

CITY OF ST AUGUSTINE

**COMMUNITY**  
◆ **REDEVELOPMENT** ◆  
**AGENCY**

*Meaningful Redevelopment*

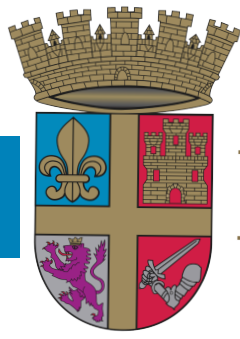


*Annual Report*

2024







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# ACKNOWLEDGEMENTS

## Community Redevelopment Agency Board

Mayor Nancy Sikes-Kline

Vice Mayor Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

Commissioner Jon DePreter

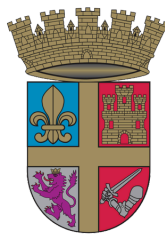
## City of St. Augustine

David Birchim, AICP, City Manager

Reuben Franklin, P.E., Assistant City Manager

Meredith Breidenstein, CPA, Assistant City Manager

Jaime D. Perkins, MPA, PMP, FRA-RA, Neighborhood Services & CRA Manager



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**AGENCY**





# BOARD OF COMMISSIONERS | CRA BOARD



**Nancy Sikes-Kline**

Mayor | Board Chair



**Barbara Blonder**

Vice Mayor | Vice-Chair



**Cynthia Garris**

Commissioner



**Jim Springfield**

Commissioner



**Jon DePreter**

Commissioner

# LINCOLNVILLE CRA STEERING COMMITTEE



**James St. George**  
Chairperson



**Mari Hayes**  
Vice-Chairperson



**Madeline Wise**



**Dalonja Duncan**



**Ken McClain**



# WEST CITY CRA STEERING COMMITTEE



**Arthur Culbert**  
Chairperson



**Dianya Markovitz**  
Vice-Chairperson



**Jeanne Moeller**



**Wanda Sams**



**Brooke Bohall**



**BJ Kalaidi**



**Jeffrey Kempf**



**Jaime D. Perkins**

**Manager**

Neighborhood Services &  
Community Redevelopment Agency



**Jill Collins**

**Administrative Coordinator**

Neighborhood Services &  
Community Redevelopment Agency



# CRA HISTORY AND VISION

The St. Augustine Community Redevelopment Agency (CRA) was created in 2000 with the establishment of the Historic Area Community Redevelopment Area (HACRA). The implementation goal of the HACRA was to rid the historic downtown district of transportation and parking blight and create pedestrian connectivity. The Historic Downtown Parking Facility and Visitors Information Center was constructed in 2006, to help adhere to the plan goals. The HACRA continues to pay down the debt service related to the parking garage. The amended plan, which was adopted January 2024, extends the sunset date to 2054 and expands on the initial goals with focuses on five strategic elements; mobility, parking, open space, resiliency and overall redevelopment.

The Lincolnville Community Redevelopment Area (LCRA) was established in 2013 and the plan was amended in 2017. The plan defines three focus areas; African-American heritage and historic preservation, the stabilization of long term residents, and neighborhood improvements.

The West City Community Redevelopment Area (WCCRA) was established in 2024. At the time this report was published, the CRA plan was being developed with anticipated adoption intended for June 2025.

Community Redevelopment Agencies by legislative definition are designed to rid communities of “slum and urban blight”. At the time this report was published the City of St. Augustine City Commission had authorized a Finding of Necessity be completed, proposing the establishment of a potential third Community Redevelopment Area- West City CRA.

## Special District Individual Data



- Established in 2000
- Plan Amended in 2024
- 216.6 Acres
- Sunset January 2054
- 1 Project/Plan Initiated
- 1 Project/Plan Completed
- 2 Active Projects
- Expended \$1,736,367



- Established in 2013
- Plan Amended in 2017
- 541.4 Acres
- Sunset April 2033
- 6 Projects Initiated
- 3 Projects Completed
- 9 Active Projects
- Expended \$852,796



- Established in 2024
- 604 Acres
- Sunset April 2044
- 0 Projects Initiated
- 0 Projects Completed
- 1 Active Projects (plan)
- Expended \$0

# A MESSAGE FROM THE CHAIR- NANCY SIKES-KLINE



Another year of meaningful redevelopment means more historic preservation, more infrastructure improvements, more residential repairs, more improved recreational spaces, and more ways to make our Community Redevelopment Areas even better places to live, work, and thrive.

