

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnvile Community Redevelopment Area Steering Committee
August 12, 2014

The Lincolnvile Community Redevelopment Steering Committee met in formal session at 7:00 P.M., Tuesday, August 12, 2014, at the Willie Galimore Center. The meeting was called to order by Theresa Segal, Chairman, and the following were present:

1. **ROLL CALL**
- Theresa Segal
Laura Stevenson Dumas
Tony Smith
Clyde Taylor
Brian Thompson

Staff Present: David Birchim, Interim Director, Planning & Building
Isabelle Lopez, Assistant City Attorney
Sharon O’Keefe, Community Development Planner

2. **GENERAL PUBLIC COMMENTS:**

Sue Agresta announced that the play “Clybourne Park” would be performed November 8, 2014 at the Limelight Theater and was a benefit for the Eddie Vicker’s Park located behind the Galimore Center.

3. **APPROVAL OF MINUTES**
(July 8, 2014)

MOTION

Ms. Stevenson-Dumas moved to approve the minutes. The motion was seconded by Mr. Taylor and approved by a unanimous voice vote.

4. **DISCUSSION**

Ms. O’Keefe submitted an updated assessment map identifying building conditions of properties located within the boundaries of the Lincolnvile. She

explained that the map was always changing due to properties being improved and others that may further deteriorate. She said she didn’t feel comfortable assessing properties in the status of “excellent” because of the subjective nature of the opinion and unknown condition of the inside of the buildings, therefore most buildings were assessed as in “good” condition.

O’Keefe said she spoke to Marilyn Crotty, from the Florida Institute of Government about a possible workshop for the committee. Ms. Crotty would tailor the workshop to subjects chosen by the committee. Estimates of the \$600 fee for a three hour session, travel and lodging expenses would most likely reach \$1,000. After deliberation members decided to hold off on scheduling any workshop until they can review the new budget scheduled to be approved for October 1, 2014 - September 2015.

Ms. O'Keefe said there was a Florida Redevelopment Association (FRA) annual conference taking place in Miami in October and submitted registration forms in the event someone was interested in attending.

Ms. O'Keefe submitted draft application forms and documents based on the same type forms used by the St. Johns Housing Partnership, for the Lincolnton assistance repair program discussed at the last meeting. The basis of the forms were to get income information from applicants to determine qualifications for grants for housing repair.

Ms. Lopez cautioned that all information derived from the forms for the Committee's review would be considered public information. She said that might become a problem for some residents who do not want that type of information available for the general public.

Ms. Lopez suggested since the Committee was considering working in the direction of partnering with Bill Lazar's St. Johns Housing Partnership, that they leave the qualification process with his agency that is not subject to the Sunshine Laws and other governmental restrictions. She reminded the members that any decisions they made would have to be presented to the Community Redevelopment Agency (CRA) for approval before any actions could take place.

This sparked a long conversation about what types of repairs, who could

perform the work, whether to limit the grants to strictly no more than \$7,000 and whether the work would be sensitive the historical architect of the buildings.

Mr. Lazar said his agency could review the applications and choose several qualified properties for approval by the LCRA committee. They would ultimately determine which properties and how much money they would contribute toward the repairs. He said he would be responsible for the work performed as a licensed contractor. This process would alleviate the tedious bookkeeping requirements to monitor receipts and payments, inspections etc. He said he would perform repairs with a "like for like" replacement materials to maintain sensitive architectural features wherever possible. He would also be searching for other sources of grant money to add to the grants awarded for repairs.

The Committee deliberated on a pilot program with the St. Johns Housing Partnership and decided it would be the most efficient way of getting started. The goal would be to start with 5 to 10 houses to see how the process worked. In the event they wanted a more hands on approach or were not satisfied with the direction they could opt out of the program.

MOTION

Mr. Thompson motion to recommend contracting with the St. John's Housing Partnership for the Lincolnton "Fix it Up" repair

program, with the inclusion for the “like for like” replacement material. The motion was seconded by Ms. Stevenson-Dumas and approved by a unanimous voice vote.

Ms. Lopez said she would present this recommendation to the CRA for approval.

Ms. Segal suggested the Committee consider some type of a logo for the “Fix it Up” program to promote the activities.

7. CITY ATTORNEY ITEMS

Ms. Lopez explained that she had considerable experience with CRA’s because she was involved with the West Augustine and Vilano CRA programs, while working for the County. She agreed to continue to attend the LCRA meetings to help direct and advise on the process.

8. OTHER BUSINESS

Ms. Segal said she would be in Miami at the time the FRA would be holding the annual conference and thought she might be able to attend some of the courses offered.

9. ADJOURNMENT

Mr. Thompson moved to adjourn at 9:15 PM. The motion was seconded by Ms. Stevenson and approved by a unanimous voice vote.

Theresa Segal, Chairman

Sharon O’Keefe, Community
Development Planner