

CITY OF ST. AUGUSTINE, FLORIDA

Lincolville Community Redevelopment Area Steering Committee  
January 17, 2023

The Lincolville Community Redevelopment Area Steering Committee met for its regularly scheduled meeting at 5:01 P.M., Tuesday, January 17, 2023, at the Willie Galimore Community Center. The meeting was called to order by James St. George -Chairperson. The following Steering Committee members were present:

1. **ROLL CALL**

James St. George, Chairperson  
Mari Hayes, Co-Chairperson  
Dalonja Duncan  
Madeline Wise

Dee Thomas (**excused absence**)

**Staff Present:** Jaime D. Perkins, CRA Manager; and Danyelle Alston, Assistant City Attorney

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2. **Approval of Minutes**

On a motion made by Mari Hayes and seconded by Dalonja Duncan the October 17, 2022, meeting minutes were approved with any necessary corrections.

3. **GENERAL PUBLIC COMMENT**

Sharon Green- mentioned that she is interested in acquiring new volunteers for the Lincolville Neighborhood Association. She also asked the CRA to focus on the improvements of the recreational spaces as a sanctuary for Lincolville residents.

Lauren Giber- spoke on her concerns regarding the short-term rental properties and the lack of concern that she feels Veritas school parents show to residents. She referenced traffic safety issues during school

hours. Ms. Giber also suggested more signage and penalties for not adhering to the ordinances displayed on the signs.

4. **GENERAL DISCUSSION**

a) **Hayling/Vickers Park Masterplan Presentation**

James St. George thanked Mr. Marquis for coming in prior to the meeting start time to share the concepts with residents.

Jeremy Marquis provided a review of the masterplan initial concepts. Mr. Marquis spoke on the importance of ensuring the park improvements continued to tell the story of Lincolville. Mr. Marquis also provided details on each concept providing clarification on each sketch and opportunities for the recreational space. Mr. Marquis addressed the timeline and next steps.

Mr. St. George inquired about the opportunity to introduce a visual barrier near the water treatment plant and horse stables near Hayling Park. He suggested a bamboo species be planted. Mr. Marquis said that bamboo species could become invasive and suggested palm trees as an aesthetic barrier.

Mari Hayes inquired about mitigation of the settling land at Hayling Park based off the history of the land's previous use. Mr. Marquis stated that it is important to use material that will adjust to its environment and create flexibility when inevitable settling occurs. Ms. Hayes also made a comment regarding future input from the community and prioritizing the masterplan elements as it is a very robust plan.

Madeline Wise commented on the fishing dock element being connected to the kayak launch as opposed to Hayling park. Ms. Perkins advised that the fishing element was initially suggested to be located at Vickers park to create usability and access to parking.

Mr. Marquis continued providing information regarding the suggested programming and the expansion of the playground space and improvements of greenspace and gathering areas at Eddie Vickers Park.

Ms. Wise asked if the plan would incorporate a clubhouse or storage space at the park to store items discussed in Mr. Marquis' presentation. Mr. Marquis stated that he did not think that an actual storage facility was necessary.

Mr. Marquis provided line-item programming opportunities for Dr. Robert B. Hayling Freedom Park.

Mr. St. George inquired what material would be used for the greenspace at Hayling park. Mr. Marquis suggested Bahia grass has a history of great function in municipalities and requires little maintenance. Mr. St. George stated that Hayling is a peaceful space and recommended added a meditation or reflection space in the park- comparable to St. Cyprians reflection space.

Ms. Wise pointed out a picnic space or gazebo that appeared close to the horse stables on the concept. Mr. Marquis stated he would look into adjusting the location of the gathering space in the completed design. Ms. Wise commented on the usability for disabled individuals and the need to make the park area and parking options more user friendly for those with disabilities.

**b) Fix-it-Up Program Modification**

Ms. Perkins provided an overview of the proposed modification report, which was inclusive of the current program summary, program data, justification for modifying the program and the recommended updates. Ms. Perkins recommended increasing the grant award amount to \$50,000.

Mr. St. George clarified protocol on motion and discussion of the proposal.

Mari Hayes made a motion to approve the grant award increase. The motion was seconded by Madeline Wise.

Dalonja Duncan inquired about the opportunity to use Fix-it-Up grant funds to match grants from other funding sources. Ms. Perkins stated that she didn't find a prevalent issue with that and that this could be determined at the staff level. Ms. Perkins also stated that the leverage of funds from other sources would likely be the responsibility of the homeowner.

Mr. St. George inquired about the contractor the CRA uses for the grant program. Ms. Perkins advised that we continue using St. Johns Housing Partnership or an equally qualified organization. Ms. Perkins stated that SJHP is currently under continuing contract for this program.

Ms. Hayes asked that program qualification be added to the report and made available to potential applicants. Ms. Hayes also commended the language used in the report which clarified and explains the lien process and need.

Ms. Perkins advised that she would amend the report to add qualification information prior to presenting to the Community Redevelopment Agency Board. She also requested feedback from the Steering Committee regarding hosting a workshop to provide general CRA information and information regarding the specific grant updates.

Mr. St. George commented on the importance of marketing the information to residents and was in favor of a workshop.

Ms. Wise stated that the Lincolnton Historic Preservation Society is hosting a townhall meeting to help get residents involved

because many of the residents who need assistance do not have access to the internet where much of the information is posted.

Mr. St. George opened the floor for public comment prior to voting on the recommendation.

### **Public Comment**

Lauren Giber- stated that there should be an additional lien added to homes for applicants obtaining additional funding through Fix-it-Up. Ms. Giber suggested bald cypress trees as an addition at the park as well as adding additional seating space at Eddie Vickers.

Ken McClain- stated that there needs to be a parking lot added to Hayling Park.

Shelley McIntosh- inquired about the parking spaces and the distance to the potential fishing area.

Mack Mims- inquired about the Fix-it-Up grant approval process and how the City procures contractor. Ms. Perkins provided a high-level overview of the public procurement process.

Following public comment Mr. St. George reiterated the motion and second that was on the table. The recommendation was approved with a unanimous individual/roll call vote.

### **5. Public Comment**

Completed during agenda item 4b.

### **6. City Staff Items**

Ms. Perkins introduced Danyelle Alston, Assistant City Attorney.

Ms. Perkins also provided information pertaining to the opportunity to serve on the LCRA Steering Committee. Applications will begin being accepted in February. Appointed candidates will begin their term on May 1, 2023.

**7. NEXT MEETING DATE**

April 17, 2023

**8. ADJORNMENT**

The meeting was adjourned by Chairman, James St. George at 6:42 PM.

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