

COMMUNITY REDEVELOPMENT AGENCY

2020 Annual Report



Report Prepared By: Jaime D. Perkins, MPA, CRA Administrator



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Executive Summary

The St. Augustine Community Redevelopment Agency (CRA) has closed out a successful year. With the hiring of the new CRA Administrator, Jaime D. Perkins the CRA is working to redevelop and economically sustain our community. The St. Augustine Community Redevelopment Agency governs two community redevelopment areas: The Historic Transportation and Parking Area (HACRA) and the Lincolnville Community Redevelopment Area (LCRA). The LCRA has a separate advisory board, the Steering Committee; whose role is to make recommendations for redevelopment as it correlates with the plan and public input.

The CRA is committed to enhancing the quality of life by eliminating and preventing blighted conditions, building community partnerships, and neighborhood revitalization, as it specifies in Florida Statute ss. 163.330-163.463.

The Historic Transportation and Parking area was established in 2000, to address parking and transportation blight in the downtown area. The Lincolnville CRA established in 2013, addresses the distressed conditions of the area based off of the Finding of Necessity report. The LCRA has three main components as determined in the amended plan. The effort to preserve African American heritage and retain long-term residents is established by our Fix-It-Up Grant Program. This program provides funding to qualified residents for home repairs. In an effort to preserve Lincolnville's historical character, the Institutional Rehabilitation Grant Program was established. This program addresses vacant, and/or blighted institution owned structures by bringing them to compliance for continued use. Conducting neighborhood improvements is realized through street, landscape, and mobility improvements. There are active ongoing projects for all three major components as outlined in the LCRA Redevelopment Plan Amendment.

Community Redevelopment Agency

In 1969, Florida enacted legislation; Chapter 163, Part III Florida Statutes, that enabled local governments to create community redevelopment districts and CRA's to work with those districts. There are over 200 CRA's operating in Florida at this time. CRA's have the responsibility of undertaking redevelopment functions within the specified redevelopment area.

The Community Redevelopment Agency oversees two Community Redevelopment Areas within the City of St. Augustine:

- The Historic Area Transportation and Parking Community Redevelopment Area (HACRA)
- The Lincolnville Community Redevelopment Area (LCRA)

These areas were established after a formal Finding of Necessity study was conducted. The study assessed conditions of blight, defined by Florida Statutes as an area that exhibits signs of physical and economic distress. The CRA board is comprised of the five elected members of the St. Augustine City Commission. The duties of the board include approving the annual budget, and awarding contracts for engineering and constructions projects. The Board is also responsible for appointing any Steering or Advisory Committees associated with the Community Redevelopment Areas.

CRA Board and City Staff

CRA Board:

Mayor Tracy Upchurch Vice Mayor Nancy Sikes-Kline Commissioner Roxanne Horvath Commissioner John Valdes Commissioner Barbara Blonder

City Manager:

John Regan, P.E.

Public Works Director:

Reuben Franklin JR., P.E.

CRA Administrator:

Jaime D. Perkins, MPA

Historic Community Redevelopment Area

Established on December 28, 2000; the HACRA is designed to address parking and transportation blight in downtown St. Augustine. The HACRA seeks to develop a car optional, walkable downtown environment which will encourage more pedestrian travel and non-motorized movement. The historic downtown parking facility offers parking for 1,200 vehicles and is

conveniently located across from the St. Augustine and St. Johns County Visitor's Information Center (VIC).

The plan outlines seven recommended activities to enhance the quality of life and the ability to travel in the downtown area. Those recommendations are:

- Construct and maintain parking garages,
- Maintain and improve existing sidewalks,
- Enhance pedestrian areas and streetscapes,
- Study and implement changes to traffic patterns,
- Implement Heritage Tourism signage,
- Encourage and enhance bicycle usage,
- Evaluate transit needs, and
- Implement a transit system(s).

Per the plan, each recommendation will continue to be reviewed and a priority will be assigned as funds accumulate. The Historic CRA consist of 216.6 of acreage.

