

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnton Community Redevelopment Area Steering Committee
April 2, 2018

The Lincolnton Community Redevelopment Area Steering Committee met in formal session at 7:00 P.M., Monday, April 2, 2018, at the Willie Galimore Center. The meeting was called to order by Nicholas Nolofoff, Chairman, and the following were present:

1. **ROLL CALL** Nicholas Nolofoff
Reverend Rory Hermann
Carolyn Wright
Anita Dalton
Nathan Baer

Absent: None

Staff Present: Amy McClure Skinner, Deputy Director, Planning & Building Department
David Birchim, Director, Planning and Building Department
John Cary, Assistant City Attorney
Tony Brown, LCRA Administrator
Lawanda Brown, LCRA Project Manager

2. **APPROVAL OF MINUTES**
(January 25, 2018)

Approved without corrections

MOTION

Motion to approve by Ms. Wright; seconded by Mr. Nolofoff, the minutes were approved by a unanimous voice vote.

3. **GENERAL PUBLIC COMMENT**

None

4. **GENERAL DISCUSSION**

(a) **Landscape Master Plan – Entry Feature**

Ms. Skinner introduced the Landscape, Architecture & Planning firm of Marquis Latimer + Halback (ML+H). The firm was represented by Jeremy Marquis and Carter Gresham. They presented the MLK & Bridge Street Schematic Design as the first project under the Lincolnton Landscape Master Plan. The gateway feature is proposed on land owned by the City.

Two concepts were presented to the LCRA Steering Committee and general public. Concept A highlighted a Column feature at the corner (with insignia) and post light surrounded by low brick walls and landscaping.

Concept B extended an aluminum wall with brick columns surrounded by landscaping. General comments ensued with questions seeking clarification to design and concept. Several comments questioned whether either concept reflected the Lincolnton community and its present ambiance; and if the fencing features were dominant with the current fencing in the area. ML+H explained that they attempted to capture the Victorian era and the new private investments near the site. Specific recommendations or concerns expressed by the general public centered on the brick façade, lighting and landscaping as presented by ML+H.

A community resident raised the concern about location and if the gateway feature would be better in a more prominent location to be noticed. ML+H described other areas in Lincolnton that are considered for gateway signage and monuments. The primary issue is identifying publicly-owned property with sufficient right of ways for the landscape enhancements.

Another resident raised the concern regarding whether the gateway beautification investment is a higher priority for programs that would eliminate blight.

Chairman Nolofoff concluded public comments and deferred to the LCRA Steering Committee for comments

Ms. Dalton agreed that the brick contrasted with the organic appeal of Lincolnton; noting that she has walked

the proposed area which could benefit from some lighting.

Rev. Hermann recommended the intersection of MLK & Bridge as a better location because, this is the heart of Lincolnton.

Ms. Wright corrected Mr. Marquis denoting the street name for the signage location on MLK street was on the incorrect side of the street.

Mr. Baer agreed with Ms. Dalton's comments regarding lighting and commented that the proposed fixtures were similar to his home. He also agreed with the comments from a community resident for the lighting to shine upward (indirect). He favored the coquina concrete.

Following additional comments, Chairman Nolofoff asked ML+H to summarize their understanding of the feedback received for the next gateway concept iteration.

Jeremy of ML+H summed up the consensus to include coquina concrete brick wall, indirect lighting and other features to be included in a report subsequently issued to the Steering Committee. A summary of ML+H report and changes to the Entry Feature is attached to these minutes.

MOTION

No action was required

(b) Update Regarding Current Projects

Ms. Skinner provided project updates.

South Street Multiuse Pathway

The South Street multi-use path is currently under design. It is being designed as directed by the CRA committee. The design is expected to be complete in mid to late April.

Lincolnton Storm Water Improvements

In this current Fiscal Year (FY) the LCRA budgeted \$300,000 for storm water improvements in the LCRA. Initially, the project description included work west of ML King Avenue, but due to the recent storm activity overall programming for storm water improvements has shifted phasing schedules.

