

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnton Community Redevelopment Area Steering Committee  
July 2, 2018

The Lincolnton Community Redevelopment Area Steering Committee met in formal session for a Budget Workshop at 7:00 P.M., Monday, July 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

Absent: Nathan Baer, Anita Dalton

**Staff Present:** Amy McClure Skinner, Deputy Director, Planning & Building Department  
David Birchim, Director, Planning and Building Department  
John Cary, Assistant City Attorney

---

2. **APPROVAL OF MINUTES**

Not Applicable – the June minutes will be present at the August meeting

3. **GENERAL PUBLIC COMMENT**

None

4. **BUDGET WORKSHOP**

(a) **Questions from the General Public:**

The general public raised a number of questions about the Landscape Master Plan:

Gloria Lelaidier:

Asked if the Cultural Museum could benefit from the Landscape Master Plan, although the property is state owned. Mr. Brown will ask the landscape architects, Marquis, Latimer & Halback (ML&H) to assess the property in the public right of way and offer a recommendation.

Barbara Brotzman:

Asked about the budget to complete the Bridge Street Gateway and what funding will be available for other areas.

Denise DeClair:

Inquired about the amount of funds spent on architectural services, versus plans & specs for actual improvements.

Administrator Brown promised answers will be provided at the

August meeting in clarifying proposed expenditures.

The general public shifted questions to other areas in the budget and raised specific questions regarding programs to eliminate blight and fix title defects

- Blighted Structures Program by Teresa Segal;
- Is the Historic CRA contributing to the cost of the LCRA Administrator expense
- How will the Land Trust Initiative work and if funding was sufficient.

### **Board Discussion**

Chairman Nolofoff asked the Steering Committee members for comments:

#### **Rory Hermann**

- Posed questions on the Land Trust Program and what happens if the deed restrictions outlast the life of the CRA. Assistant City Attorney John Cary addressed the questions and noted that all assets (and liabilities) following the sunset of the LCRA would inure to the City.
- Inquired if the Utility Rehabilitation Program should be funded for another year. Director Birchim, Planning Department, explained that funds matched a one-time CDBG grant and that funding for next year was not needed.

#### **Chairman Nolofoff**

- Continued the inquiry about infrastructure funding and asked if

improvements could be made in response to previous requests for sidewalks on Dumas street. Administrator Brown commented that some other line item would require an offset. No funding recommendation was offered.

#### **Carolyn Wright**

- Ms. Wright sought clarity on specific line items and offered her support for the budget presented.

#### **Anita Dalton**

Ms. Dalton was not present at the meeting but sent several questions to Administrator Brown in advance of the meeting. Her queries centered on:

- Requiring specific actions for the Land Trust Program: Is there a specific number of homes we'd like purchased or enhanced? What's reasonable considering the budget value proposed?
- Similar question for the Fix-it-Up Program. Ms. Dalton would like to see some specific actions/criteria for allocating funding this year.
- Ms. Dalton is interested in pursuing Lincolnton's eligibility as Opportunity Zone with a fund creation and would like to learn more of the Program's purpose.

### **MOTION**

**No action required – workshop item**

### **5. CITY ATTORNEY ITEMS**

Mr. Cary circulated several documents pertaining to the Institutional Rehabilitation Program: Historic Preservation Covenant and Security Agreement / Mortgage Lien. The Historic Preservation Covenant runs with title to the land and shall be binding to the current owner, transferees, and their heirs, successors, or assigns.

The Security Agreement and Mortgage Lien runs for a period of 10 years and the grant must be repaid to the City/CRA if the property is sold, refinanced, or transferred.

## **6. OTHER BUSINESS**

Administrator Brown announced that residents and city officials from Nassau County's American Beach neighborhood will visit the City on August 6<sup>th</sup> to learn first hand about setting up a CRA, its operations and benefits. A public notice will be posted to allow Steering Committee members to participate in group discussions and the public to engage with residents. American Beach was founded in 1935 during the nation's period of segregation as a waterfront community for African-Americans. The neighborhood is now one Nassau County's most diverse neighborhoods in terms of race and income. The socio-economic issues in American Beach are similar to Lincolnton in several ways.

## **7. ADJORNMENT**

The meeting was adjourned at 8:45 pm.

---

Nicholas Naloboff, Chairman

---

Tony T. Brown, Administrator