

CITY OF ST. AUGUSTINE

Community Redevelopment Agency Regular Meeting April 28, 2025

The Community Redevelopment Agency met in formal session Monday, April 28, 2025, at 3:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Chairwoman Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Chairwoman
Barbara Blonder
Jim Springfield
Cynthia Garris
Jon DePreter

David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Jaime D. Perkins, Manager, Neighborhood Services and Community
Redevelopment Agency Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

2. ADMINISTRATIVE ITEMS

2.a. Approval of Prior Meeting Minutes (January 27, 2025)

MOTION

Mr. Jon DePreter MOVED to APPROVE January 27, 2025, meeting minutes. The motion was SECONDED by Mr. Jim Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

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

The Agency heard from the following members of the public:

- Arthur Culbert
- BJ Kalaidi
- Eric Isreal

4. DISCUSSION, PRESENTATIONS, & UPDATES

4.a. WCCRA Draft Plan Review and PZB Authorization

Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services and CRA Manager, reviewed the West City Community Redevelopment Area (WCCRA) draft plan. She requested approval of the proposed schedule for the adoption of the WCCRA plan.

Ms. Nancy Sikes-Kline requested for the table of contents to be reflective of the chapters outlined within the draft plan. She said the bullet point regarding 'development of building façade grant program' would be better suited under action strategy six "Historic Preservation" instead of action strategy four "Locally Oriented Business Development". She felt the point for historic preservation was to save the historic facades.

Ms. Perkins replied that it was referenced again in action strategy six, but it was included under the "Business Development" action items since there were some business structures that were historic and under "Historic Preservation" it referred more towards the institutions similar to the Lincolnville Plan; however, she would include it under action item six.

Mr. Springfield asked if there had been any discussion about using funds to conduct surveys that would provide information about the types of businesses the community wanted in the area.

Ms. Perkins replied that it had been discussed during a workshop. She said they had received input from residents about the types of businesses the community wanted to have. She said funds could be used to find out what types of businesses should be encouraged.

Mr. DePreter said he attended the workshop and thought the idea was to have more local business growth such as grocery stores, recreational stores, and other basic businesses. He said this workshop was well attended.

Ms. Perkins said the food deficiencies were addressed in West City. She said some of the ideas were to have a grocery store, farmers market, and later dining options.

Isabelle Lopez, City Attorney, commented that the statutorily the use of Tax Increment Financing (TIF) funds was very limited, and was normally predominantly

used for brick-and-mortar businesses and some administrative cost for planning.

Barbara Blonder said the West City was a food desert and though the addition of a community garden could be very beneficial. She asked rather than a local business, could a garden be funded by a CRA even though it was not brick-and-mortar.

Ms. Lopez replied that it was similar to brick-and-mortar, as the property would be purchased or leased to add improvements. She said the management of the garden would be difficult since CRA's could not use funds for general administration of City programs. She said money could be used for capital improvement projects. She said the current bill in legislation, if passed, would even further narrow the ways the money could be used.

Cynthia Garris pointed out the community garden in Lincolnville was managed by a non-profit.

Ms. Lopez said there were three in the City and usually a non-profit was created to help manage it.

Ms. Garris felt there would be plenty of volunteers to help manage a community garden if one was established.

Ms. Perkins continued to explain the other action strategy items with the Agency.

Ms. Sikes-Kline thought the first bullet point under action strategy six, "Historic Preservation", should be split. She indicated that the part that mentioned 'identify increased wear and tear caused by commercial vehicles', should be moved action strategy item four "Mobility and Connectivity".

Ms. Perkins said some of the action strategies were intertwined and pointed out that a lot of the challenges with the business district aligned with the Preservation element and Mobility. She

said at the beginning of the plan there was a statement directly related to Historic Preservation which meant any of the projects implemented in West City needed to refer back to the Historic Preservation Mission, which was throughout the plan but clearly explained in the Historic Preservation statement.

Ms. Sikes-Kline reiterated that she felt under "Historic Preservation" in the first bullet point that 'initiatives' should be added, and the rest of that statement should be moved to action item four "Mobility". She said in building this plan it was better to be more general than that could be added to. She suggested adding the historic building facade grant program and include create historic preservation reinvestment opportunities, which was from the Historic Preservation Master Plan.