The first Phase of the project related to the budgeted LCRA money will include work on Duero Street through September 2018. If any budgeted funds remain they will be spent on Phase 2 which includes work on South and De Haven Streets.

The City has established project priorities. Ms. Jessica Beach, Storm Water Engineer for the city, was introduced to provide an update on Storm Water projects in Lincolnton. \$300,000 has been budgeted. Ms. Skinner highlighted key components of the report.

The Committee can assess contributing additional funding during the upcoming budget process for FY 2018-19.

Institutional Rehabilitation Program

By consensus of the Committee the first Institutional Rehabilitation project was approved for the stabilization of the Trinity Independent Methodist Church on Bridge Street.

The City has engaged a Structural Engineer to evaluate the structural condition of the building, and to develop a scope of work to stabilize the bell tower and rehabilitate the building. This scope will be used to bid the project, so that a contractor can move forward with the rehabilitation work. The LCRA budgeted approximately \$206,000 for this program this FY.

New Fix-it-up Program

The City is in the process of distributing a Request for Proposals for the New Fix-it-up Program. This is required because the amended LCRA Plan increased the funding level for potential work to \$20,000 from \$7,000. This is a normal procurement process, and it is anticipated to move through the required administrative process as soon as possible.

As soon as a contract consultant is engaged, the program will continue with the normal application process and administration.

(c) Additional Public Comments

Public comments ensued following the Chairman's query for additional comments:

- A request was made for documents to be sent to the LNA for distribution; including other ideas for information to be disseminated to residents. David Birchim asked Tony Brown to develop a communications plan.
- A microphone system was recommended for the dais and speakers.

5. CITY ATTORNEY ITEMS

John Cary spoke on the Institutional Rehabilitation Program and commented on the legal structure of grant-awards to preserve the financing structure and not conflict constitutional issues of supporting a church.

6. OTHER BUSINESS

Introduction of the LCRA Administration Consultant

Mr. Noboloff introduced Tony and Lawanda Brown of T. Brown Consulting Group (TBCG) as the consulting firm hired to administer the Lincolnton and Historic Area Parking and Transportation CRAs. Mr. Brown thanked the City for selecting his firm and briefly explained his duties and background in community

and economic development. The contract is for 5 years and Ms. Skinner will transition her responsibilities to TBCG.

Next Meeting:
June 4, 2018

7. ADJORNMENT

The meeting was adjourned at 8:30 pm.

Nicholas Nolofoff, Chairman

Tony Brown, LCRA Administrator

Amy McClure Skinner, Deputy Director,
Planning and Building Department

**LINCOLNVILLE LANDSCAPE MASTER PLAN
MLK + BRIDGE STREET SCHEMATIC DESIGN
REPORT OF DESIGN CHANGES**

Summary of design changes following the April 2, 2018 LCRA Steering Committee Meeting. Report issued by Jeremy Marquis of Marquis Latimer + Halback (ML+H)

Materials

- After discussion of materials, it was generally agreed that **coquina concrete block walls** are preferred, as opposed to the brick / wood trim option presented.

Signage + Road Names

- Note that color of signage will likely go from white to **dark bronze** to provide needed contrast.
- The correct name of “**Dr. Martin Luther King, Jr. Avenue**” will be used on the wall.

Wall Alignment / Arrangement

- Arrangement of walls as presented, which are **split on either side of the corner, will be utilized in the revised plan** as a basis. General available property is 3’ in width on Dr. Martin Luther King, Jr. Avenue and 2’ in width along Bridge Street.
- However, there was also discussion of spanning the corner (per option presented in the meeting), which would require an **easement or property purchase from the private property at the corner**. Mr. David Birchim to follow up.
- There was some discussion of whether the sign feels like it is oriented toward *leaving* versus *arriving*. Given the limited area on this corner, the project location was selected with limited right of way.

Lighting

- **Indirect lighting** to be added to the sign walls.