

CITY OF ST. AUGUSTINE, FLORIDA

Lincolville Community Redevelopment Area Steering Committee
February 6, 2017

The Lincolville Community Redevelopment Steering Committee met in formal session at 6:00 P.M., Thursday, February 6, 2017, at the Willie Galimore Center. The meeting was called to order by Nicholas Noloboff, Chairman, and the following were present:

1. **ROLL CALL** Nicholas Noloboff
Nathan Baer
Carolyn Wright
Reverend Rory Hermann
Theresa Segal

Staff Present: Erin Minnigan, Historic Preservation & Community Development Planner
David Birchim, Director, Planning & Building
Denise May, Assistant City Attorney

2. **APPROVAL OF MINUTES**
(January 5, 2016)

Ms. Wright and Reverend Hermann provided corrections to the minutes.

MOTION

Mr. Noloboff moved to approve the minutes as amended. Reverend Hermann seconded the motion and the motion was approved by a unanimous voice vote.

3. **GENERAL PUBLIC COMMENT**

None.

4. **“CRA 101” AN EDUCATIONAL WORKSHOP**

Ms. Minnigan said the workshop was meant to provide an educational

overview of CRAs generally, the background of the LCRA, and the plan amendment process. She introduced the speaker and representative of the consultant conducting the plan amendment, Robert Gray from Strategic Planning Group, Inc.

Mr. Gray reviewed his power point presentation.

Deltra Long said rising property values had forced some long-term African American residents to move out of Lincolville. She said she was concerned about the remaining African American population in Lincolville who might be unable to afford maintaining their houses.

Mr. Gray explained that a CRA does not impose new taxes, but rather diverts the increment of the increase in ad valorem taxes to redevelopment activities in the CRA.

Mr. Gray said Lincolnton currently consisted of approximately 55% homeowners and 45% renters.

Reverend Hermann asked if that statistic included AirBnB rentals.

Mr. Gray said no, it only included full-time renters.

Reverend Rawls discussed African American history in Lincolnton and encouraged the LCRA to help preserve the African American population in the neighborhood.

Ms. Segal asked if the LCRA's actions needed to reflect the Finding of Necessity.

Mr. Gray said it would be safest to tie actions to the Finding of Necessity.

Ms. May reiterated that the LCRA was updating its Redevelopment Plan, not the Finding of Necessity. She said any new recommendations would need to fit within the existing Finding of Necessity.

Mr. Gray said there were other funding sources other than LCRA Tax Increment Financing (TIF) dollars for projects.

Ms. Minnigan asked if Mr. Gray could provide an example of such a funding source.

Mr. Gray said one example might be tourist development tax dollars.

Nancy Shaver said tourist development tax dollars would not likely apply to the

discussed redevelopment activities. She said a historic preservation bed tax might be possible, but needed to go through the state legislature first.

Mr. Nolofoff asked if anyone had suggestions for the plan amendment.

Sue Agresta asked if the LCRA could create affordable housing.

Mr. Gray said yes, as long as it could be tied back to the findings of blight in Lincolnton.

Debra Valenti-Epstein asked if the LCRA or City should pay for new sidewalks.

Ms. May said that a new sidewalk could be paid for by the LCRA if it was addressed in the Redevelopment Plan and not part of the City's Capital Improvement Plan in the past 3 years.

Bill Lazar said that affordable housing dollars came from federal, state, and local sources and could only be used for homesteaded properties. He said the biggest problem in providing home repairs for low-income residents was that they often did not have a clear title to their property.

Ms. Long said she understood that the LCRA provided funding to help clear property titles.

Brian Thompson asked if the consultant would present examples from other CRAs.

Mr. Gray said yes, he would provide other CRA examples. He said his consulting firm, Strategic Planning Group, Inc., had been involved with 14 CRAs based in African American communities.

Mr. Gray said information about the plan amendment would be posted to the St. Augustine CRA website at citystaugcra.com and it would be continually updated throughout the process.

5. CITY ATTORNEY ITEMS

None.

6. OTHER BUSINESS

None.

7. ADJORNMENT

The meeting was adjourned at 7:30pm.

Nicholas Noloboff, Chairman

Erin Minnigan, Historic Preservation & Community Development Planner