As mayor of the Nation's Oldest City and the Community Redevelopment Agency (CRA) Board Chair, I am proud of all that we accomplished during Fiscal Year 2024 and I look forward to the years ahead, optimistic about how we will continue to evolve.

In 2024 the CRA adopted an amended plan for the Historic Area CRA, focusing on its original goals related to parking and transportation, improvement of open spaces, continuing resiliency efforts, historic preservation, and overall redevelopment improvements.

The Lincolnville Community Redevelopment Area (LCRA) continues to sustain residents through its Fix-It-Up program which focuses on residential health and safety repairs, and through the through Institutional Rehabilitation program which addresses the importance of historic preservation. The LCRA is looking ahead in 2025 with the implementation of several recreational and streetscape capital improvement projects, including the much anticipated kayak launch!

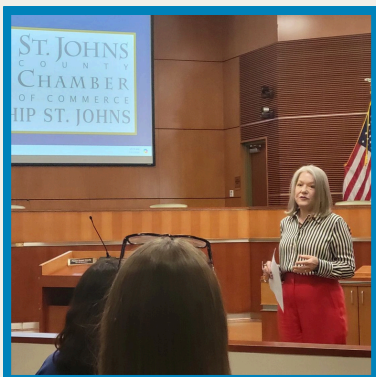
Currently, the plan for the West City CRA is being developed and the board is excited to embark on redevelopment investments that will undoubtedly help in revitalizing such a remarkable area of our city.

As we enter the new fiscal year, embarking on 25 years of redevelopment; I have no doubt that we will continue to accomplish the goals we initially set out to attain.

*In service to the community,*

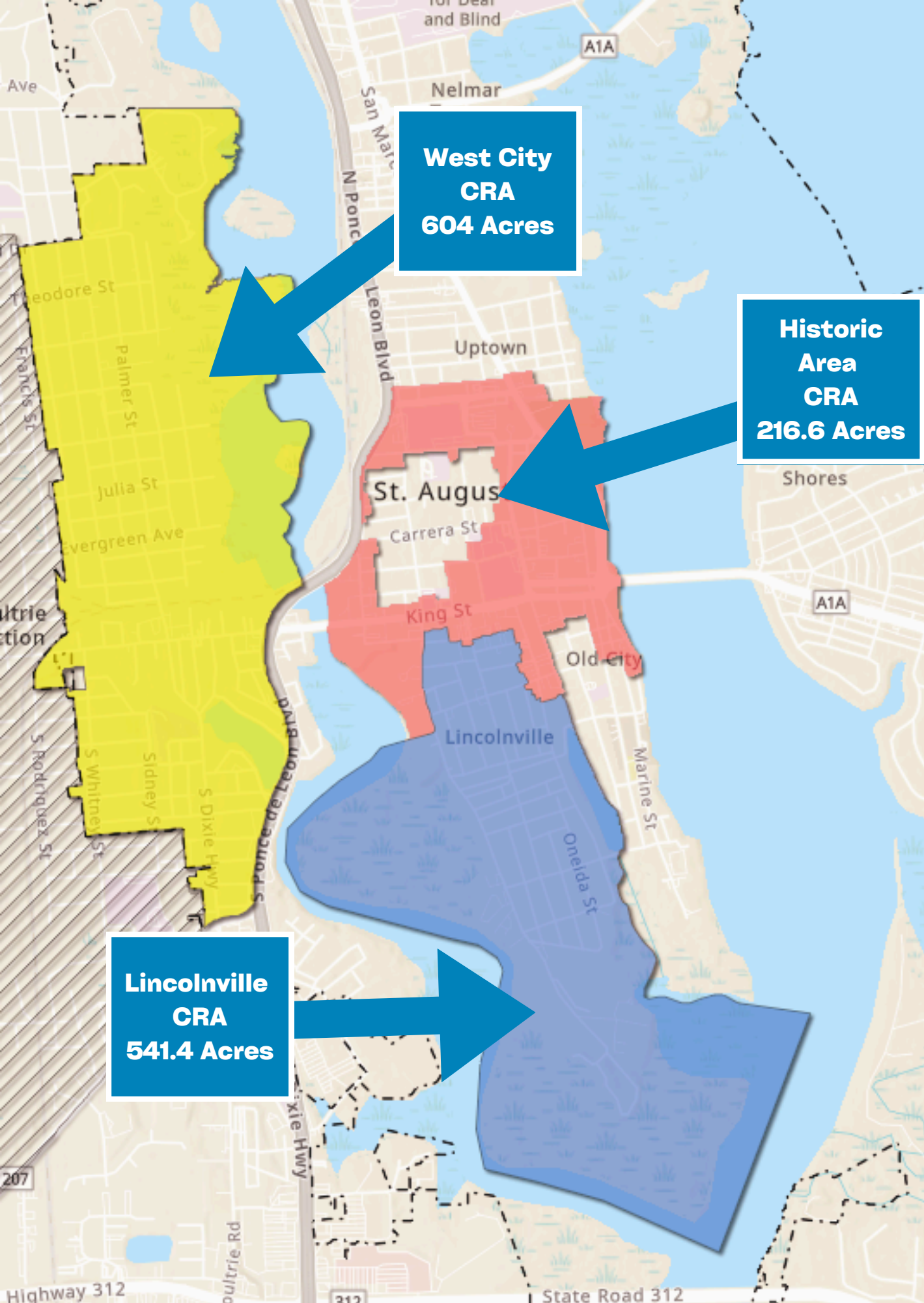
A stylized, handwritten signature in blue ink, likely belonging to Nancy Sikes-Kline.

