



LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA **2017 ANNUAL REPORT**

The Lincolnville Community Redevelopment Area (LCRA) Fiscal Year 2017 Annual Report covers the period from October 1, 2016 to September 30, 2017. As required by Florida Statute 163.356(3)(c) the report includes a complete financial statement of the LCRA's assets, liabilities, income and operating expenses, amount of tax increment funds collected, and a report of its activities for the fiscal year.



FINANCIAL HIGHLIGHTS

Community Redevelopment Agencies (CRAs) play an important role in addressing the needs of communities. Revenues from the Lincolnville CRA are generated from an increase in the tax base. The tax base increases, for example, if new homes are built on vacant lots. As the tax base increases, the funds generated must be spent within the LCRA in accordance to the Amended Lincolnville Redevelopment Plan.

In FY 2017, tax increment revenues (TIF) of \$151,012, increased by 48% over the previous year. Funds obligated but unspent are rolled over into the next fiscal year, providing a year-end cash balance of \$308,699.

48%

INCREASE

OF TAX INCREMENT REVENUES OVER
THE PREVIOUS YEAR

\$308,699

YEAR END CASH BALANCE

STATEMENT OF FINANCIAL POSITION

	9/30/2016	9/30/2017
ASSETS	Audited	Audited
Cash and Cash Equivalents	\$136,622	\$308,699
Other		
Total Assets	\$136,622	\$308,699
LIABILITIES		
Accounts Payable	\$7,401	
Other		\$348
Total Liabilities	\$7,401	\$348
FUND BALANCES		
Committed	\$129,221	\$308,351
Other		
Total Fund Balances	\$129,221	\$308,351
Total Liabilities & Fund Balances	\$136,622	\$308,699

STATEMENT OF REVENUES

	9/30/2016	9/30/2017
REVENUES	Audited	Audited
Tax Increment Revenues	\$101,770	\$151,012
Investment Income		
Total Revenues	\$101,770	\$151,012
EXPENDITURES		
Public Outreach & Promotions	\$5,351	\$3,506
Administration & Operations	5,044	310
Fix-it-Up and Emergency Assistance	123,095	126,504
Sidewalk & Infrastructure Programs	31,578	4,434
Other		
Total Expenditures	\$165,068	\$134,754
OTHER SOURCES (USES)		
Transfers In	\$148,281	\$220,344
Transfers Out (LCRA Study)	(25,000)	
Total Other Sources (Uses)	\$123,281	\$220,344
Net Change in Fund Balances	\$59,983	\$236,602
Fund Balances - Beginning	69,239	129,221
FUND BALANCES - ENDING	\$129,222	\$365,823

EMBRACING THE PAST AND RESHAPING THE FUTURE: **PROGRAM HIGHLIGHTS**

HISTORY AT A GLANCE

The City of St. Augustine, Florida is the nation's oldest city, founded by Spanish explorers in 1565. Lincolnville is a historically significant neighborhood. The area was first settled by former black slaves after the Civil War and called "Africa," but later renamed Lincolnville in 1878.

In the early 1960s, Lincolnville became the base for Civil Rights activists, creating national attention with a visit from Dr. Martin Luther King Jr. The publicity hastened Congress' passage of the Civil Rights Act on June 20, 1964.

In 1991, Lincolnville's rich history was recognized when the neighborhood was listed as a Historic District on the National Register of Historic Places.

The percentage of African-Americans in Lincolnville has decreased as the community has redeveloped. The racial composition of Lincolnville in 2015 was 76% White, and 24% African American. In 2010, African-Americans accounted for 30.4% of the area.

YEAR IN REVIEW

Amended CRA Plan Ignites New Initiatives

The Lincolnville CRA was created in 2013 but the Plan was amended in FY 2017 (see Chairman's Remarks on p. 7). The overarching goal for the Amended Plan continues to celebrate Lincolnville's rich history and to protect and enhance those characteristics that make the community unique. The amendment to the Lincolnville Redevelopment Plan focuses on three main topics:

- 1** Preserve African American Heritage and Retain Long-Term Residents
- 2** Preserve Lincolnville's Historic Character
- 3** Improve Neighborhood Infrastructure/Beautification



HISTORY AT A GLANCE

The 2011-2015 American Community Survey (US Census) estimated that Lincolnville had 776 housing units in 2015 of which 67 percent were built before 1940, over 75 years ago.