FY 19-20 Snapshot

323,614 vehicles parked in the garage

*down 22% since last FY due to the pandemic

Cost is \$15 per vehicle entry

*Data reflects decreased travel, consistent with state mandated closures due to Covid-19







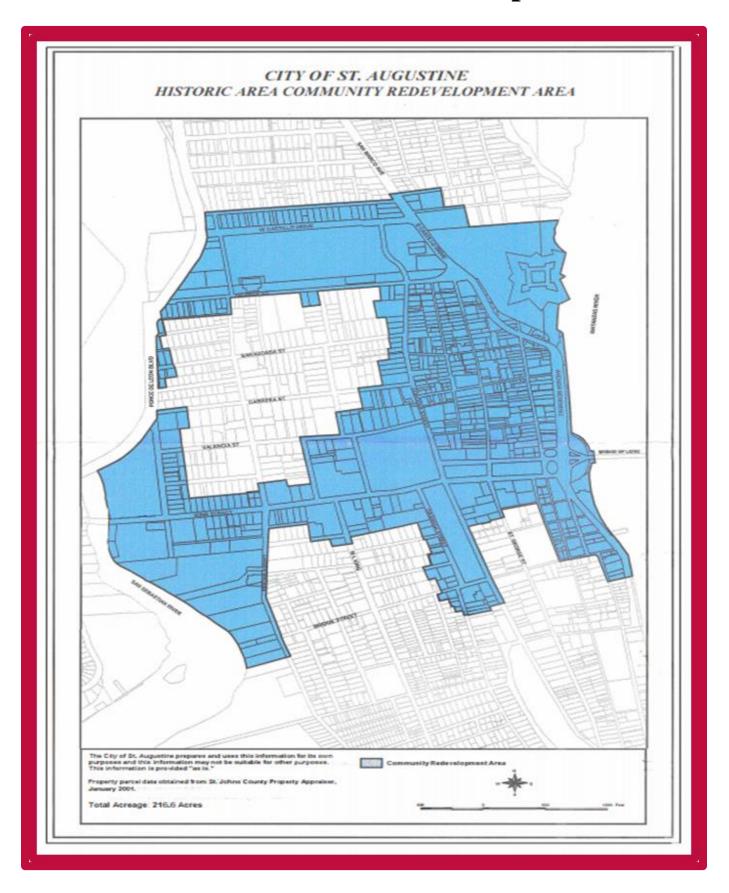
FY 19-20 Performance Data

Total Projects Started: 0

Total Expenditures from Trust Fund: \$1,206,369

Note: Funds are used to repay debt service for the HACRA parking garage.

HACRA Boundaries Map



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Lincolnville Community Redevelopment Area

The Lincolnville Community Redevelopment Area was established in 2013 to address blight and slum in the Lincolnville area. The redevelopment plan adopted in April 2013, addressed many needs and opportunities for redevelopment of the Historic Lincolnville Neighborhood. The redevelopment plan is designed to provide a clear vision of the community and establish a set of actions and directives to redevelop the area. The plan's directives address inadequacies that are noted in the Finding of Necessity Report.

In 2017 the Lincolnville Redevelopment Plan was amended. The City of St. Augustine engaged focus groups via workshops. The focus groups were diverse and comprised of a range of racial, age, and demographically diverse individuals. The individuals were assigned the responsibility to review the original plan and weigh, via a survey, issues of importance. Twenty-two useable surveys were collected.

The results of the surveys acknowledged the extreme importance of maintaining and improving building designs to preserve the historic nature of Lincolnville, the need to slow gentrification and retain long-term residents, and the need to improve the infrastructure, road conditions, sidewalks, and overall appearance of the community.

The plan amendment addressed new and reinforced elements of the original plan as a result of the community involvement process. The three main components of the Lincolnville Community Redevelopment Area are:

- Preserve African American Heritage and Retain Long-Term Residents,
- Preserve Lincolnville's Historic Character, and
- Conduct Neighborhood Improvements.

