



CITY OF ST AUGUSTINE

**COMMUNITY  
REDEVELOPMENT  
AGENCY**

# *Annual Report*

# 2023

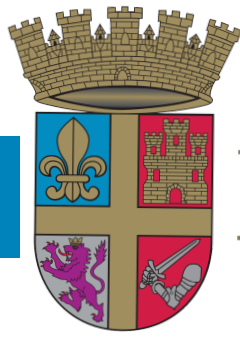


# *Reflecting on Redevelopment*



St. Augustine (HACRA) Circa 1902





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# ACKNOWLEDGEMENTS

## Community Redevelopment Agency Board

Mayor Nancy Sikes-Kline

Vice Mayor Roxanne Horvath

Commissioner Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

## City of St. Augustine

David Birchim, AICP, City Manager

Reuben Franklin, P.E., Assistant City Manager

Meredith Breidenstein, CPA, Assistant City Manager

Jaime D. Perkins, MPA, PMP, FRA-RA, Neighborhood Services & CRA Manager







**Nancy Sikes-Kline**

Mayor | Board Chair



**Roxanne Horvath**

Vice Mayor | Vice-Chair



**Barbara Blonder**

Commissioner



**Cynthia Garris**

Commissioner



**Jim Springfield**

Commissioner



**Jaime D. Perkins**

**Manager**

Neighborhood Services &  
Community Redevelopment Agency



**Jill Collins**

**Administrative Coordinator**

Neighborhood Services &  
Community Redevelopment Agency

## Lincolnville Community Redevelopment Area Steering Committee



James St. George- Chairperson



Mari Hayes- Vice-Chairperson



Madeline  
Wise



Ken  
McClain



Dalonja  
Duncan



# CRA HISTORY AND VISION

The St. Augustine Community Redevelopment Agency (CRA) was established in 2000 with the establishment of the Historic Area Community Redevelopment Area (HACRA). The implementation goal of the HACRA was to rid the historic downtown district of transportation and parking blight and create pedestrian connectivity. The Historic Downtown Parking Facility and Visitors Information Center was constructed in 2006, to help adhere to the plan goals. The HACRA continues to pay down the debt service related to the parking garage. The amended plan, which was adopted January 2024, extends the sunset date to 2054 and expands on the initial goals with focuses on five strategic elements; mobility, parking, open space, resiliency and overall redevelopment.

The Lincolnville Community Redevelopment Area (LCRA) was established in 2013 and the plan was amended in 2017. The plan defines three focus areas; African-American heritage and historic preservation, the stabilization of long term residents, and neighborhood improvements.

Community Redevelopment Agencies by legislative definition are designed to rid communities of “slum and urban blight”. At the time this report was published the City of St. Augustine City Commission had authorized a Finding of Necessity be completed, proposing the establishment of a potential third Community Redevelopment Area- West City CRA.

## *Special District Individual Data*



- Established in 2013
- Plan Amended in 2017
- 541.4 Acres
- Sunset April 2033
- 6 Projects Initiated
- 3 Projects Completed
- 9 Active Projects
- Expended \$852,796



- Established in 2000
- Plan Amended in 2024
- 216.6 Acres
- Sunset January 2054
- 1 Project/Plan Initiated
- 1 Project/Plan Completed
- 0 Active Projects
- Expended \$1,736,367

# A MESSAGE FROM THE CHAIR- NANCY SIKES-KLINE



*It has been another fascinating year! As I reflect I am enthusiastic about what we have to look forward to. The Community Redevelopment Agency continues to make important strides in improving our special districts and as Mayor and Chair of the CRA Board I am fortunate to have an impact on many important elements of our beautiful city.*

*In Fiscal Year 2023 the CRA approved and authorized the use of the Lincolnville Community Redevelopment Area Architectural Voluntary Guidelines; we furthered the design of the Dr. Martin Luther King Jr. Streetscape Project; the masterplan for both Dr. Robert B. Hayling Freedom Park and Eddie Vickers Park was approved, and we also completed two historic institutional rehabilitation projects and initiated two others. As if all of that were not enough, we formally adopted the Community Redevelopment Plan Amendment for the Historic Area Community Redevelopment Area, highlighting strategic goals to improve our efforts related to mobility, parking, open space, redevelopment, and resiliency.*

