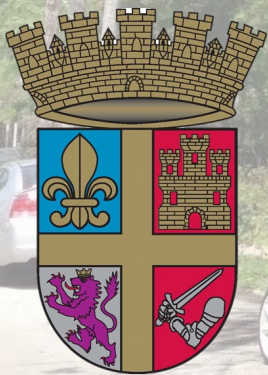


THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA 2015 ANNUAL REPORT



**The City of St. Augustine
Planning and Building Department**

What Is a CRA?

CRA stands for Community Redevelopment Agency, which is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities.

A powerful redevelopment tool, the CRA uses the growth in assessed property values (tax increment financing funds) to reinvest within their boundaries. The Community Redevelopment Act outlines the complete process for creating a CRA.

The first step to creating a CRA is to adopt the Finding of Necessity, which is a field study that formally identifies the conditions of economic distress within the established boundaries of the designated area.

Next, a Community Redevelopment Plan must be developed and then adopted by the City Commission. The plan should address the unique needs of the targeted area and include overall goals as well as identify programs and projects to address those goals.

The primary funding source for a community redevelopment agency comes from tax increment financing.

The Community Redevelopment Act allows for the creation of a Tax Increment Financing (TIF) district within CRA boundaries.

Once a Redevelopment Trust Fund is established, it enables the CRA Board to direct the increase in real property tax revenues to the targeted area's needs.

The Lincolnville Community Redevelopment Area

In 2012, the City of St. Augustine hired a consultant to conduct a study called a "Finding of Necessity" to assess conditions of blight in Lincolnville. A technical term defined in the Florida Statutes, *blight* means an area exhibits signs of physical and economic distress. The 2012 study determined that Lincolnville contained several criteria of blight under the statute, including inadequate lot sizes and street layout, and deteriorating buildings and sites. As a result of this finding, the City Commission established the Lincolnville Community Redevelopment Area (LCRA) in early 2013. The consultant then began the task of forming a Redevelopment Plan for Lincolnville that recommends actions for eliminating the existing conditions of blight, and also reflects on the community's desire for change in the neighborhood. A three-day charrette was held in January 2013 with members of the public regarding goals for redevelopment in Lincolnville. The charrette participants focused on discussing infrastructure, land-use, amenities, connectivity, sense of place, and beautification in Lincolnville, and the adopted Lincolnville Redevelopment Plan recommends projects and programs that are consistent with this discussion.

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 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.

READ THE LINCOLNVILLE REDEVELOPMENT PLAN

Find the Lincolnville Redevelopment Plan online on the City of St. Augustine's website at: www.staugustinegovernment.com

Under "My Government", "City Boards", and then "Lincolnville CRA Steering Committee".