From these components derived three initiatives. The Fix-It-Up Grant Program, which provides home improvements to qualified residents. The Institutional Rehabilitation Program, addresses extensive projects for historic industrial and

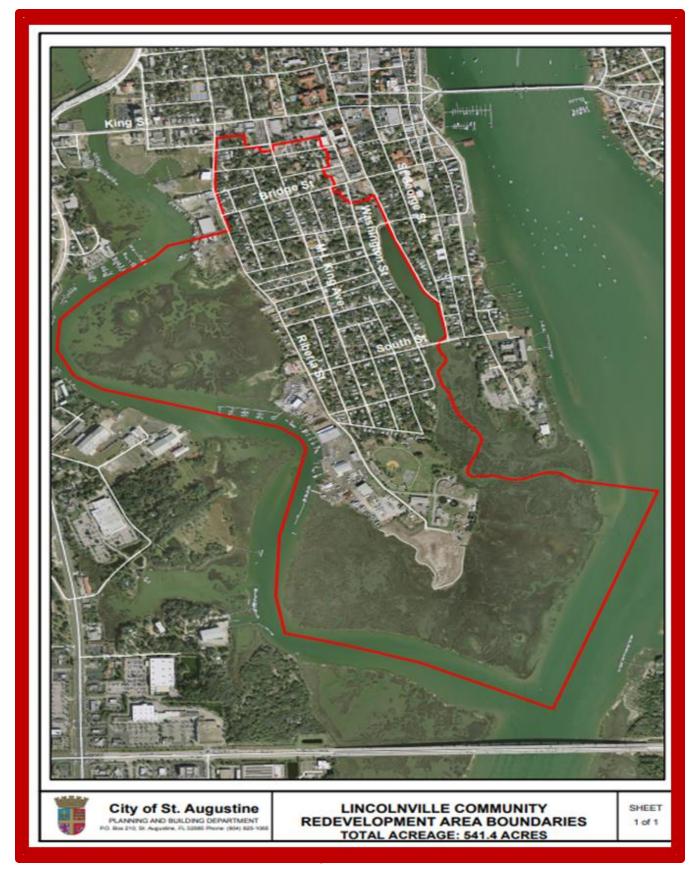
residential properties. The Streetscape and landscape improvements address mobility concerns, parking, sidewalks, and overall beautification.







LCRA Boundaries Map



Overview of Plan Priorities

Preserve African American Heritage and Retain Long-Term Residents

The Lincolnville Community Redevelopment Area is a historic district and is on the National Registrar of Historic Places. One of the major considerations for the nomination was its history as an African American Community. Throughout the redevelopment of the community the percentage of African Americans living within Lincolnville has decreased significantly. The Lincolnville Plan Amendment recommended that the LCRA utilize resources to create affordable housing and resident stabilization strategies for low-income families, so that they can remain in the neighborhood.

The Fix-It-Up Grant Program provides up to \$20,000 to qualified residents and properties. The funds are used to complete health, safety, and façade repairs. St. Johns Housing Partnership renders the home repair and qualification services.

FY 19-20 Snapshot

8 projects were completed through the Fix-It Up Program

7 Projects Awarded at \$13,000

1 Project Awarded at \$20,000

FY Award Total \$111,000



172 Twine Street

Driveway Installation, ADA ramp repair and fence install.



159 Twine Street

Driveway and fence installation, interior rehab.

Preserve Lincolnville's Historic Character

The look of Lincolnville is of great significance to the historic preservation of the community. The plan outlines the urgency in ensuring that an architectural overlay district is created to maintain the physical history of the community. Historic community buildings, neighborhoods, and landscapes embody the intentions, assumptions, and lives of those who built or lived and worked in the area.

The injection of capital into institutions, through the Institutional Rehabilitation Program is one way to maintain historical significance and address blighted structures. The Institutional Rehabilitation Program provides funding to address historical preservation concerns for historic institution structures. Applications are accepted for this program between October 1st and December 31st each year.