*We all play such an important role in positively impacting the lives of the residents that we serve. I am especially honored to witness firsthand how CRAs progressively make a difference.*

*I am optimistic that we will continue this momentum in the years to come and continue to improve the lives of the communities that we serve through redevelopment.*

*In service to the community,*

A stylized, handwritten signature in blue ink, likely belonging to Nancy Sikes-Kline.

*Mayor and CRA Board Chair*



First Baptist Ground Breaking

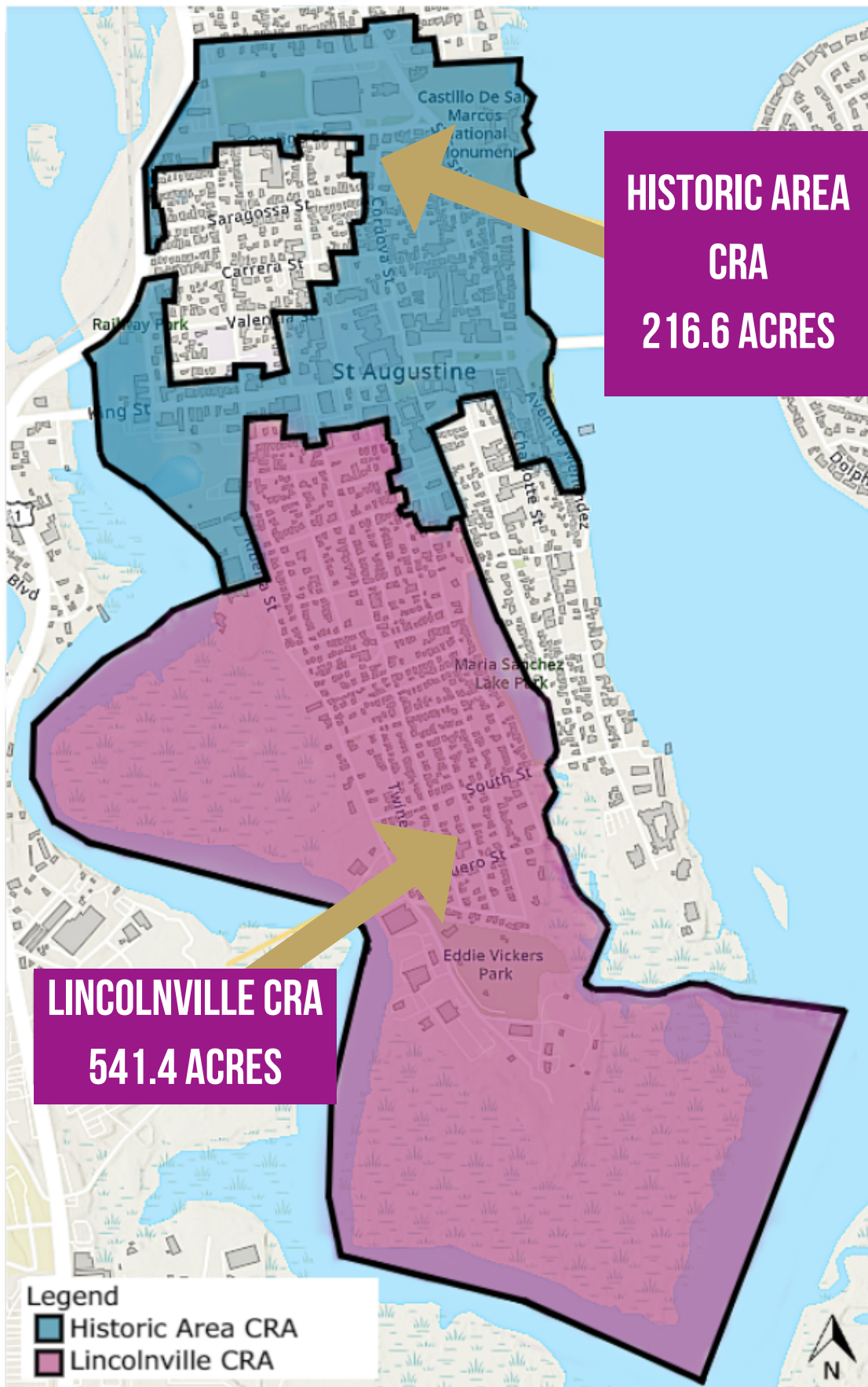


First Baptist Ribbon Cutting



Lincolnville Architectural Walk









## #RedevelopmentWorks







## #RedevelopmentWorks





# A MESSAGE FROM THE CRA MANAGER- JAIME D. PERKINS



First Baptist Church Ribbon Cutting

*As Fiscal Year 2023 comes to a close, I am exceptionally pleased to look back and see all of the progress that we have made. I always find it rewarding to produce the annual report because it provides true evidence of the CRA's accomplishments and sets the precedence for the upcoming year.*



Farmers Market in Lincolnville

*Community Redevelopment has so many powerful elements. The ability for local governments to redevelop and revitalize communities through resources solely allocated for these designated areas is an exceptional practice that I feel blessed to be part of.*



First Baptist Groundbreaking

*Being the person that leads the charge of implementing the goals outlined in our CRA plans does come with it's challenges; however, the gratification of successfully completing a goal or project, and the understanding that the successful completion positively impacts resident's lives far outweigh any hurdles we may have to navigate.*



St. Joseph Neighborhood Center Fortification

*With the potential establishment of a third Community Redevelopment Area in the upcoming fiscal year, we look forward to the continuation of service to our residents and becoming a more effective community partner in the years ahead. We know there is so much more work to do and we strive to make each CRA a reflection of our care and passion for the work.*

Onward,

Neighborhood Services & CRA Manager



Annual Lincolnville Festival



First Baptist Groundbreaking



St. Joseph's Neighborhood Center



