
Public Hearing- Consideration of Resolution 2026-30

The Community Services Director has prepared the Lincolnville Community Redevelopment Area Fiscal Year 2027 budget to be considered for adoption by Resolution 2026-30.

During the Friday, August 28, 2026, CRA Special Budget Workshop, a preliminary budget was presented. New revenues, carryforward funds from the prior fiscal year, and line-item allocations were reviewed and discussed. The changes recommended by the board have been made. Exhibit "A" of Resolution 2026-30 is considered the final budget for the upcoming fiscal year and any modifications made following its adoption would be completed per the adopted budget amendment process or a new resolution.

Recommendation | Action Item:

Following the reading of Resolution 2026-30, staff recommend that the board approve and adopt the Fiscal Year 2027 Lincolnville Community Redevelopment Area Final Budget.

Your attention to this matter is appreciated. I am available for any questions you may have.

Best Regards,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins, MPA, PMP
Director, Community Services

Attachments: Resolution 2026-30

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

RESOLUTION NO. 2026-30

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ST. AUGUSTINE, FLORIDA ADOPTING A BUDGET FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA FOR ITS OPERATIONS IN FISCAL YEAR 2026-2027.

WHEREAS, the St. Augustine Community Redevelopment Agency was created pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, the St. Augustine Community Redevelopment Agency is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act ("Special District Act"); and

WHEREAS, the Special District Act requires all special districts, including dependent special districts such as the St. Augustine Community Redevelopment Agency, to adopt a budget for each fiscal year by resolution; and

WHEREAS, the St. Augustine Community Redevelopment Agency is the Agency responsible for the Lincolnville Community Redevelopment Area and its respective funds; and

WHEREAS, the St. Augustine Community Redevelopment Agency desires to comply with the requirements of the Special District Act and takes this action in order to do so.

NOW, THEREFORE, BE IT RESOLVED BY THE ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, THAT:

Section I. The St. Augustine Community Redevelopment Agency has the authority to adopt this Resolution pursuant to the State of Florida Special District Act.

Section II. The Operating Budget for the Lincolnville Community Redevelopment Area for Fiscal Year 2026-2027 attached hereto and made a part hereof, as Exhibit "A," is hereby approved.

Section III. The City's staff is hereby directed to notify each affected taxing authority of the estimated incremental tax amount that should be included in their respective budgets.

ADOPTED at a duly noticed, special meeting by the St. Augustine Community Redevelopment Agency, Florida this 9th day of September 2026.

Nancy Sikes-Kline, Board Chair/Mayor

ATTEST:

Darlene Galambos, City Clerk

 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
First Baptist Parsonage Design and Construction		99,449	99,449
Professional Services, Future IRP		100,000	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

MEMORANDUM

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

DATE: September 1, 2026

RE: Agenda Item for the September 9, 2026
Community Redevelopment Agency Special Budget Meeting;
Public Hearing- Consideration of Resolution 2026-31

The Community Services Director has prepared the West City Community Redevelopment Area Fiscal Year 2027 budget to be considered for adoption by Resolution 2026-31.

During the Friday, August 28, 2026, CRA Special Budget Workshop, a preliminary budget was presented. New revenues, carryforward funds from the prior fiscal year, and line-item allocations were reviewed, discussed. There have been no changes made to the budget since that time. Exhibit "A" of Resolution 2026-31 is considered the final budget for the upcoming fiscal year and any modifications made following its adoption would be completed per the adopted budget amendment process or a new resolution.

Recommendation | Action Item:

Following the reading of Resolution 2026-31, staff recommend that the board approve and adopt the Fiscal Year 2027 West City Community Redevelopment Area Final Budget.

Your attention to this matter is appreciated. I am available for any questions you may have.

Best Regards,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins, MPA, PMP
Community Services Director

Attachments: Resolution 2026-31

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

RESOLUTION NO. 2026-31

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF ST. AUGUSTINE, FLORIDA
ADOPTING A BUDGET FOR THE WEST CITY
COMMUNITY REDEVELOPMENT AREA FOR ITS
OPERATIONS IN FISCAL YEAR 2026-2027.**

WHEREAS, the St. Augustine Community Redevelopment Agency was created pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, the St. Augustine Community Redevelopment Agency is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act ("Special District Act"); and

WHEREAS, the Special District Act requires all special districts, including dependent special districts such as the St. Augustine Community Redevelopment Agency, to adopt a budget for each fiscal year by resolution; and

WHEREAS, the St. Augustine Community Redevelopment Agency is the Agency responsible for the West City Community Redevelopment Area and its respective funds; and

WHEREAS, the St. Augustine Community Redevelopment Agency desires to comply with the requirements of the Special District Act and takes this action in order to do so.

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COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, THAT:**

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ADOPTED at a duly noticed, special meeting by the St. Augustine Community Redevelopment Agency, Florida this 9th day of September 2026.

Nancy Sikes-Kline, Board Chair/Mayor

ATTEST:

Darlene Galambos, City Clerk

 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)