*Mayor and CRA Board Chair*





# CRA MAPS



## FROM THE WCCRA STEERING COMMITTEE CHAIR



In the short time that I have served as Chairperson for the West City CRA Steering Committee, I have learned so much. I am happy to have been apart of such an important and critical process; establishing the Community Redevelopment Plan. I have had the privilege to meet and speak with many members of the West City community. I've learned about their needs and expectations for redeveloping West City. Attending workshops, coordinating with city staff, and community stakeholders will always be the highlight of serving as WCCRA Steering Committee Chair. I hope that the final plan will embody the vision, passion, and concern that both myself and my fellow steering committee members have for the future of the WCCRA.

In Gratitude,

*Arthur Culbert, PhD*

WCCRA Steering Committee Chair



## FROM THE LCRA STEERING COMMITTEE CHAIR

Each year that I have the opportunity to serve as the LCRA Steering Committee chair I become even more elated about the community I get to call home. Lincolnville is such an amazing neighborhood and having the opportunity to take part in strategizing on the redevelopment goals outlined in our plan is a privilege I don't take for granted. The planning and redevelopment process can often times be extensive and tedious. I am excited to say that in 2024 Lincolnville moved many projects forward, including the opening of two very important recreational spaces, Eddie Vickers Park and Lincolnville Park in Honor of George and Ollie Smith. I look forward to continuing the momentum in the years ahead!

Respectfully,

*James St. George, MD*

LCRA Steering Committee Chair





# #ShotsOfRedevelopment







#ShotsOfRedevelopment





# A MESSAGE FROM THE CRA MANAGER- JAIME D. PERKINS

I've said it many times, but I must reiterate that developing and publishing the CRA's annual report is an effort I value most in this role. Each year as I begin organizing the information to share with the readers, I am often in awe of all the wonderful things that we have accomplished throughout our redevelopment areas.

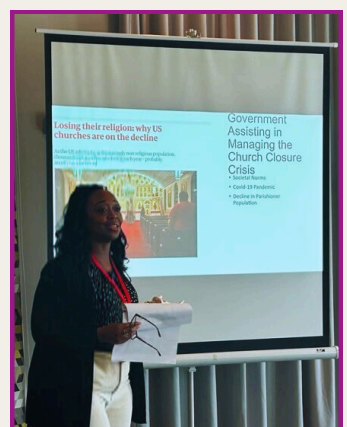
I work boldly by the theory that “redevelopment is going to happen, but it is my job to ensure that it happens in a meaningful way”. Meaningful Redevelopment to me is ensuring that the integrity of historic structures is not compromised, that communities and long-term residents are stabilized as they are impacted by the effects of urban renewal, that capital improvement projects are designed and implemented with the stakeholder in mind, and that economic development is at the forefront of all of our revitalization efforts, as it addresses and improves the quality of life for residents and business owners, alike.