FY 19-20 Snapshot

2 Projects have been initiated via the Institutional Rehabilitation Program Projects are currently in the planning and design phase

Program Status: \$101,443 was spent on the program during FY 19-20



St. Paul AME Church 85 ML King Ave.



First Baptist Church 89 St. Francis St.

Conduct Neighborhood Improvements

Conducting street and landscape improvements, identifying, and implementing mobility improvements, expanding, and creating pocket parks, as well as managing and maintaining infrastructure projects (streets, water/sewer, and stormwater management) are all components identified in the Community Redevelopment Plan that are relative to neighborhood improvements.

MLK Avenue Streetscape

Preliminary landscape plans have been prepared to identify proposed landscape improvements for enhancing the corridor. The landscape design focuses on pedestrian pathway and mobility. The proposed MLK corridor enhancement project will extend from Bridge Street to South Street.

The three proposed concepts are currently being presented to the general public, local organizations, associations, and independent concerned residents.

The concepts present options for dedicated bike lanes, specified street parking, and the option to underground overhead utilities. The CRA's commitment toward the completion of this project consist of allocated budgeted funds specifically for the design in the amount of \$125,000.

The project was initially slated to be completed in two phases. CRA Administrator, Jaime D. Perkins met with Registered Landscape Architects of Kimley-Horn to collaborate on efforts to complete the project in one phase.

The improvement of the MLK corridor will increase connectivity and serve as a catalyst for further redevelopment of streetscape projects within the LCRA.

Project Status: Preliminary designs and concepts have been received. A proposal is being prepared to solicit the services of a land surveyor to provide information related to right of way and control points along the corridor. Public meetings are being scheduled to obtain input.







Sidewalk & Roadway Enhancements

Two major sidewalks were repaired and resurfaced in the 19-20 FY. South and DeHaven Streets received some necessary improvements. On DeHaven Street new stormwater drainage, water main, and sanitary sewer lateral services was installed. In addition to the sidewalk enhancements the road itself, was reconstructed and resurfaced. Driveways were added to properties along the project area that did not have an existing driveway.

South Street received similar treatment with the addition of a new sidewalk. Approximately 1.4 miles of roads in addition to the reconstruction of DeHaven and South Streets. This was a massive project, and an injection of capital was extended from multiple sources. The LCRA funded \$300,000 toward the improvements.









Tree Planting Master Plan

This project builds upon the findings of the Urban Forestry Management Plan (UFMP) prepared in FY 17-18. That plan was designed to determine next steps in supplementing the existing urban forestry and the development of a tree canopy in the Lincolnville Community. The current Tree Inventory and Planting Masterplan will confirm and update

where necessary, the findings outlined in the UFMP. This information will be used to inform subsequent tree planting guidelines. Ultimately, the Tree Planting Master Plan will

provide critical information to Community Redevelopment Agency regarding a quantitative perspective on a strategic method to supplement the existing tree canopy.

The plan will be used as our guiding tool to implement a tree planting initiative.



FY 19-20 Snapshot

5 Projects were initiated

2 Projects successfully completed

2 Projects on going

Program Status: \$326,690 was spent during FY 19-20

Project Status: All projects are ongoing with the exception of the South and DeHaven Streets projects that were successfully completed in FY 19-20.

Financial Statements

Note: Financial statements unaudited at the time this report was prepared

CITY OF ST. AUGUSTINE, FLORIDA Balance Sheet Governmental Funds September 30, 2020

