



**CITY OF ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY**
Special Budget Meeting

**Thursday, September 11, 2025, 5:00 PM
ALCAZAR ROOM**

A G E N D A

1. CALL TO ORDER

a. Roll Call

2. ADMINISTRATIVE ITEMS

3. GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD (3 minutes per individual)

4. PUBLIC HEARING- CONSIDERATION OF RESOLUTION 2025-34 ADOPTING A BUDGET FOR THE HISTORIC AREA COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025-2026
Jaime D. Perkins, Community Services Director

5. PUBLIC HEARING- CONSIDERATION OF RESOLUTION 2025-35 ADOPTING A BUDGET FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025-2026
Jaime D. Perkins, Community Services Director

6. PUBLIC HEARING- CONSIDERATION OF RESOLUTION 2025-36 ADOPTING A BUDGET FOR THE WEST CITY COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025-2026
Jaime D. Perkins, Community Services Director

7. ITEMS BY CITY ATTORNEY

8. ITEMS BY CITY STAFF

9. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

10. ADJOURNMENT

NOTICES: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice

not later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V), via Florida Relay Service. Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment
Agency

DATE: September 3, 2025

RE: Agenda Item for the September 11, 2025
Community Redevelopment Agency Budget Meeting;
Public Hearing- Consideration of Resolution 2025-34
The Community Services Director has prepared the Historic Area Community
Redevelopment Area Fiscal Year 2026 budget to be considered for adoption by Resolution 2025-34.

During the Thursday, August 28, 2025, CRA Special Budget Workshop, a preliminary budget was presented. New revenues, carryforward funds from the prior fiscal year, and line-item allocations were reviewed and discussed. There have been no changes made to the budget since that time. Exhibit "A" of Resolution 2025-34 is considered the final budget for the upcoming fiscal year and any modifications made following its adoption would be completed per the adopted budget amendment process or a new resolution.

Recommendation | Action Item:

Following the reading of Resolution 2025-34, staff recommend that the board approve and adopt the Fiscal Year 2026 Historic Area Community Redevelopment Area Final Budget.

Your attention to this matter is appreciated. I am available for any questions you may have.

Best Regards,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Community Services Director

cc: City Managers, City Attorney, & Department Directors

Attachments:
Resolution 2025-34

RESOLUTION NO. 2025-34

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF ST. AUGUSTINE, FLORIDA
ADOPTING A BUDGET FOR THE HISTORIC AREA
COMMUNITY REDEVELOPMENT AREA FOR ITS
OPERATIONS IN FISCAL YEAR 2025-2026.**

WHEREAS, the St. Augustine Community Redevelopment Agency was created pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, the St. Augustine Community Redevelopment Agency is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act ("Special District Act"); and

WHEREAS, the Special District Act requires all special districts, including dependent special districts such as the St. Augustine Community Redevelopment Agency, to adopt a budget for each fiscal year by resolution; and

WHEREAS, the St. Augustine Community Redevelopment Agency is the Agency responsible for the Historic Area Community Redevelopment Area and its respective funds; and

WHEREAS, the St. Augustine Community Redevelopment Agency desires to comply with the requirements of the Special District Act and takes this action in order to do so.

**NOW, THEREFORE, BE IT RESOLVED BY THE ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, THAT:**

Section I. The St. Augustine Community Redevelopment Agency has the authority to adopt this Resolution pursuant to the State of Florida Special District Act.

Section II. The Operating Budget for the Historic Area Community Redevelopment Area for Fiscal Year 2025-2026 attached hereto and made a part hereof, as Exhibit "A," is hereby approved.

Section III. The City's staff is hereby directed to notify each affected taxing authority of the estimated incremental tax amount that should be included in their respective budgets.

ADOPTED at a duly noticed, special meeting by the St. Augustine Community Redevelopment Agency, Florida this 11th day of September 2025.

Nancy Sikes-Kline, Board Chair/Mayor

ATTEST:

Darlene Galambos, City Clerk

EXHIBIT "A"

 CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY 		FY 2025-2026 Budget	
		Resolution No.	
		Amendment No.	
Budget Items	New Allocation	Committed Funds	Budget
Revenue			
Tax Increment Financing (TIF)			
TIF- City of St. Augustine	1,618,183		1,618,183
TIF- St. Johns County	1,036,773		1,036,773
Grants			
Interest Earned			
SBA Earned Interest	50,000		50,000
Other Interest			
Administrative Transfers			
Total New Revenues	\$2,704,956		\$2,704,956
Prior Year Carry Forward			
HACRA Carryforward from FY 24-25 (unencumbered)	759,911		759,911
HACRA Carryforward from FY 24-25 (encumbered)		564,792	564,792
AACH Grant (St. Mary's)		92,472	92,472
Total Prior Year Carry Forward	759,911	657,264	1,417,175
Total Combined Revenues	\$3,464,867	\$657,264	\$4,122,131
Expenses			
Administrative 59910, 59915			
Xfer to GF for Salary, Benefits, Shared CRA Expenses, Website	75,000		75,000
Total Administrative Costs	75,000		\$75,000
Debt Service 59915			
Visitor Information Center and Parking Garage	1,445,500		1,445,500
Total Debt Service	1,445,500		\$1,445,500
Professional Services Active Projects 59915			
Cordova Street Design & Future Construction	145,110	60,233	\$205,343