HACRA Public Input Workshop

# PROJECTS

## First Baptist Church Institutional Rehab

The Institutional Rehabilitation Grant Program focuses on the rehabilitation of historic institutions within the Lincolnville Community. First Baptist Church, referred to by the NAACP as the “Cradle of the St. Augustine Civil Rights Movement” is considered historic, not only because of the age of the institution and its remarkable Gothic Style Architecture, but because of its role during the summer of 1964 when Dr. Martin Luther King, alongside many other activists associated with the Southern Christian Leadership Conference, made First Baptist ground zero for mobilizing and a space for solace and information. The \$1.1 million dollar project was completed in September 2023. The CRA was recognized by the North Florida Regional Council and presented the 2023 Award of Excellence for Cultural and Historical Preservation.

*Scan QR Code to View the Project Video*



## Greater St. Mary's Church Institutional Rehab



Inclusive of structural stabilization, flood proofing, and several historic preservation elements, the project scope looks to revitalize this historic institution in Lincolnville. The project cost is estimated to be close to \$1 million dollars. Partially funded by the African American Cultural and Historical Grant, Greater St. Mary's was awarded \$671k with a \$250k match from the LCRA's Institutional Rehabilitation Grant Program. The project is currently in the design stage. Once design documents are complete and approved by the State of Florida, the construction solicitation process will begin. The project is scheduled to be complete by Fiscal Year (FY) 2026.

## Elks Lodge Institutional Rehab

The Elks Lodge, a historic institution in Lincolnville, is known for its rich cultural heritage. This \$1 million dollar revitalization project will focus on historic preservation; with the repair and repurposing of its famous jalousie windows, updates to all mechanical and electrical components, installation of an elevator for ADA access, structural stabilization, flood mitigation, exterior and interior painting. The project is partially funded through the African American Cultural and Historical Grant, with an award amount of \$891k. The project is scheduled to be complete by Fiscal Year 2025.