		General		Debt Service		Special Revenue HACRA	
ASSETS	155	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	23		300000	EDECLW	
Cash and Cash Equivalents	\$	13,395,760	\$	70	\$	22	
Receivables (Net of Allowance for Uncollectibles)		1,139,037		5			
Due from Other Funds		0 		-		887	
Due from Other Governments		7. 22.2.2.2.7		5		8.7	
Inventories, At Cost		1,026,431		H		3.7	
Prepaid Expenditures		435,424		-		38	
Restricted Assets:		642 665		=======================================		81 4	
Cash and Cash Equivalents	<u> </u>	642,665		_			
Total Assets	S	16,639,317	\$	2	S		
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts Payable	S	2,054,168	\$	2	\$	100	
Unearned Revenue		88,036		20		-	
Accrued Expenditures		183,392		73		100	
Due to Other Funds	_	357,518		2		100	
Total Liabilities	\$	2,683,115		78		87	
Fund Balances:							
Nonspendable:							
Inventories		1,026,431		+		-	
Prepaid Expenditures		435,424		H		-	
Restricted for:							
Education/Confiscation/Donations/Other		37,402		75		17	
Trust		-		2		-	
Capital Projects		1,341,285		=		92	
Committed, Disaster Recovery		7,920,294		=		-	
Assigned, Commission Authorized Projects		976,224		2		92	
Unassigned		1,825,645		7			
Total Fund Balances		13,956,202		2		82	
Total Liabilities and Fund Balances	S	17,032,814	S	28	\$	52	

		Special Revenue LCRA		Permanent		Total overnmental
ASSETS	<u> </u>				-	
Cash and Cash Equivalents	\$	-	\$	-	\$	10,558,578
Receivable (Net of Allowance for Uncollectible)		2		20		1,219,431
Due from Other Funds		2		2		20,097
Due from Other Governments		2		20		400,000
Inventories, At Cost		20		20		667,548
Prepaid Expenditures		86		59		664,309
Restricted Assets Cash and Cash Equivalents		1,470,876		325,260		2,669,514
Total Assets	S	1,470,876	•		•	16,199,477
LIABILITIES AND FUND BALANCES		1,470,070	Φ	323,200	Ψ	10,133,477
Liabilities:						
Accounts Payable	S	14.194	¢		\$	2,686,130
Unearned Revenue	3	17,197	D.		Ф	82,313
Accrued Expenditures		2		20		322,363
Due to Other Funds		2		120		-
Total Liabilities	355	14,194		2		3,090,806
Fund Balances:						
Nonspendable:						
Inventories		93		28		667,548
Prepaid Expenditures		8		27		664,309
Restricted for:		8		700		
Police Education/Confiscation/Donations		~		E001844		84,761
Trust		=		325,260		325,260
Capital Projects		1,456,682		55		2,157,041
Committed:		=		40		7,920,294
Assigned:		5		5		976,224
Unassigned:	\$ <u>-</u>	4		20		313,234
Total Fund Balances		1,456,682		325,260		13,108,671
Total Liabilities and Fund Balances	\$	1,470,876	\$	325,260	\$	16,186,817
		471,068		313,790		12,111,587

(985,614) (11,470)

(997,084)

CITY OF ST. AUGUSTINE, FLORIDA

Statement of Revenues, Expenditures and Changes in Fund Balances Governmental Funds September 30, 2020

PENEMITO	General		Debt Service	Special Revenue HACRA	
REVENUES		10.024.077		6 407150	
Ad Valorem Taxes Insurance Premium Tax	\$	12,834,877 473,717	2 -	\$ 487,158	
Local Option Gas & Fuel Tax		423,886	85 - 8	23 -0	
Utility and Communications Service Taxes		2,349,425	12		
Grants		775,738	121	92	
Intergovernmental		1,947,972	3523	99	
Franchise Fees		1,603,458	1(2)	<u> </u>	
Licenses, Permits and Other Fees		4,378,179	723	(2)	
Fines and Forfeitures		240,746	(-	10 0	
Rental Income		1,220,939	3070	100	
Special Assements		100,899	-	-	
Administrative Overhead Charges		3,916,089	9579	307	
Investment Income		186,105		734	
Miscellaneous	69-	975,594)(4)	194	
Total Revenues		31,427,624	85	487,892	
EXPENDITURES	25				
Current Operating:					
General Government		9,214,884	7	100	
Public Safety		11,653,469	9579	80 1	
Physical Environment		3,348,736	1100	(8)	
Transportation		3,669,491			
Culture/Recreation		1,441,076	3523	994	
Capital Outlay		2,347,710	323	99 4	
Debt Service:					
Principal Retirement		2	486,945	22	
Interest and Other	100		1,083,550	150	
Total Expenditures	10-	31,675,366	1,570,495	8 .	
Excess (Deficiency) of Revenues Over (Under) Expenditures		(247,741)	(1,570,495)	487,892	
OTHER FINANCING SOURCES (USES)	\$ 		2-110		
Bond Proceeds			67 - 0	10 m	
Payments to Defeased Bonds Transfers In		4047100	1 570 405	710 055	
Transfers in Transfers (Out)		4,247,182 (3,647,984)	1,570,495	718,055 (1,206,369	
Total Other Financing Sources (Uses)	35	599,198	1,570,495	(488,314	
Net Change in Fund Balances	<u> </u>	351,457		(422	
Fund Balances - Beginning		13,597,815	14	422	
FUND BALANCES - ENDING	S	13,949,272	280	\$ -	
TUND BALANCES - ENDING	3	13,949,474	3	9	