As we end Fiscal Year 24 and embark on the 25th year of the establishment of the Community Redevelopment Agency in the City of St. Augustine, I am optimistic about our future and the positive impacts that redevelopment will have on our community.

So, here's to continued Meaningful Redevelopment and invaluable investments into the communities that we are so honored to serve.

**Onward,**

*Jaime D. Perkins*  
**Neighborhood Services & CRA Manager**



# PROJECTS & PROGRAMS

## Trinity Independent Institutional Rehab

The Institutional Rehabilitation Grant Program focuses on the rehabilitation of historic institutions within the Lincolnville CRA. Trinity Independent is a historic African American Methodist Church in the Historic Lincolnville Community. Cited as having the “city’s oldest congregation” the church dates back to 1821 and has significant ties to St. Augustine’s 1964 Civil Rights Movement. The church has been closed since 2014, when the city deemed the structure unsafe. The CRA has appropriated \$463k to begin the design and preliminary construction of the rehabilitation project. We anticipate this project to be a multi-year multi-million dollar improvement. The investment in this historic structure is vital to the historic significance of Lincolnville and the City of St. Augustine as a whole.



## Greater St. Mary’s Church Institutional Rehab



Inclusive of structural stabilization, flood proofing, and several historic preservation elements, the project scope looks to revitalize this historic institution in Lincolnville . The project cost is estimated to be close to \$1 million dollars. Partially funded by the African American Cultural and Historical Grant, Greater St. Mary’s was awarded \$671k with a \$250k match from the LCRA’s Institutional Rehabilitation Grant Program. The project is currently in the construction phase and scheduled to be complete by Fiscal Year (FY) 2026.

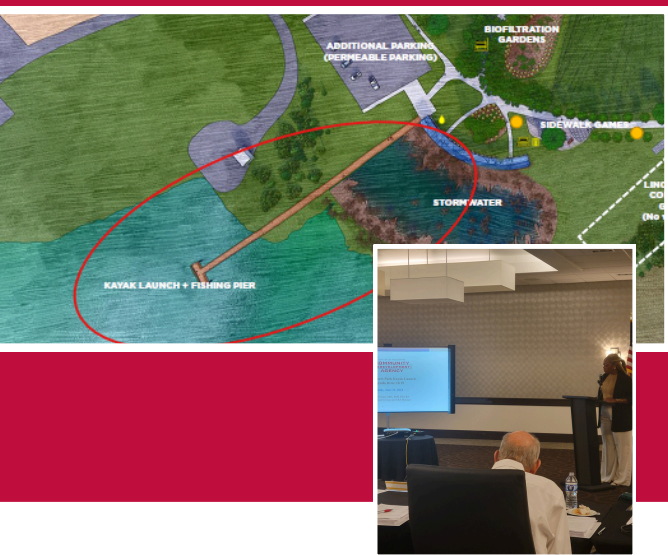
## Elks Lodge Institutional Rehab

The Elks Lodge, a historic institution in Lincolnville, is known for its rich cultural heritage. This \$1.2M dollar revitalization project focuses on historic preservation; with the repair and repurposing of it’s famous jalacy windows, updates to all mechanical and electrical components, installation of an elevator for ADA access, structural stabilization, flood mitigation, exterior and interior painting. The project is partially funded through the African American Cultural and Historical Grant, with an award amount of \$891k. The project is scheduled to be complete by June 2025.