Downtown Landscape Masterplan & Future Implementation	808,728	106,075	\$914,803
Francis Field Improvement Plan & Future Construction	740,329	51,272	\$791,601
Sidewalk Improvements	50,000		\$50,000
Future Infrastructure Design & Construction Projects	100		\$100
Future Historic Preservation Design & Construction Projects	100		\$100
Total Professional Services	1,744,367	217,580	\$1,961,947
HACRA Special Projects 59915			
Historic Preservation (Greater St. Mary's)	200,000	439,684	639,684
Total HACRA Special Projects	200,000	439,684	\$639,684
Total Expenditures	3,464,867	657,264	\$4,122,131
Revenue Over/(Under) Expenditures			(0)



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment
Agency

DATE: September 3, 2025

RE: Agenda Item for the September 11, 2025
Community Redevelopment Agency Budget Meeting;
Public Hearing- Consideration of Resolution 2025-35
The Community Services Director has prepared the Lincolnville Community
Redevelopment Area Fiscal Year 2026 budget to be considered for adoption by Resolution 2025-35.

During the Thursday, August 28, 2025, CRA Special Budget Workshop, a preliminary budget was presented. New revenues, carryforward funds from the prior fiscal year, and line-item allocations were reviewed and discussed. There have been no changes made to the budget since that time. Exhibit "A" of Resolution 2025-35 is considered the final budget for the upcoming fiscal year and any modifications made following its adoption would be completed per the adopted budget amendment process or a new resolution.

Recommendation | Action Item:

Following the reading of Resolution 2025-35, staff recommend that the board approve and adopt the Fiscal Year 2026 Lincolnville Community Redevelopment Area Final Budget.

Your attention to this matter is appreciated. I am available for any questions you may have.

Best Regards,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Community Services Director

cc: City Managers, City Attorney, & Department Directors

Attachments:
Resolution 2025-35

RESOLUTION NO. 2025-35

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF ST. AUGUSTINE, FLORIDA
ADOPTING A BUDGET FOR THE LINCOLNVILLE
COMMUNITY REDEVELOPMENT AREA FOR ITS
OPERATIONS IN FISCAL YEAR 2025-2026.**

WHEREAS, the St. Augustine Community Redevelopment Agency was created pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, the St. Augustine Community Redevelopment Agency is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act ("Special District Act"); and

WHEREAS, the Special District Act requires all special districts, including dependent special districts such as the St. Augustine Community Redevelopment Agency, to adopt a budget for each fiscal year by resolution; and

WHEREAS, the St. Augustine Community Redevelopment Agency is the Agency responsible for the Lincolnville Community Redevelopment Area and its respective funds; and

WHEREAS, the St. Augustine Community Redevelopment Agency desires to comply with the requirements of the Special District Act and takes this action in order to do so.

**NOW, THEREFORE, BE IT RESOLVED BY THE ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, THAT:**

Section I. The St. Augustine Community Redevelopment Agency has the authority to adopt this Resolution pursuant to the State of Florida Special District Act.

Section II. The Operating Budget for the Lincolnville Community Redevelopment Area for Fiscal Year 2025-2026 attached hereto and made a part hereof, as Exhibit "A," is hereby approved.

Section III. The City's staff is hereby directed to notify each affected taxing authority of the estimated incremental tax amount that should be included in their respective budgets.

ADOPTED at a duly noticed, special meeting by the St. Augustine Community Redevelopment Agency, Florida this 11th day of September 2025.

Nancy Sikes-Kline, Board Chair/Mayor

ATTEST:

Darlene Galambos, City Clerk

EXHIBIT "A"

 CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY 		FY 2025-2026 Budget		
		Resolution No.		
		Amendment No.		
Budget Items	New Allocation	Committed Funds	Budget	
Revenue				
Tax Increment Financing (TIF)				
TIF- City of St. Augustine	1,576,136		1,576,136	
TIF- St. Johns County	1,009,883		1,009,883	
Grants				
FIND GRANT (Kayak Launch)				
Interest Earned				
SBA Earned Interest	90,000		90,000	
Other Interest				
Administrative Transfers				
Total New Revenues	\$2,676,019		\$2,676,019	
Prior Year Carry Forward				
CRA Carryforward from FY 23-24 (unencumbered)	2,979,641		2,979,641	
CRA Carryforward from FY 23-24 (encumbered)		1,130,775	1,130,775	
AACH Grant (Elks Lodge)		222,983	222,983	
Total Prior Year Carry Forward	2,979,641	1,353,758	4,333,399	
Total Combined Revenues	\$5,655,660	\$1,353,758	\$7,009,418	
Expenses				
Administrative 53490,53515,53505,53470,53410,53400				
Xfer to GF for Salary, Benefits, Shared CRA Expenses, Website	205,000		205,000	
Professional Associations and Memberships	2,000	1,717	3,717	
Travel, Training, Conferences	3,000	6,736	9,736	
Publications, Printing	8,000	1,179	9,179	
Miscellaneous Expenses, Supplies, Phone, Software	12,000	6,944	18,944	
Total Administrative Cost	230,000	16,576	\$246,576	
Retain Long-Term Residents 53490,51120				
Fix It Up Housing Repair Program	527,800	144,384	672,184	

Property Acquisition, Affordable Housing	800,000	39,110	839,110
Total Retain Long-Term Resident Programs & Projects	1,327,800	183,494	\$1,511,294
Preserve Historic Character 53310			
Trinity Independent Institutional Rehab	847,985	33,246	881,231
St. Joseph Neighborhood Center Inst. Rehab	5,000	63,921	68,921
Elks Lodge Inst. Rehab		427,707	427,707
St Paul Parsonage Inst. Rehab	550,000		550,000
Future IRP Project	100		\$100
Total Preserve Historic Character	1,403,085	524,874	\$1,927,959
LCRA Improvements, Beautification, Infrastructure 56630			
Hayling/Vickers Park- Design & Construction (Hayling Plaza, Kayak Launch, Dog Park, Court Covering, Playground)	1,140,000	318,568	1,458,568
Galimore Awning	4,775		4,775
MLK Streetscape Design and Construction	1,100,000	167,960	1,267,960
Twine Park Improvements Design & Construction	200,000	32,520	232,520
Sidewalks & Future Infrastructure Improvement Projects	250,000	109,766	359,766
Total LCRA Improvements, Beautification, Infrastructure	2,694,775	628,814	\$3,323,589
Total Expenditures	\$5,655,660	\$1,353,758	\$7,009,418
Revenue Over/(Under) Expenditures			(0)



CITY OF ST. AUGUSTINE

MEMORANDUM

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Agency

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RE: Agenda Item for the September 11, 2025
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Area Fiscal Year 2026 budget to be considered for adoption by Resolution 2025-36.

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Recommendation | Action Item:

Following the reading of Resolution 2025-36, staff recommend that the board approve and adopt the Fiscal Year 2026 West City Community Redevelopment Area Final Budget.

Your attention to this matter is appreciated. I am available for any questions you may have.

Best Regards,

A handwritten signature in blue ink that reads "Jaime D. Perkins".

Jaime D. Perkins
Community Services Director

cc: City Managers, City Attorney, & Department Directors

Attachments:
Resolution 2025-36

RESOLUTION NO. 2025-36

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AGENCY OF THE CITY OF ST. AUGUSTINE, FLORIDA
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ATTEST:

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EXHIBIT "A"

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		Resolution No.		
		Amendment No.		
Budget Items	New Allocation	Committed Funds	Budget	
Revenue				
Tax Increment Financing (TIF)				
TIF- City of St. Augustine	189,816		189,816	
TIF- St. Johns County	115,535		115,535	
Grants				
Interest Earned				
SBA Earned Interest				
Other Interest				
Administrative Transfers				
Total New Revenues	\$305,351		\$305,351	
Prior Year Carry Forward				
WCCRA Carryforward from FY 24-25 (unencumbered)				
WCCRA Carryforward from FY 24-25 (encumbered)				
Total Prior Year Carry Forward				
Total Combined Revenues	\$305,351	\$	\$305,351	
Expenses				
Administrative 59910, 59915				
Xfer to GF for Salary, Benefits, Shared CRA Expenses, Website	10,000		10,000	
Xfer to GF for 50 Percent Repayment of Consulting Fee	52,500		52,500	
Total Administrative Costs	62,500		\$62,500	
Debt Service				
Total Debt Service			\$	
Professional Services Future Projects				
Community Stabilization	150,000		\$150,000	
Public Space/beautification	20,000		\$20,000	
Business Development Programming	50,000		\$50,000	

Mobility/Connectivity	7,000		\$7,000
Branding/Signage	8,851		\$8,851
Historic Preservation	7,000		\$7,000
Total Professional Services	242,851		\$242,851
WCCRA Special Projects			
Total WCCRA Special Projects			
Total Expenditures	\$305,351		\$305,351
Revenue Over/(Under) Expenditures			(0)

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