



LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA 2018 ANNUAL REPORT

St. Augustine, Florida

ACHIEVING GOALS OF THE REDEVELOPMENT PLAN:

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

Katherine "Kat" Twine's Freedom Hat

celebrates Lincolnville's heritage and embodies this year's Annual Report cover theme. Mrs. Twine was a nurse who lived in the Lincolnville neighborhood and is known as St. Augustine's Rosa Parks. She and her husband were local leaders in the 1960's civil rights movement. Mrs. Twine attended meetings with Dr. Martin Luther King and was arrested 5 times, protesting equal rights for African-Americans. Being arrested meant standing outside in the hot Florida sun. Kat wore beautiful straw hats for protection. Her iconic hat, known as the Freedom Hat, is on display at the Accord Museum.



*Accord Museum,
located at 79 Bridge Street, St. Augustine*

The Lincolnville Community Redevelopment Area (LCRA) Fiscal Year 2018 Annual Report covers the period from October 1, 2017 to September 30, 2018. 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.

MESSAGE FROM THE CHAIRMAN – THE YEAR IN REVIEW



Greetings Neighbors,

As outgoing Chair of the LCRA Steering Committee, I am pleased to report on our fiscal year 2018 progress. We made important gains toward several of the initiatives laid out in our revised LCRA plan, the main focus of 2017. FY 2018 is best characterized as investing in infrastructure to make Lincolnville safe, sanitary and a walkable community. Some of these projects have just begun, but visible progress continues each day. Here are some highlights:

Stormwater Improvements: Duero Street

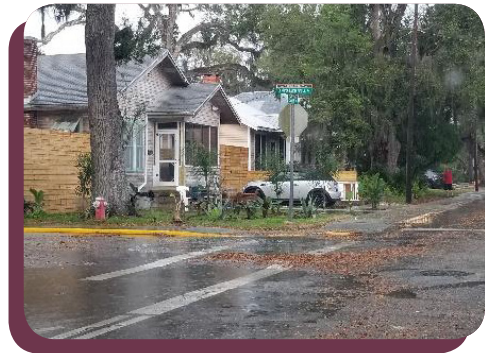
Many residents know that flooding is particularly bad at the south end of Lincolnville. \$300,000 appropriated in 2018 allowed for an upgraded storm water drainage system and a new sanitary sewer. Thanks to additional funding from the St. Johns River Water Management District (SJRWMD-State) and Community Development Block Grants (CDBG-Federal), storm drainage improvements were completed on Duero Street (Phase 1).



Workers install a manhole on Duero Street



South Street before



South Street after

Sidewalks: South Street

This signature mobility improvement was board-approved in 2018 and is now nearing completion. Residents had mixed feelings on how to create safer mobility for pedestrians along this major east-west corridor. After much debate, we settled on a standard sidewalk that preserved existing trees and as much right-of-way as possible for lawns and landscaping.

Institutional Rehabilitation: Trinity Methodist Church

With the designation of Trinity Methodist Church as our first institutional rehabilitation project, we are supporting both cultural and historic preservation in a visible way. We completed engineering assessments and in FY 2019, you will begin seeing improvements to the Bell Tower.

Landscape Master Plan: A Vision for Community Beautification

In 2018, the LCRA completed a landscape masterplan. It includes streetscaping, pocket parks, entry gateways, pedestrian connections and gathering spots to beautify Lincolnville. Implementation of the landscape plan will be guided by the CRA Commissioners.

Like Lincolnville, the LCRA board is defined best by its people. In 2018, we welcomed Tony Brown as LCRA's Administrator. Mr. Brown's background and contact information is highlighted in this report.

Respectfully Submitted,

Nicholas Naloboff

Nicholas Naloboff
Chairman FY 2018

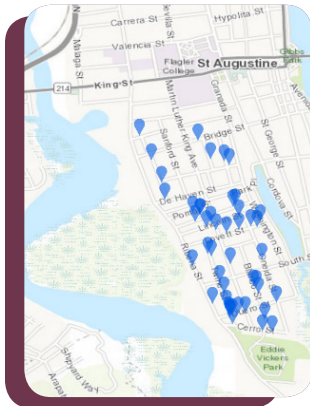
ADMINISTRATOR NAMED FOR THE LINCOLNVILLE AND HISTORIC AREA CRAS; HIGHLIGHTS FIX IT UP PROGRAM



T. Brown Consulting Group (TBCG) was selected to provide administrative and management services to the St. Augustine Community Redevelopment Agency (Lincolnville CRA and the Historic Transportation and Parking CRA). TBCG is a real estate development and consulting firm, established in 2006 by Tony Brown and has provided capital solutions which have resulted in over \$10 billion in private capital flowing into underserved areas for grocery stores, loans to small and minority-owned businesses and the creation of new lifestyle communities in low income areas.