# Eddie Vickers Park Kayak Launch



In 2017, proposed kayak launch construction was postponed when funds needed to be reallocated to a more critical improvement due to millions of dollars in damage that the St. Augustine Municipal Marina sustained following Hurricane Irma. In 2022, the CRA included the kayak launch construction in its Eddie Vickers Park Masterplan and in 2024 the CRA received a \$85k grant from the Florida Inland Navigation District (FIND) Water Assistance Program (WAP) to assist with costs related to further design and construction. The CRA recently requested additional FIND funding to address additional cost challenges. All necessary permits have been received and the CRA intends to begin construction in Fall 2025.

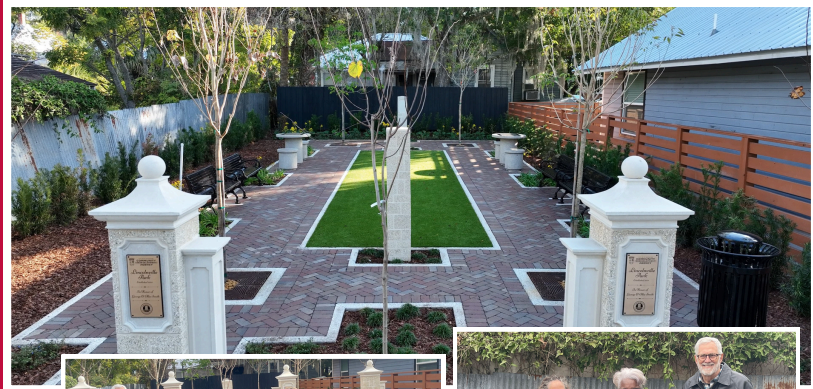
# Dr. Robert B. Hayling Freedom Park | Eddie Vickers Park

Dr. Robert B. Hayling Freedom Park and Eddie Vickers Park represent over 25 acres of recreational space situated in the southeast area of the Lincolnville Community. The masterplan, adopted in October 2023, conceptualizes a multi-phase improvement project inclusive of gathering areas, improved walking paths, sports courts, seating areas, a dog park, kayak launch and historic signage representative of individuals with historically significant relevance to the 1964 Civil Rights Movement and other matters of historical significance within the Lincolnville Community. A major highlight of the park improvements is the development of Hayling Plaza within Freedom Park. A statue of Dr. Hayling is proposed to be installed in Fall of 2025. On July 2, 2024, during the ACCORD Civil Rights 60th Anniversary luncheon, model of the statue was unveiled.



*Scan the QR Code to learn more about Dr. Hayling and the St. Augustine Civil Rights Movement of 1964*

# Lincolnville Park in Honor of George & Ollie Smith



Lincolnville Park in Honor of George and Ollie Smith was constructed on a small City-owned parcel in Lincolnville. It's a passive recreation space and meets the CRA's plan goals of relieving the Lincolnville CRA of blight and preserving history and heritage. The park name honorees are long-time residents and business owners in Lincolnville. Inclusive of design and construction, the final project cost was \$202k. Pocket parks, or mini parks as some planners refer to them, are designed to provide a safe inviting space for the community to gather, relax, and socialize. Lincolnville Park was constructed complete with native plantings, synthetic turf to minimize maintenance and water usage, chess and checkers tables, and shady seating.



*Scan the QR code to watch the ribbon cutting video*





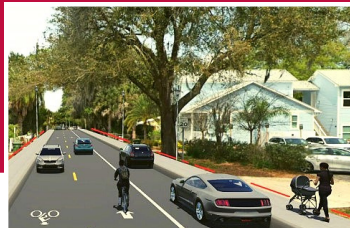
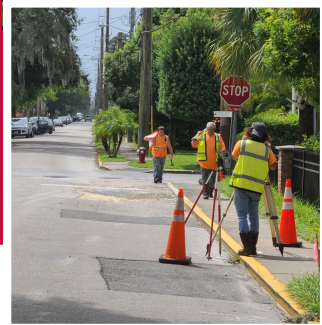
# St. Joseph Neighborhood Center

This project has been a successful effort to save and revitalize St. Benedict the Moor School, a historic African American schoolhouse in Lincolnville. This multi-million dollar project is partially funded by the African American Cultural and Historical Grant. Additionally, the project was awarded \$155k in grant funding through the LCRA Institutional Rehabilitation Grant Program. The CRA's contribution will be used to improve a very critical historic exterior feature, window shutters. The window shutters are significant to the historic integrity of the building. The design and materials have been selected to replicate previous features. The CRA's project contribution is scheduled for completion by Fall 2025.