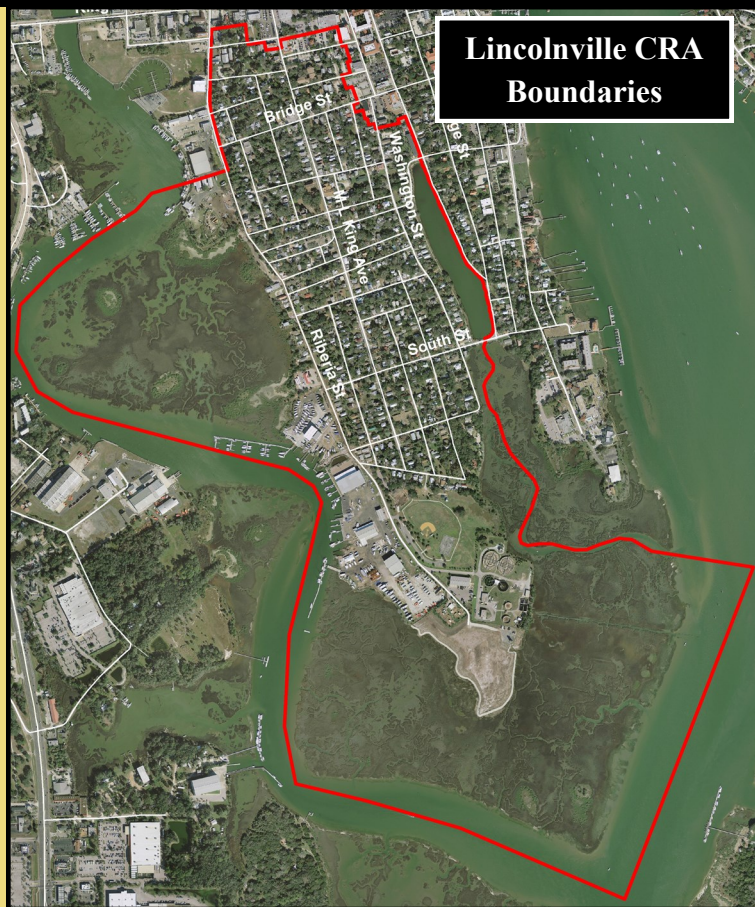


January 2013 Charette at the Galimore Center

About This Report

Under Florida Statute 163.356(3)(c), every Community Redevelopment Agency (CRA) in the state is required to complete an annual report for its redevelopment activities from the previous fiscal year. The statute also requires the report to include a complete financial statement of assets, liabilities, income, and operating expenses. This report covers this information for the Lincolnville Community Redevelopment Area (LCRA) for the 2015 fiscal year, beginning on October 1, 2014 and ending on September 31, 2015.

We are using this annual reporting opportunity to tell you a little bit more about the background of CRAs, the establishment of the LCRA, and our accomplishments up to this point. See the next page for highlights from the past fiscal year!



Message From The Chair

By: Theresa Segal, Outgoing LCRA Steering Committee Chair

The Lincolnville Community Redevelopment Area is something for which we, as a neighborhood and a city, can all be proud. It is off to a great start with programs, improvements and communication.

Our neighborhood's prominent identity as the earliest settlement of freed African-Americans and its role in the Civil Rights movement are noteworthy indeed. Lincolnville is also a nationally recognized historic district with a significant inventory of Victorian structures and an eclectic built environment. To make good and lasting changes that work, the LCRA required a unique plan, and implementation must be sensitive to and in harmony with these distinctions by ensuring that we maintain Lincolnville's historic and residential character.

We've made great strides since the LCRA started in 2013. The steering committee has been meeting with neighborhood residents to address a range of topics using the plan to guide us. Our most popular initiative by far has been the Fix-It-Up program and the St. Johns County Housing Partnership deserves a lot of credit for its success. Signs of the program at work can be seen throughout Lincolnville in the form of yard signs and shiny new roofs. And there are more visible improvements coming to transportation infrastructure this year that will help cars, pedestrians and bicycles navigate our narrow streets and ease the pressures of growth.

Participation in this planning by our friends and neighbors is key to its success. I hope you will join in our continued efforts to enhance our quality-of-life while maintaining what makes Lincolnville a wonderful place to live in St. Augustine.



LCRA STEERING COMMITTEE MEMBERS

Nicholas Noloboff
Chair

Nathan Baer
Vice-Chair

Carolyn O. Wright

**Reverend Rory
Hermann**

Theresa Segal

LCRA Steering Committee Meetings are open to the public and take place on the first Monday of every month at 7pm at the Willie Galimore Center, 399 Riberia Street

2015 Major Highlights

The Fix-it-Up Program

This program provides up to \$7,000 to assist low-income, owner-occupied households with essential home repairs. The program requirements are consistent with the income limits set forth by the U.S. Department for Housing and Urban Development (HUD), and construction services are provided by St. Johns Housing Partnership Inc. In December 2015, the **Emergency Assistance Program** was also established, which provides up to \$10,000 for immediate emergency repairs.



Fix-it-Up recipient, Willie Brown, with Publix and United Way Volunteers



St. Johns County Legal Aid Managing Attorney, Megan Wall, giving a presentation at St. Paul AME Church

Legal Aid for Title Clearing

Some residents are affected by issues related to their home-ownership. Often, they have descended from families that have lived in the neighborhood for generations, but do not appear on the legal title of their property. To help mitigate this issue, the LCRA is bringing awareness to legal services offered by St. Johns County Legal Aid for title clearing by distributing information and coordinating with neighborhood organizations to host attorneys for seminars. The LCRA will also finance any associated costs with the title clearing process, such as filing fees and property surveys.

The Lincolnville Newsletter

The LCRA sponsors a quarterly newsletter for the Lincolnville neighborhood, which is mailed out to all addresses and property owners in the community redevelopment area. The newsletter features stories regarding neighborhood events, cultural centers, local churches, businesses, and residents. It also serves as a way for staff and committee members to communicate CRA fundamentals and current initiatives.