DEVENITO:	Special Revenue LCRA	Permanent	Total Governmental	
REVENUES	84	727		
Ad Valorem Taxes	\$ 340,205	5 \$ -		
Insurance Premium Tax	3	2 2		
Local Option Gas & Fuel Tax	1	3 5		
Utility and Communications Service Taxes		7 7		
Grants	3	* *		
Intergovernmental	3	7 2		
Franchise Fees	2	-		
Licenses, Permits and Other Fees	8			
Fines and Forfeitures				
Rental Income	5			
Special Assements		2 2		
Administrative Overhead Charges				
Investment Income	6,060	3,708		
Miscellaneous	X <u>1</u>	2 2		
Total Revenues	346,27	3,708	:-	
EXPENDITURES				
Current Operating:				
General Administration	151,674	1 -		
Public Safety	090	2 2		
Physical Environment	1	2 2		
Transportation		2 29		
Culture/Recreation		5 5		
Capital Outlay	29,025	5 -		
Debt Service:				
Principal Retirement				
Interest and Other		-		
Total Expenditures	180,699) 2	92	
Excess (Deficiency) of Revenues	* <u>* * * * * * * * * * * * * * * * * * </u>			
Over Expenditures	165,572	3,708	-	
OTHER FINANCING SOURCES (USES) Bond Proceeds		<u></u>		
Payments to Defeased Bonds		ā 5		
Transfers In	495,384	1 -		
Transfers (Out)				
Total Other Financing Sources (Uses)	495,384	-	₹ .	
Net Change in Fund Balances	660,950	5 3,708		
Fund Balances - Beginning	795,720			
FUND BALANCES - ENDING	\$ 1,456,682	2 \$ 325,260	\$ -	

Acknowledgements

Thank you to our FY 2020

LCRA Steering Committee Members

Steering Committee Chair- Nathan Baer
Steering Committee Vice Chair- Carolyn O. Wright
Committee Member- Nicholas Noloboff
Committee Member- Reverend Rory Hermann
Committee Member- Sue Agresta

A Very Special Thank You

to the

City of St. Augustine's Communications Department &

Financial Services Department











This CRA Annual Report for the fiscal year ending September 30, 2020, has been prepared in accordance with F.S.§163.356(3)(c) and 163.387(8).

• F.S.§163.356(3)(c)

This Annual Report has been prepared in accordance with F.S.§163.356(3)(c) including a report of activities for the fiscal year, a financial statement setting forth its income/operating expenses, and a notice of publication in a newspaper of general circulation within our City that informs stakeholders of its availability.

• F.S.§163.387(8)

Addressing the context of Financial Reporting, the City of St. Augustine Community Redevelopment Agency is considered a component unit of the City of St. Augustine and is included in the Comprehensive Annual Financial Report ("CAFR").

The Financial Statements included herein are sourced from the City's CAFR for the fiscal year ending September 30, 2020. The CAFR is currently under its annual independent audit review and will be issued within the mandated timelines. Once issued, copies can be obtained electronically from the City's website at: citystaug.com

City of St. Augustine

Community Redevelopment Agency

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This report was prepared by:

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