Single Family (64%) and Vacant Lots (16%) Account for 80% of the total 860 parcels in Lincolnville.

Trinity United Methodist Church is the oldest congregation in historic Lincolnville and one of the oldest Protestant congregations in Florida.

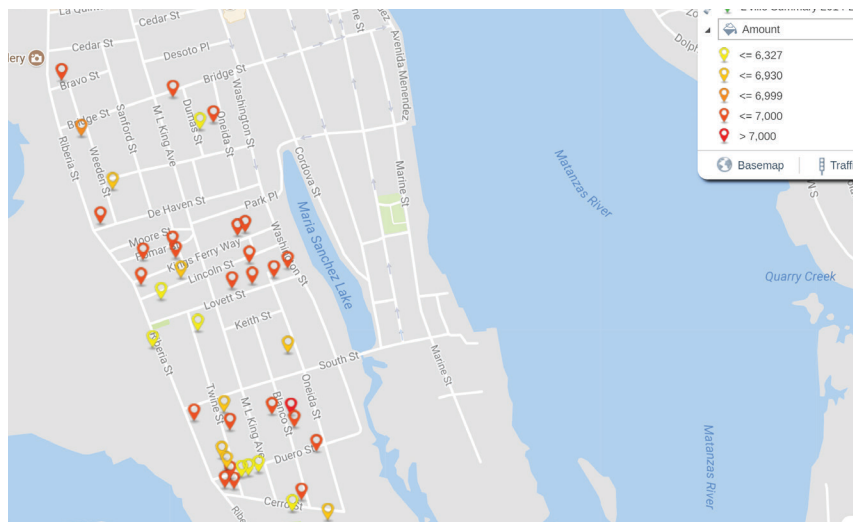
During the Civil Rights movement of the 1960s, Trinity was one of the main churches where rallies were held, in preparation for marches Downtown to protest racial discrimination. Trinity served as a sanctuary for marchers following attacks from their demonstration. Their courage and determination impressed the world and led to the passage of the landmark Civil Rights Act of 1964.

Preserving Lincolnville's Historic Character

The Lincolnville CRA is continuing to make great strides toward preserving Lincolnville's historic character and retaining long-term residents. LCRA uses its resources to assist low-income households to remain within the community through the popular **Fix-it-Up** and **Emergency Assistance Program**, in partnership with the St. Johns Housing Partnership (SJHP).

First introduced in 2014, the Fix-it-Up and Emergency Assistance Program has helped 42 households leverage \$289,825 in LCRA funding to complete \$599,598 in Emergency Home Repairs. In FY 2018, the amount of assistance will increase from \$7,000 to up to \$20,000 per home.

To apply for funding, interested applicants should contact: **The St. Johns Housing Partnership at (904)924-0902.**



Forty-two (42) properties that have benefited from the Fix-It-Up grants.

Landscape Master Plan

To initiate ongoing neighborhood improvements, the LCRA hired the landscape architectural firm, Marquis Latimer + Halback, to develop a Landscape Master Plan for Lincolnville.

The Lincolnville Landscape Master Plan seeks to reinforce the neighborhood's historic charm and character to help improve long term livability for residents. Implementation of the Landscape Master Plan is underway by the LCRA Steering Committee as they seek resident input for project selections. Stay informed for more details by visiting the LCRA website at www.citystaugra.com.

LANDSCAPE MASTERPLAN COMPONENTS



Neighborhood Gateway
South Street
MLK + Bridge



Pocket Park
Twine Park
Weeden Park



Streetscape
Excelsior Streetscape
(MLK Ave)



Pedestrian Connections + Gathering
Eddie Vickers Park
Dr. Robert B. Hayling Freedom Park

TRINITY UNITED RECEIVES FIRST IRP GRANT

LCRA introduced the Institutional Rehabilitation Program (IRP) in 2017. The IRP is designed to provide historic preservation assistance for Institutional historical structures. Trinity United Methodist Church is the first institution selected for historic preservation. Atlantic Engineering Services will review the existing bell tower to determine the cause for deterioration and distress; and to make a recommendation for stabilization. In FY 2018, the budget will contain \$206,079 for this program. Read history of the church on page 4.