Low-Intensity Commercial and Transition Zoning Overlay Districts



Attendees at the May 26, 2015 Zoning Overlay Districts Workshop

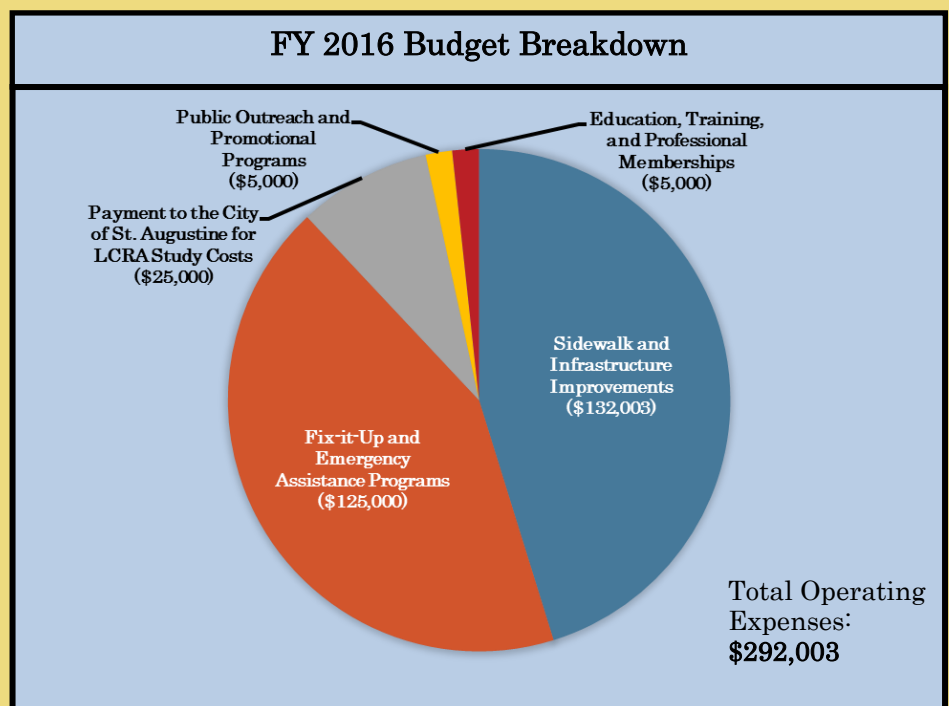
In May and June of 2015, a neighborhood survey was distributed to gather feedback regarding two proposed zoning overlay districts: one "low-intensity commercial district" along MLK Ave. and a "transitional zone" along Riberia Street. A workshop was also held to discuss this possibility with residents in a public setting. While ultimately residents decided against pursuing the overlays, it was a good exercise in exploring a recommendation made in the Lincolnville Redevelopment Plan.

2015 LCRA Financial Report

FY 2015 ACTUAL	
REVENUE	
Ad Valorem Taxes	\$62,612
OTHER FINANCING SOURCES	
Transfers In	\$85,721
EXPENDITURES	
♦ The Fix-it-Up Program	\$75,000
♦ Education, Training, and Professional Memberships	\$1,710
♦ Public Outreach and Promotional Programs	\$2,384
Total Operating Expenditures	\$79,094
ASSETS	\$69,239
LIABILITIES	-
BEGINNING FUND BALANCE	\$0
CHANGE IN FUND BALANCE	\$69,239
END FUND BALANCE	\$69,239

Looking Ahead– What's Next For the LCRA?

When setting the 2016 FY budget, the LCRA Steering Committee prioritized sidewalk and infrastructure improvements. A significant portion of those funds have been allocated to installing sidewalks around the Galimore Center, filling gaps of sidewalk along MLK Avenue, and constructing a new sidewalk along South Street. Public Outreach is currently being conducted to determine the location and design of the South Street Sidewalk. The Steering Committee also recognized the success of the Fix-it-Up Program, and continued funding to this, as well as the Emergency Assistance Program. Parking and Traffic Solutions have been a major point of discussion in recent meetings and will likely be considered in the upcoming budget cycle.



CONTACT US

**To contact the LCRA, please call or email Erin Minnigan at:
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