Scan QR code to see rehab progress photos

## Dr. Martin Luther King Jr. Streetscape Project



Dr. Martin Luther King Jr. (MLK) Avenue Streetscape Project will enhance pedestrian connectivity, vehicular access, introduce traffic calming, underground utilities, and overall improve the aesthetics of the corridor. The project cost is estimated at \$7M dollars. At the time this report was written, CRA staff had acquired 90 percent design documents and had submitted a grant application to Rebuilding American Infrastructure with Sustainability and Equity (RAISE), which is a Department of Transportation (DOT) funding source designed to help with cost for surface transportation infrastructure projects with significant local or regional impact.

## Fix-It-Up Residential Repair Program

Fix-It-Up is a residential repair grant program which addresses deficiencies related to affordable housing and provides health and safety repairs for qualifying applicants. Applicants may apply for up to \$100k in grant funding to repair their home. Our applicants may request funds to address long-term repair issues or issues related to emergency circumstances. During Fiscal Year 24, the CRA expended \$226,965 on residential repairs.



Scan the QR Code to learn more about Fix-It-Up and to obtain an application





# Cordova Street Design Project

Cordova Street, once part of the Rosario Line, which marked the western boundary of the walled city, is now a vital connection in the center of the Historic Area Community Redevelopment Area. After amending the plan, the conceptual streetscape design of Cordova Street became one of the CRA's first capital improvement projects. \$189k has been allocated toward the design and public engagement efforts.



Scan QR Code for public engagement website



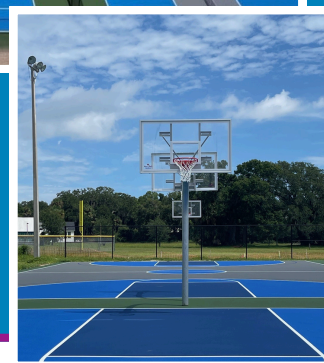
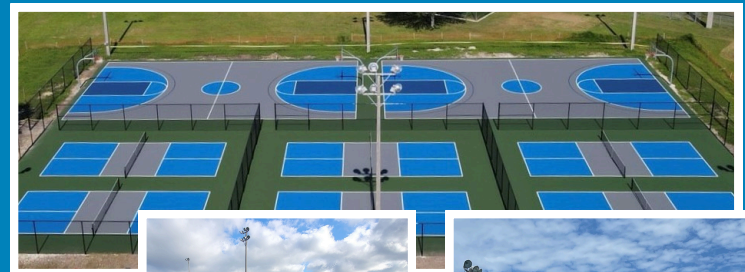
## Property Acquisition & Affordable Housing



The LCRA continues to pursue the path of establishing affordable housing within the Lincolnville Community Redevelopment Area. These efforts are being realized by vetting out opportunities to acquire property for the affordable housing component of the LCRA Plan. CRA Staff has hired consultants to assist in developing a housing program and determining acquisition opportunities. During FY 24 \$39k was expended toward this goal and inclusive of prior year carryforward, \$659k was allocated for future use. This is an ongoing effort to establish affordable and attainable housing. With the increasing cost of property in the Lincolnville community staff continues to look for creative ways to address the housing deficiencies in the LCRA.

## Eddie Vickers Park Sports Courts

Utilizing the combined funding source of LCRA dollars and \$221k in ARPA funds contributed by the St. Johns County Parks and Recreation Department, the courts have been improved to two full basketball courts and six pickleball courts with covered bleachers for spectators. The total cost of this project was \$539k. We held the grand re-opening of the sports courts in April 2025 with equipment giveaways and some friendly competition among residents and city staff.