Mr. DePreter asked if that would help establish public and private partnerships (PPP).

Ms. Sikes-Kline agreed and said it could say to encourage public and private partnerships.

Ms. Lopez said that public and private partnerships were included in the state statute, but understood what the agency wanted and would assist Ms. Perkins with the language. She said the concept was to work with CRA staff and private owners together towards the end goal not exactly having a PPP.

Mr. DePreter said he wanted to have what state statute would allow that would help create more funding.

Ms. Perkins said it could be added.

Ms. Blonder said she enjoyed the historical section at the beginning as it added great context to the remaining plan.

Ms. Perkins reviewed the tax increment fund projections and noted the growth rate was at a conservative 2.5%, from the base

year 2024 and continuing to the scheduled sunset date, which was 2054. She said this was how the action items would be funded. She said the actual funds could be higher based on redevelopment and revitalization of West City but felt this was a conservative outcome. She noted that in 2025, there would be approximately \$66,000 available.

Ms. Sikes-Kline asked what cost was incurred in the establishment of the WCCRA.

Ms. Perkins explained that the establishment of the CRA, with the consultant and different studies, the cost was approximately \$120,000, which would need to be repaid to the General fund. She said keeping in mind how much money would be accumulated over time there should be a plan on how those dollars would be repaid, and if those funds could be repaid overtime. She indicated that was a decision for the Commission.

Ms. Sikes-Kline recalled that for the establishment of the Lincolnville CRA the repayment was broken into smaller increments and paid overtime. She said that could be an option for this plan.

Mr. DePreter asked if the funds accumulated each year had to be spent.

Ms. Perkins replied the funds were not required to be spent; however, the funds needed to be allocated towards something. She said the funds were allowed to be carried forward for three years.

Ms. Garriss commented that she did not feel the repayment should be done in one lump sum but could be split overtime, because it would take a while for the WCCRA funds to accumulate, and if made to repay the cost at one time projects needed would be delayed.

Ms. Sikes-Kline agreed and thought that \$66,000 was not a lot of money to start

with but thought that was a decision for the Commission.

Mr. DePreter asked if the decision was made to pay back the money incrementally where those funds would come from.

Ms. Perkins advised that the money would come from the TIF funds.

Mr. Springfield said a percentage could be applied to the TIF funds in order to repay the general fund, and that would help keep funds available for projects.

Ms. Perkins said the implementation schedule was proposed and could change throughout the life span of the WCCRA, and the engagement efforts would help define when certain projects and programs were started based on the need in community, and the budget for each section was proposed depending on the TIF, need, and feedback from the public. She said the schedule was just there to help provide direction, but it could be modified as needed.

Mr. DePreter noted there was a problem with Old Dixie Highway, Palmer Street, and Masters Drive felt these should be addressed even though they were not located within the WCCRA.

Ms. Perkins pointed out in the implementation schedule additional streets were included for consideration.

Ms. Garris questioned if sidewalks were included.

David Birchim, City Manager, explained those were included in the Capital Improvement Plan (CIP) and funded separately.

Ms. Blonder asked for further explanation regarding the reimagine Oyster Creek as a dynamic recreational living laboratory as mentioned in the Conceptual Master Plan.

Ms. Perkins clarified the language was broad, but it would be left as a passive area.

Ms. Blonder said there was a lot of water quality work being done at Flagler College in that area, which could help improve water quality. She noted in the Comprehensive Goals: goal 4.2 Promote a sense of place, safety, and walkability, more shade trees should be included along pedestrian sidewalks and suggested a heavy emphasis on that should be considered and in the Lincolnville CRA. She said that also having food security was noble and much needed

MOTION

Mr. DePreter MOVED to authorize Ms. Perkins to move the West City Community Redevelopment Draft Plan to the local planning agency, Planning and Zoning Board, for review with the modification made. The motion was SECONDED by Ms. Sikes-Kline.