"St. Augustine is one of America's great cities and I am honored to be selected by the City to manage implementation of the Lincolnville CRA Redevelopment Plan," commented Tony Brown. "In my short tenure, I have found the members of the Steering Committee and residents in the Lincolnville community to be very caring and concerned about the neighborhood's future."

Tony Brown can be contacted at LCRA@CityStAug.com or (904)407-3591



HOMEOWNERS MAY RECEIVE UP TO \$20,000 FOR HOME IMPROVEMENTS

The Fix-It-Up program provides grants to income eligible home owners within the LCRA boundaries for interior and exterior home repairs. Forty-seven homeowners have received over \$389,000 in CRA assistance. To apply for the Fix-Up-Program or to find out more information, please contact St. Johns Housing Partnership:

525 West King Street
St. Augustine, FL 32085
904-824-0902
info@sjhp.org

STATEMENT OF FINANCIAL POSITION

	9/30/2017	9/30/2018
ASSETS	Audited	Audited
Cash and Cash Equivalents	\$394,017	\$472,254
Other		
Total Assets	\$394,017	\$472,254
LIABILITIES		
Accounts Payable	\$28,194	\$1,186
Other		
Total Liabilities	\$28,194	\$1,186
FUND BALANCES		
Committed	\$365,823	\$471,068
Other		
Total Fund Balances	\$365,823	\$471,068
Total Liabilities & Fund Balances	\$394,017	\$472,254

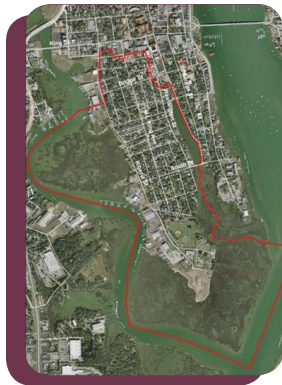
FINANCIAL HIGHLIGHTS

Community Redevelopment Areas (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 with the Amended Lincolnville Redevelopment Plan. In FY 2018, tax increment revenues (TIF) from County and City sources increased by 36% to \$504,640 over the previous year. Funds obligated but unspent are rolled over into the next fiscal year, providing a year-end cash balance of \$471,068.

STATEMENT OF REVENUES

	9/30/2017	9/30/2018
REVENUES	Audited	Audited
Tax Increment Revenues	\$151,012	\$201,856
Investment Income		
Total Revenues	\$151,012	\$201,856
EXPENDITURES		
Public Outreach & Promotions	\$3,506	\$2,100
Administration & Operations	310	23,750
Fix-it-Up and Emergency Assistance	126,504	44,296
Sidewalk & Infrastructure Programs	4,434	302,298
Other		26,949
Total Expenditures	\$134,754	\$399,393
OTHER SOURCES (USES)		
Transfers In	\$220,344	\$302,784
Transfers Out (LCRA Study)	--	
Total Other Sources (Uses)	\$220,344	\$302,784
Net Change in Fund Balances	\$236,602	\$105,245
Fund Balances - Beginning	129,221	365,823
FUND BALANCES - ENDING	\$365,823	\$471,068

CRA BOUNDARY MAP



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.

COMMUNITY REDEVELOPMENT AGENCY

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 Lincolnville Community Redevelopment Area (LCRA) to the Agency's jurisdiction. The LCRA is governed by the Agency, which consists of the City Commission, and is advised by a separate Steering Committee. The role of the Steering Committee is to discuss redevelopment activity in Lincolnville, gather input from the area's public, and make recommendations to the Agency regarding the best course of action for implementing the goals, programs, and projects in the Lincolnville Redevelopment Plan. The Lincolnville CRA Steering Committee consists of five members who are appointed by the City Commission and serve two-year terms.

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE MEETINGS

First Monday, Every Other Month - 7:00 PM | Willie Galimore Center 399 Ribiera Street St. Augustine FL, 32084
(Location subject to change and will be announced)

MEETINGS THROUGH 2020

April 1, 2019/ June 3, 2019/ August 5, 2019/ October 7, 2019/ December 2, 2019/ February 3, 2020

KEY PROGRAM CONTACTS

ST. AUGUSTINE CITY COMMISSION

Mayor Tracy Upchurch
Vice Mayor Leanna Freeman
Roxanne Horvath
Nancy Sikes-Kline
John Valdes

LINCOLNVILLE STEERING COMMITTEE

Nicholas Noloboff, Chair
Carolyn O. Wright, Vice Chair
Sue Agresta
Nathan Baer
Rev. Rory Hermann



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085-0210

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