

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnville Community Redevelopment Area Steering Committee April 7, 2025

The Lincolnville Community Redevelopment Area Steering Committee met for its regularly scheduled meeting at 5:00 P.M., Monday, April 7, 2025, in the Alcazar Room, City Hall Building. The meeting was called to order by James St. George, Chairperson. The following Steering Committee members were present:

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| 1. ROLL CALL | James St. George, Chairperson
Mari Hayes, Vice-Chairperson
Madeline Wise |
| Absent | Dolanja Duncan, excused
Ken McClain, excused |
| Staff Present: | Jaime D. Perkins, Neighborhood Services & CRA Manager
April Owen, Assistant City Attorney
Jill Collins, Neighborhood Services & CRA Administrative Coordinator |

2.a) APPROVAL OF MINUTES

Mari Hayes MOVED to APPROVE the meeting minutes from January 6, 2025. The motion was SECONDED by James St. George, and meeting minutes were APPROVED BY UNANIMOUS VOICE VOTE.

3. GENERAL PUBLIC COMMENT

3 Minutes per Individual

- Alec Millard
- BJ Kalaidi

Public comment was closed.

4. GENERAL DISCUSSION AND UPDATES

a) Fix-It-Up Program and Workshop Update

Jill Collins, Neighborhood Services and CRA Administrative Coordinator, provided an update for the Fix-It-Up Residential Repair Grant Program workshop held Wednesday,

March 19, 2025, at the Willie Galimore Center.

Ms. Hayes asked if new issues were brought up during the discussion at the workshop by the residents who attended.

Ms. Collins answered there were not any new issues brought to the panel.

b) Dr. Martin Luther King Jr. Streetscape Project Design Update

Jaime D. Perkins, Neighborhood Services and CRA Manager, presented an update to the Dr. Martin Luther King Jr. Streetscape project and focused on details regarding undergrounding of utilities.

Madeline Wise asked if the next step was to reach out to the homeowners on the Florida Power and Light (FPL) list before the process proceeded.

Ms. Perkins replied that the next step would be to meet with property owners identified for easements.

Ms. Hayes asked what the transformer boxes

looked like and how difficult those conversations would be with the property owners.

Ms. Perkins replied that they were green boxes and pointed out the benefit to the community. She said there were sections of the sidewalk with FPL power poles in the middle that made it unsafe for two people to walk side-by-side, nor were they ADA compliant. She added that one of the purposes of a CRA was to make safe and pedestrian friendly neighborhoods.

Mr. St. George asked how much leeway FPL had with transformer placement.

Ms. Perkins replied the first step was to have conversations with the preliminary proposed property owners, then if there wasn't buy-in from the property owners at that time, FPL would be notified and asked what alternative would be available.

Mr. St. George asked if there was enough room to place the transformers in the City right-of-way.

Ms. Perkins replied there would have to be a portion of the transformer placed on private property because of the limited right-of-way space. She added that the easements would be permanent easements to allow FPL access to service the units.

Mr. St. George asked if there would be any financial incentives for the property owners for the permanent easements.

Ms. Perkins stated it was intended to have the properties appraised and offer that appraisal amount as a part of the easement packet when each property owner was approached.

Mr. St. George asked about the length of the design process.

Ms. Perkins explained that infrastructure projects were always a lengthier process which involved multiple departments for the

final project design process.

Mr. St. George asked if the design included widening of the road.

Ms. Perkins said that in an effort to create traffic calming along Dr. Martin Luther King, Jr. (MLK) Avenue, the public preferred to retain street parking on the eastern side of the street instead of widening the roadway.

Ms. Wise asked if there were other streets besides MLK Avenue that would be disturbed for the undergrounding of the power lines.

Mr. St. George said there were conduits that buried for the lines to run through.

Ms. Perkins stated that she requested the landscape architect to include FPL approved native landscape options for the transformers for her to include in the easement packet for property owners.

Ms. Wise noted the Summary of Impacted Fence page and questioned what "impacted fence" meant.

Ms. Perkins replied that it identified the linear feet of how much of the fence could be impacted.

Ms. Hayes stated that she was in support of the design elements of the project; however, did not want the project to be delayed because of the underground of utilities aspect of the project. She asked if other elements could be implemented while the undergrounding details of the project were completed.

Ms. Perkins replied that the undergrounding of utilities was based on prior feedback from the committee and public opinion. To minimize the impact of the project on residents, construction of the project would be implemented city block by city block which included burying the utilities underground. She added that before the project would be sent out for solicitation and to alleviate delays in project implementation, the FPL component would have to be completed.

Mr. St. George asked if a property owner refused, would the City invoke eminent domain.

Ms. Perkins stated she would not want to implement eminent domain for a beautification project, but it was possible.

Ms. Wise asked what the approach would be if a property was designated to have a transformer, and it was included on the abandoned property list.

Ms. Perkins said there would be necessary efforts made to contact the property owner and pointed out that the term “abandoned” referred to the property being vacant.

c) Vickers/Hayling Park Improvement Update

Jaime D. Perkins, Neighborhood Services and CRA Manager, presented an update overview to the Eddie Vickers and Dr. Robert B. Hayling Park Improvement project.

d) 2024 Annual Report Presentation

Jaime D. Perkins, Neighborhood Services and CRA Manager, presented the state-required 2024 Annual Report.

Mr. St George stated he appreciated the great work on the report and everything Ms. Perkins works on for the CRA.

Ms. Hayes and Ms. Wise echoed the sentiment.

Ms. Wise asked if the Greater St. Mary's project money listed has been used.

Ms. Perkins said the money was appropriated toward that project and it was currently under construction. She said the annual report was for all three CRAs which was why the Greater St. Mary's project located in the HACRA, was shown in the annual report.

Public Comment was opened.

- Alec Millard

Public comment was closed.

5. STEERING COMMITTEE ITEMS/DISCUSSION

None

8. CITY STAFF ITEM

None

9. NEXT MEETING DATE

Monday, July 7, 2025, 5:00pm.

10. ADJORNMENT

The meeting was adjourned by Chairperson, James St. George at 6:13 PM.

Minutes Transcribed by: Jill Collins