# St. Paul Structural Stabilization



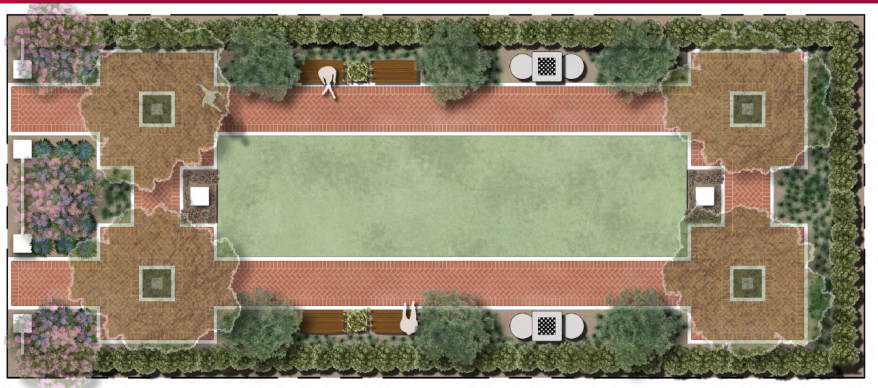
After the successful completion of the 2021 reroofing and historic preservation Institutional Rehabilitation Grant Program Project it was discovered that St. Paul had severe structural challenges. With direction from a structural engineer, \$100k was allocated toward the stabilization of the south wall of the church. The stabilization effort, in many ways could be considered a temporary resolution, but this effort allows time for the stakeholders to acquire or leverage funding opportunities from other sources and establish a more long-term fix. The project is scheduled to be complete in Fiscal Year 2024.

# Dr. Robert B. Hayling Freedom Park | Eddie Vickers Park

Dr. Robert B. Hayling Freedom Park and Eddie Vickers Park represent over 25 acres of recreational space situated in the southeastern area of the Lincolnville Community. The masterplan, adopted in October 2023, conceptualizes a multiphase project inclusive of gathering areas, improved walking paths, sports courts, seating areas, a dog park, kayak launch and historic signage representative of individuals with historically significant relevance to the 1964 Civil Rights Movement and other matters of historical significance within the Lincolnville Community. Staff intends to utilize information received during public engagement initiatives to determine the order of improvement phases. The estimated total to complete this project is \$17 million dollars. This is a multi-year project.



# “Weeden” Pocket Park



“Weeden” Pocket Park is a small City-owned parcel in Lincolnville, which will be developed into a passive recreational space. The project, with an estimated cost of approximately \$115k is scheduled to be complete by Summer 2024. Pocket parks are designed to bring life to unused spaces. The parcel has been vacant since the City acquired the property in 1994. at the completion of this project residents can look forward to a revitalized, enhance space; with native tree plantings, shaded seating, and passive recreational activity designed for small spaces.



# St. Joseph Neighborhood Center

In an effort to save and revitalize St. Benedict the Moor, a historic schoolhouse in Lincolnton, the historic space, once improved will serve as the home of the St. Joseph Neighborhood Center. St. Joseph Neighborhood Center is a institution aspiring to bring resources to young, single mothers. This multi-million dollar project is partially funded by the African American Cultural and Historical Grant. Additionally, the project was awarded \$150k in grant funding through the LCRA Institutional Rehabilitation Grant Program. At the time this report was written, CRA Staff was preparing to request additional funds be allocated toward this very important project. If additional funds are allocated the LCRA will have contributed \$400k. The funds will be used to accommodate ADA access to the structure and contribute to the historic preservation of a once thriving historic institution in Lincolnton.

Scan QR Code to Learn More



## Dr. MLK Streetscape



Dr. Martin Luther King Jr. (MLK) Avenue Streetscape project will enhance pedestrian connectivity, vehicular access, introduce traffic calming, underground utilities, and overall improve the aesthetics of the corridor. The project cost is estimated at \$5 million dollars and is anticipated to be complete by Fiscal Year 2026. The project is currently in the design stage.