MESSAGE FROM THE CHAIRMAN

THE YEAR IN REVIEW



Nicholas Noloboff

LCRA Steering Committee

2017 was one for the books. Two hurricanes (Matthew and Irma) wreaked havoc on Lincolnville. Despite these disruptions, the LCRA Steering Committee was able to move ahead on key items in our plan, while also addressing more immediate community needs. In response to Matthew, we allowed applicants for Fix-It-Up grants, our popular home-rehabilitation program, to also apply for Emergency Assistance funds.

Once the neighborhood got back on its feet, we devoted much of the year to revising our CRA plan—our roadmap until 2033. This process began with the Strategic Planning Group providing a comprehensive review of the neighborhood (demographics, property use, zoning,

mobility, etc.) and conducting a series of public workshops on topics identified as most important to Lincolnville residents: historic preservation, African-American heritage, and housing. The Lincolnville CRA was created in 2013 so it is not uncommon for CRAs to enact broad plan revisions a few years into their lifecycles to better align with evolving community needs, and because only projects that fit within the scope of the CRA plan may be funded.

The outcome of this comprehensive review was a recommendation by the Committee (subsequently approved by the City Commission) for some key improvements, including:

1. New Fix-It-Up Program with a higher, \$20,000 grant limit
2. Institutional Rehabilitation Program, to fix historic properties
3. Creation of a community land trust to protect affordable housing
4. Creation of a design overlay district in Lincolnville
5. Options for improved traffic flow and parking on MLK Jr. Ave.

2017 also saw a change in personnel. Last summer, CRA coordinator Erin Minnigan left her position, and former LCRA Chair, Theresa Segal, left the Steering Committee; while Lincolnville resident Anita Dalton was selected to serve in Theresa's place. Theresa was the last member of the original Steering Committee, convened at the inception of the LCRA in 2013. She brought a wealth of knowledge of the neighborhood's history and built environment, and a passion for preserving it. We were fortunate to have her serve as long as she did.

Thank you to all who provide valuable feedback at our meetings, and when we meet around the neighborhood. Please help us keep Lincolnville the welcoming, livable community that it is in the years to come.

THE AREA

The Area: The LCRA is located on the southwest peninsula of the City, south of St. Augustine's historic downtown. The Lincolnville CRA consists of 885 tax records of property encompassing approximately 541 acres found within the city limits of St. Augustine, Florida.

The LCRA is governed by the St. Augustine Community Redevelopment Agency, which consists of the City Commission, and guided by a separate five-member Steering Committee. The role of the Steering Committee is to discuss redevelopment activity in Lincolnville, gather input from the public, and make recommendations to the Agency regarding actions for implementing the Lincolnville Redevelopment Plan.



LCRA STEERING COMMITTEE MEMBERS



Nicholas Noloboff, Chair
60 Weeden St.
St. Augustine, FL 32084



Rev Rory Hermann
121 De Haven St.
St. Augustine, FL 32084



Anita Dalton
92 Kings Ferry Way
St. Augustine, FL 32084



Nathan Baer, Vice Chair
122 Bridge St.
St Augustine, FL 32084



Carolyn O. Wright
142 Martin Luther King Ave.
St. Augustine, FL 32084

Lincolnville Community Redevelopment Area Steering Committee meets the first Monday, every other month, at 7:00 PM

Unless announced of change, all meetings are held at:
Willie Galimore Center
399 Ribiera Street
St. Augustine FL, 32084

MEETINGS THROUGH 2019

June 4, 2018
August 6, 2018
September 2018: TBA
October 1, 2018
December 3, 2018
February 4, 2019
April 1, 2019
June 3, 2019
August 5, 2019

KEY PROGRAM CONTACTS

Lincolnvile CRA Administrator:
Tony T. Brown, Administrator
LCRA.Tbrown@gmail.com
(904)407-3591

Fix-it-Up (Emergency Assistance):
Bill Lazar
904-824-0902
blazar@sjhp.org
PO Box 1086
St. Augustine, FL 32085

ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

Members of the 2017-2018 St. Augustine City Commission

Mayor Nancy Shaver
Vice Mayor Todd Neville
Commissioner Leanna Freeman
Commissioner Roxanne Horvath
Commissioner Nancy Sikes-Kline

In 2013, the St. Augustine City Commission changed the name of the Historic Area Transportation and Parking Community Redevelopment Agency to the St. Augustine Community Redevelopment Agency (Agency) and added the Lincolnvile Community Redevelopment Area (LCRA) to the Agency's jurisdiction. The LCRA is governed by the Agency, which consists of the City Commission, and guided by the five-member Steering Committee whose members are listed on page seven.

