

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnton Community Redevelopment Area Steering Committee
April 18, 2022

The Lincolnton Community Redevelopment Area Steering Committee met for its regularly scheduled meeting at 5:00 P.M., Monday, April 18, 2022, at the Willie Galimore Center. The meeting was called to order by Carolyn Wright, Co-Chair. The following Steering Committee members were present:

1. **ROLL CALL**

Carolyn Wright, Vice Chairman
Reverend Rory Hermann
Dee Thomas
Madeline Wise

Staff Present:

Jaime D. Perkins, CRA Administrator; and Richard Thibault,
Assistant City Attorney

2. **APPROVAL OF MINUTES**

On a motion made by Rory Herman and seconded by Dee Thomas the January 18, 2022, meeting minutes were approved unanimously, by voice vote.

that he learned so much about the architecture in Lincolnton while on the walk.

Madeline Wise inquired what was the basis to determine historic architecture in Lincolnton. Jeremy advised that the National Register was the influence to determine the nature of what would be considered a historic structure in Lincolnton. He added that the guidelines would also consider new developments as well.

3. **GENERAL PUBLIC COMMENT**

No Public Comment

4. **GENERAL DISCUSSION**

a) **Design Standards and Guidelines Update**

Jeremy Marquis of Marquis, Latimer, and Halback spoke about the neighborhood walks and advised that at the initial walk there were thirty-seven people present. He also provided additional dates for upcoming neighborhood walks and expressed the importance of public engagement regarding the architectural guidelines and standards that are being developed.

Rory Herman thanked Mr. Marquis for the community engagement efforts and stated

b) **Dr. Martin Luther King Jr. Ave. Streetscape Update**

Earl Wills of Kimley-Horne provided an update on the progression of the MLK streetscape improvement project. He provided an overview of the deliverables and conceptual cost.

Carolyn Wright inquired if the parking spaces on MLK Ave. would be reduced with the new design. Mr. Wills stated that he was unable to provide a definitive answer on the number of parking spaces that would be

available on the corridor at this time, but that information would be available at a later date.

Madeline Wise asked how the concept aligns with the historical character of Lincolnton. Mr. Wills provided insight on wayfinding and historical marker opportunities to ensure the historical significance of Lincolnton is not displaced. Ms. Wise also asked about the use of sod shown on the concepts near curbing along the corridor. Mr. Wills advised that the use of sod is strictly conceptual, and a different material could be used as the design moves to the final stages.

Dee Thomas clarified that where sod is shown on the concept that this would be an opportunity to use another aesthetic material. Mr. Wills confirmed. Mrs. Thomas also asked about flood mitigation efforts being incorporated into the streetscape design. Mr. Wills advised that MLK is the highest point in Lincolnton and that flooding is not a challenge.

Ms. Perkins advised that the City's Chief Resiliency officer and engineers will be present at the table to review final plans.

c) Institutional Rehabilitation Application Update and Presentation

i. St Paul Church

Ms. Wright asked if there was an opportunity to have the St. Paul Church and Parsonage applications be combined. Ms. Thomas echoed her sentiments and stated that although it was two different structures that they were requesting assistance with, it was in fact the same entity. Mr. Herman asked was there any advantage to keeping the

applications separate. Ms. Perkins stated that the Steering Committee was empowered to ask the applicant to submit an application combining the grant requests for both the church and parsonage. Ms. Perkins also suggested that the committee could make a motion with contingencies and that there is no foreseen advantage or disadvantage in combining the applications.

There was no representative present from St. Paul to answer additional questions. Co-Chair, Carolyn Wright was able to provide clarity to some of the inquiries the other board members had.

Ms. Wise inquired about the prior project for St. Paul. Ms. Perkins provided an overview of the scope and stated that it was all one application.

Rory Herman made a motion to approve the St. Paul Church and Parsonage Institutional Rehab applications, contingent upon the applications be combined as one project and grant request. Dee Thomas seconded the motion. The motion was approved by a unanimous voice vote.

ii. Sister f St. Joseph St. Benedict the Moor

Ms. Wright inquired about the project cost. She stated that the application showed about \$1.2 million, and she was aware that the applicant has already received a million-dollar donation and that they had applied for the African American Cultural Grant—her inquiry was if they still needed the funding. Ms. Wright also asked about the landscaping component of the application.

Ms. Thomas stated that she does not feel that the applicant should be penalized for having access to additional funds.

Ms. Perkins stated that the program is for brick-and-mortar repairs and that the landscaping piece would be removed based off of that. She also advised that the program is not income based and that institutions can apply and be approved regardless of their assets or other funding sources.

Ms. Wise pointed out that the lien on the application shows only five years. Ms. Perkins advised that the lien timeframe is based off of the awarded grant amount. Based on the amount requested, the lien should be twenty years. Ms. Perkins stated that she would make the correction to the application.

Ms. Wise asked how the institution would benefit Lincolnton outside of the program it planned to implement. No representative was present to answer.

Ms. Wise stated she was not in favor of moving the application forward. Conversation commenced regarding deferring the application to a later meeting.

Ms. Perkins requested more detail on the steering committee's reservations on approving the application. Mr. Herman stated that he thought it would be appropriate to table the application because he felt the applicant had funding and has already started the project. He also has reservations about additional funding from other grant sources that could complete the project.

Ms. Thomas stated that she did not feel we should defer the application because the

applicant was seeking funding from other sources.

Ms. Perkins recommended that the committee approve the application with contingencies; stating that if the work outlined in the application has been completed by the time the applicant was in queue to have the project implemented, then the applicant would not be awarded funding at that time.

Dee Thomas made a motion to approve the application with the exclusion of project components that are not eligible under the grant program. Carolyn Wright seconded the motion. The motion failed with two votes in favor and two against.

Richard Thibault, Assistant City Attorney advised that the split vote was a denial.

Ms. Perkins advised that although this was considered a failed vote, she would still take the application to the agency and advise her recommendation as well as the reservations of the Steering Committee.

5. Annual Report Update

Ms. Perkins advised that the annual report is now available to review on the website.

Ms. Wright asked if each CRA area is required to provide a report. Ms. Perkins advised that the report is for the agency not the area.

6. Public Comment

Mr. Gilboy left a comment card asking who would maintain the right of way on

MLK after the streetscape is complete. Ms. Perkins advised that streets and grounds maintains right of ways.

Gail Eubanks asked how the story of the history of Lincolnton will be told. Ms. Wright answered by advising that there will be signage and there will be public engagement workshops to gain input from residents on how to appropriately tell the story.

Ms. Perkins advised that when she goes before the commission, she is required to show data and information that highlights her efforts of community engagement

Ms. Perkins presented Steering Committee Members Carolyn Wright, Rory Herman, and Nathan Baer in his absence with a city crest lapel pin and thanked them for their civic service.

before a project or program can be finalized.

7. City Staff Items

8. NEXT MEETING DATE

August 15, 2022

9. ADJORNMENT

The meeting was adjourned with a motion made by Rory Herman and seconded by Dee Thomas at 6:13 PM

James St. George, Chairperson

Jaime D. Perkins, CRA Administrator