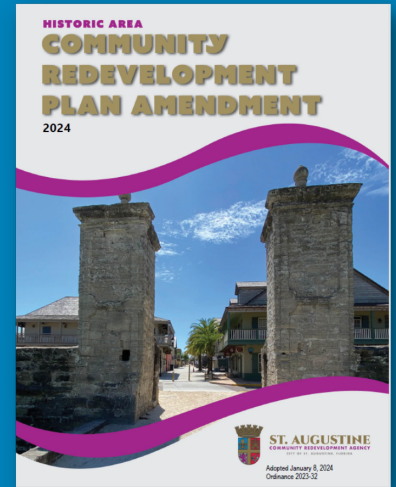
## Fix-It-Up Residential Repair Program

Fix-it-Up is a residential repair grant program designed to mitigate health and safety challenges within owner occupied homes. The program is income based and applicants must meet and agree to the grant criteria. During Fiscal Year 2023 approximately \$37k was expended. At the time that this report was published, based on current intake applications, CRA Staff expect to expend about \$220k during the 2024 Fiscal Year.



# HACRA Plan Amendment

The Historic Area Community Redevelopment Area Plan was amended in Fiscal Year 2023 and formally adopted in January, 2024. The plan amendment extended the operational timeframe to 2054 and developed strategic goals to address mobility, parking, open space, resiliency and overall redevelopment. The amended CRA plan is broad leaving room for flexibility and creativity within the redevelopment process. Due to the parking garage debt service obligation, Fiscal Year 2023 is the first year since the HACRA establishment that surplus funds have been available to allocate toward additional redevelopment goals. \$414k has been allocated for future project expenditures in the upcoming year



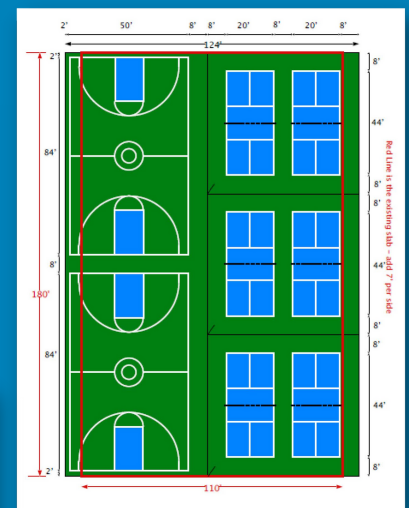
## Property Acquisition & Affordable Housing



The LCRA continues to pursue the path of establishing affordable housing within the Lincolnville Community Redevelopment Area. These efforts are being realized by vetting out opportunities to acquire property for the affordable housing component of the LCRA Plan. CRA Staff has hired consultants to assist in developing a housing program and determining acquisition opportunities. During FY 23 \$27,890 was expended toward this goal and inclusive of prior year carryforward, \$498,477 was allocated for future use. This is an ongoing effort.