Scan QR Code to watch the re-opening video





# WEST CITY COMMUNITY REDEVELOPMENT AREA

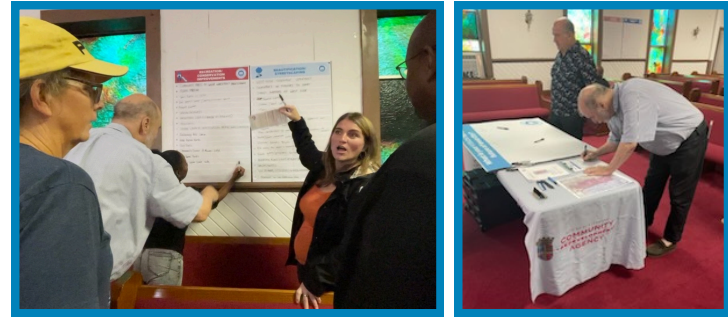


The West City Community Redevelopment Area (WCCRA) was established in 2024. At the time this report was published, the Community Redevelopment Plan (CRP) was in its final stages of review, approval, and adoption. The plan elements are consistent with information and data collected during several public engagement efforts.

The 6-Point Strategic Action Plan focuses on:

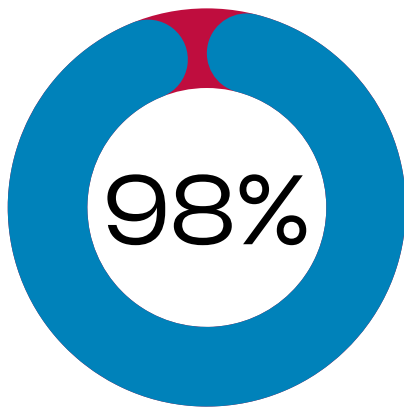
- Community Stabilization
- Public Space Enhancement/Beautification
- Local Business Development
- Mobility/Connectivity Improvements
- CRA Branding
- Historic Preservation

To learn more about the WCCRA scan the QR code.

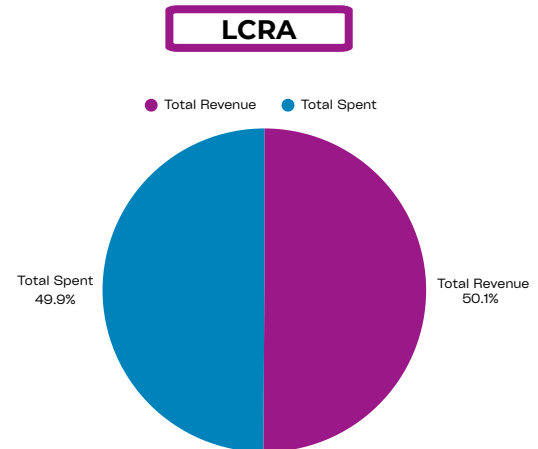
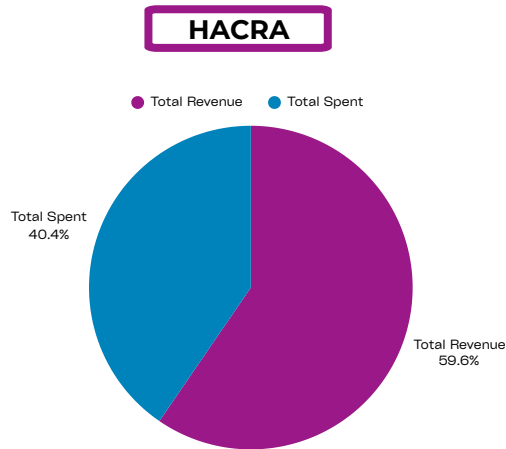




# FINANCIAL PERFORMANCE



● FY 24 CRA Revenue \$7,457,596  
● FY 24 CRA Expenditures \$7,466,622



## Revenue

County TIF	\$1,426,840
City TIF	\$2,560,072
Grants, Int., Carryforward, Other Sources	\$3,470,684

## Expenditures

Debt Service	\$1,325,166
Community Improvements/Capital	\$2,435,045
Plans/Studies Professional Services	\$198,743
Historic and Cultural Preservation	\$2,561,035
Resident Stabilization	\$406,095
Affordable Housing/Property Acquisition	\$498,477
Administrative/Other Costs	\$42,061

- Financials were unaudited at the time this report was published
- Administrative Cost is not inclusive of staff salaries and benefits
- Expenditure figures determined by encumbered/allocated funds
- Revenue and expenditures are inclusive of carryforward funds