VOTE ON MOTION:

AYES: DePreter, Sikes-Kline, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Ms. Blonder thanked the WCCRA Steering Committee, the public, and staff for their hard work as she felt this was a very exciting plan.

4.b. St. Paul AME Institutional Rehab Application Recommendation Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, reviewed the proposed recommendations for the St. Paul African Methodist Episcopal (AME) Church. She said she was requesting authorization to proceed with the project without having to adhere to the standard approval process due to mitigating circumstances. She

indicated that the estimated cost in the current application was \$585,000.

Ms. Blonder questioned if deviating from the normal process was acceptable.

Ms. Lopez replied in the affirmative.

The Agency heard from the following members of the public:

- Ben Edwards Stevenson
- Kenneth McClain
- Michelle Brown
- Judith Lipheart

Ms. Sikes-Kline was encouraged by public comment as the speakers indicated they wanted to create a self-sustaining model. She supported restoring the building and pointed out there seemed to be a business model evolving that could be useful and the space would be in demand for community activities.

Ms. Garriss commented that the church was beautiful and held great memories for her.

MOTION

Ms. Garriss MOVED to APPROVE the St. Paul AME Institutional Rehab Application. The motion was SECONDED by Ms. Sikes-Kline.

Mr. Springfield said there had been many buildings lost in Lincolnville and around the City especially within the last thirty years. He said he supported saving this building not only because of its beauty, but also because it meant something to the community.

Ms. Blonder said she was grateful not only to hear about a wonderful proposal but to have the opportunity to hear from those who were living history of what the building meant to families and the community.

VOTE ON MOTION:

AYES: Garriss, Sikes-Kline, DePreter, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

4.c. Cordova Street Design Update Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, provided an update about the Historic Area Community Redevelopment Area (HACRA), and said in November 2024, Inspire Placemaking was retained to create a conceptual design of Cordova Street. She said there was a live website for residents and stakeholders to provide comments on what the future of Cordova Street could become or how it could be improved. She said in February, a staff walk, and a public engagement workshop took place with a lot of input and feedback from stakeholders and residents. She said on May 14th an additional staff input meeting would take place and a calibration meeting with Flagler College on how they could be a part of the improvement process and coordinate efforts. She said another engagement workshop had been scheduled pending the location on June 5th.

4.d. CRA 2024 Annual Report Update Jaime D. Perkins, Neighborhood Services & CRA Manager

Jaime D. Perkins, Neighborhood Services & CRA Manager, reviewed the Fiscal Year (FY) 2024 Community Redevelopment Agency (CRA) Annual Report. She said the report highlighted all the redevelopment efforts within each special district, details of the CRA's financial performance, projects, programs, studies and plans.

5. ITEMS BY CITY ATTORNEY

(None)

6. ITEMS BY CITY STAFF

(None)

7. ITEMS BY BOARD CHAIR AND BOARD MEMBERS

Mr. Springfield stated he wanted the CRA and the City to add a park to Francis Field. He said there were several reasons this could happen, and he felt the residents deserved a park as there was not a park in the downtown area. He said if designed correctly, it would not interfere with Sing Out Loud. He asked staff to look into potential designs and the cost of what it would take to have a park inside Francis Field.

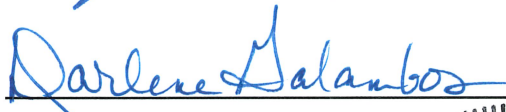
There was a consensus to have staff move forward with potential design and cost for a park on Francis Field. ¹

8. ADJOURNMENT

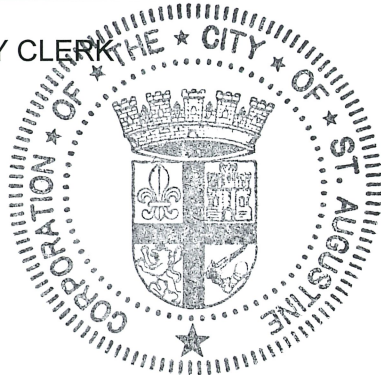
There being no further business, the meeting was adjourned at 4:18 P.M.



Nancy Sikes-Kline, Chairperson



Darlene Galambos, CITY CLERK



¹ Ms. Garris was not present for consensus.