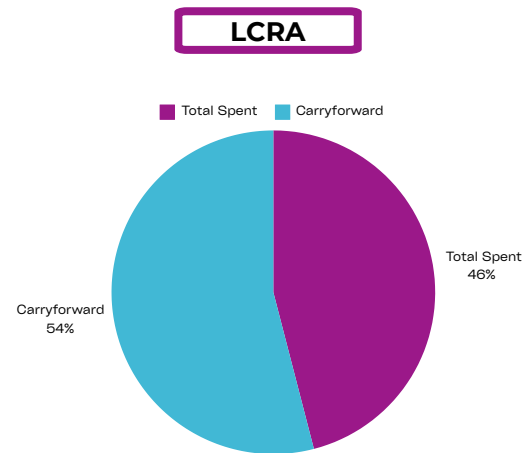
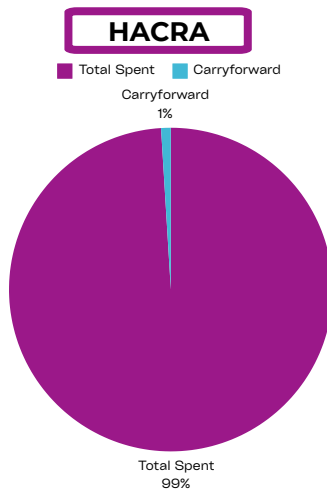
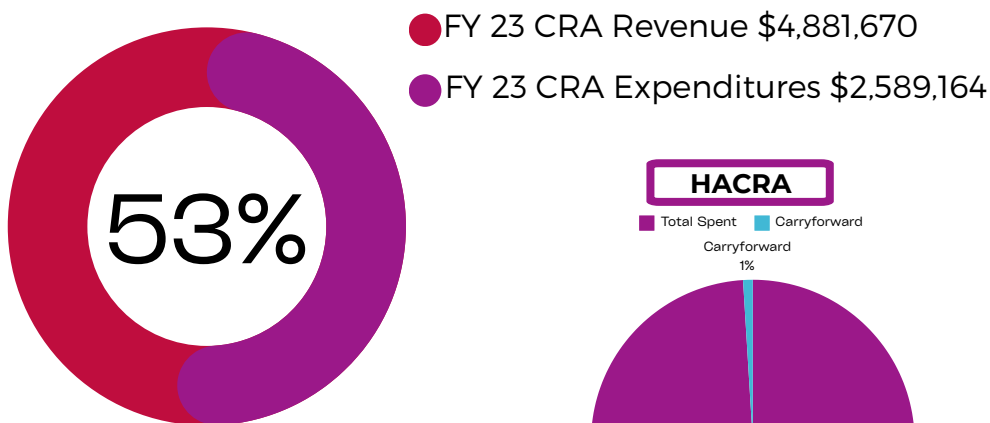
## Vickers Park Sports Courts

The sports court at Eddie Vickers Park is receiving a much needed makeover. Utilizing the combined funding source of LCRA dollars and \$221k in ARPA funds contributed by the St. Johns County Parks and Recs Department, the courts will be upgraded to two full basketball courts and six pickleball courts. The total estimated cost of this project is \$420k and the project is expected to be complete by the end of FY 24. The sports court improvement is just one element of the Vickers/Hayling park multi-phase recreational masterplan.





# FINANCIAL PERFORMANCE



## Revenue

County TIF	\$1,588,508
City TIF	\$2,560,072
Grants, Int., Other Sources	\$733,090

## Expenditures

Debt Service	\$1,702,672
Community Improvements/Beautification	\$133,144
Plans and Studies	\$33,696
Cultural and Historic Preservation	\$606,161
Resident Stabilization	\$37,485
Affordable Housing	\$27,890
Administrative/Other Costs	\$48,116

**\*Financials were unaudited at the time this report was published.**

# PROJECT LIST

## Projects

## FY 2023 Expenditures

Elks Lodge Institutional Rehab	\$ 56,174
Greater St. Mary's Institutional Rehab	\$ 22,891
First Baptist Institutional Rehabilitation	\$ 449,395
Weeden Pocket Park	\$ 21,110
Vickers/Hayling Park Improvements	\$ 43,169
HACRA Plan Update	\$ 33,696
MLK Streetscape Design	\$ 60,366
Vickers Sports Court Improvement	\$ 211,438*
Fix-It-Up Residential Repair Project	\$ 37,066
Property Acquisition/Affordable Housing Plan	\$ 20,890
St Paul Structural Repairs	\$ 54,939
St. Joseph Neighborhood Center	\$ 150,000*
Lincolnville Architectural Guidelines	\$ 22,763

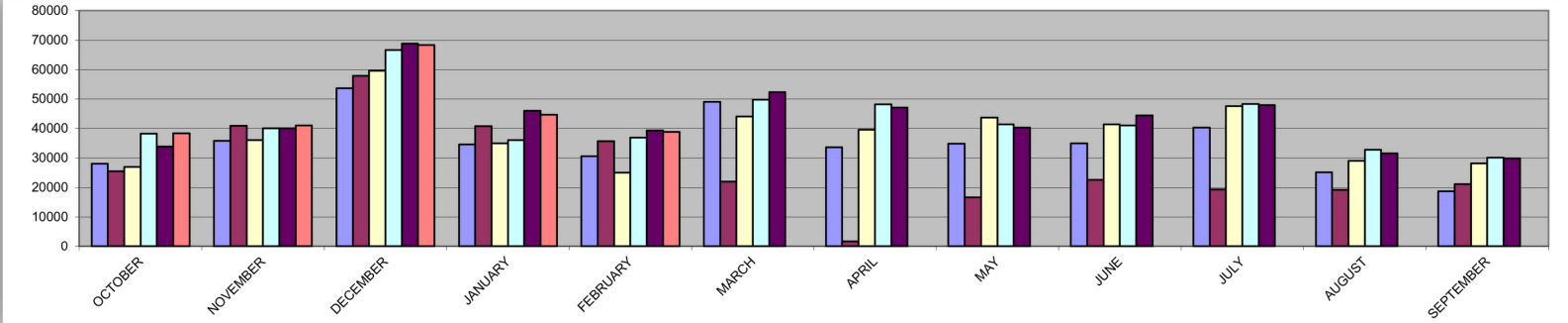
\*Funds allocated toward project, but not expended in FY 2023.

# HISTORIC DOWNTOWN PARKING FACILITY



- FY19
- FY20
- FY21
- FY22
- FY23
- FY24

## 6 Year Comparison Number of Cars Utilizing the Parking Facility

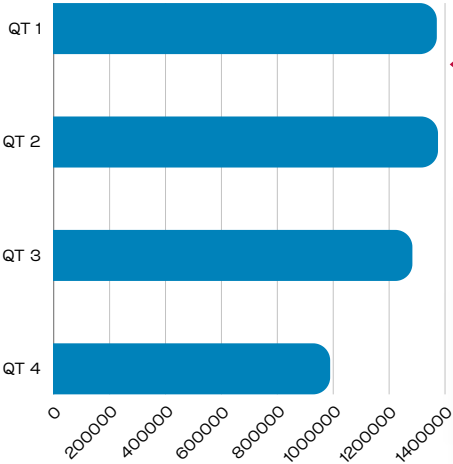


For Residents  
\$3  
Parknow  
Cards

52,167  
Cars  
Parked in  
FY 2023

\$5  
Parking  
after 5pm

### Garage Quarterly Revenues



1 <sup>st</sup> Quarter Oct-Dec	2 <sup>nd</sup> Quarter Jan-March	3 <sup>rd</sup> Quarter April-June	4 <sup>th</sup> Quarter July-Sept
\$276,849	\$461,693	\$467,767	\$480,484
\$378,830	\$387,332	\$382,031	\$264,561
\$714,977	\$525,893	\$433,478	\$243,982
TOTALS			
\$1,370,655	\$1,283,275	\$1,283,275	\$989,027





*Lincolnville News has been a source of information and updates for the Lincolnville Community Redevelopment Area for over a decade. The newsletter is issued four times per year. Readers can expect a winter, spring, summer, and fall issue in their mail each February, May, August and November. The newsletter is also published on the CRA website and copies can be requested in person at the Neighborhood Services and CRA office.*

2000+ newsletters distributed annually

\$2200 annual production & mailing cost



# *New Website Loading*

In the ever growing age of technology and staying connected via our phones, laptops and desktop computers, it is essential to have a website that is user friendly, easy to navigate, and provides the resources our residents need.

The new CRA website is scheduled to go live in April 2024. Residents should expect simplified navigation, ease of accessibility and a responsive design.

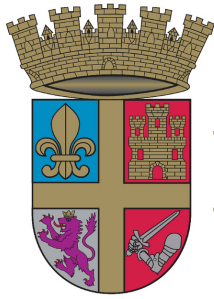
Visit the CRA website to stay informed about all of the exciting things happening within the St. Augustine CRA.



[www.CityStAugCRA.Com](http://www.CityStAugCRA.Com)



# Thank You for Reflecting on Redevelopment



CITY OF ST AUGUSTINE  
**COMMUNITY**  
◆ **REDEVELOPMENT** ◆  
**AGENCY**



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