# PROJECT LIST

## Projects

## FY 2024 Expenditures

Elks Lodge Institutional Rehab	\$ 1,285,621
Greater St. Mary's Institutional Rehab	\$ 935,000
First Baptist Institutional Rehabilitation	\$ 98,415
Lincolnville Park in Honor of George & Ollie Smith	\$ 158,503
Vickers/Hayling Park Improvements	\$ 682,668
HACRA Plan Update	\$ 3,600
MLK Streetscape Design	\$ 578,694
Fix-It-Up Residential Repair Program	\$ 406,095
Property Acquisition/Affordable Housing Plan	\$ 498,477
St Paul Structural Repairs	\$ 98,415
St. Joseph Neighborhood Center	\$ 150,000
Trinity Independent Institutional Rehab	\$ 163,205

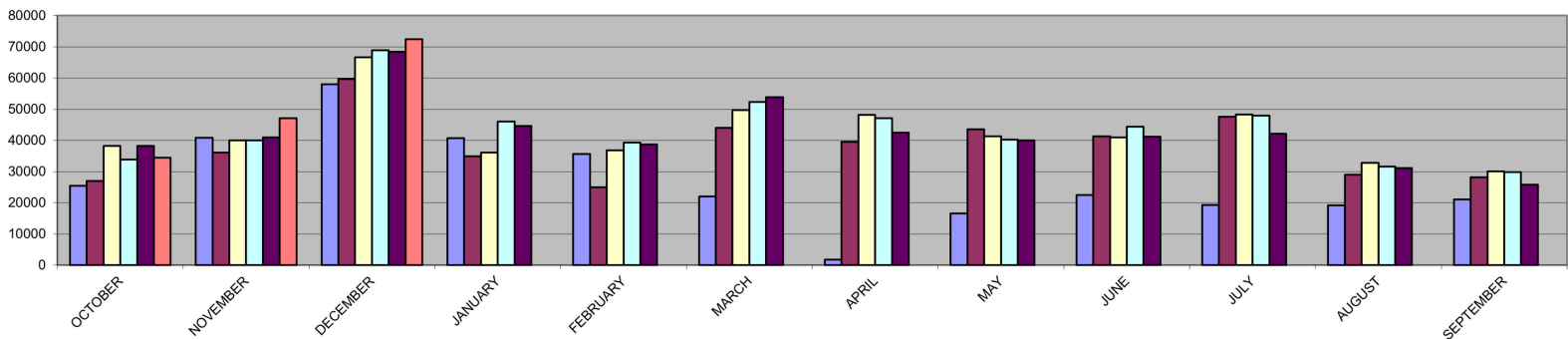
*Unaudited financials reflect funds actually expended/appropriated in FY 2024.*

# HISTORIC DOWNTOWN PARKING FACILITY



- FY20
- FY21
- FY22
- FY23
- FY24
- FY25

## 6 Year Comparison Number of Cars Utilizing the Parking Facility

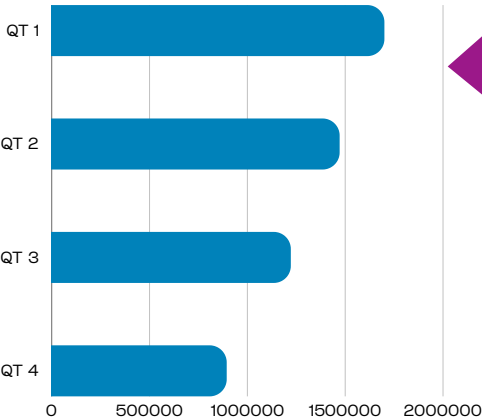


Resident  
Discounts  
\$3

508,020  
Cars  
Parked in  
FY 2024

\$5  
Parking  
after 5pm

## Garage Quarterly Revenues



## Parking By The Numbers

1 <sup>st</sup> Quarter Oct-Dec	2 <sup>nd</sup> Quarter Jan-March	3 <sup>rd</sup> Quarter April-June	4 <sup>th</sup> Quarter July-Sept
\$334,214	\$443,690	\$441,731	\$418,735
\$469,115	\$407,765	\$391,017	\$263,593
\$897,038	\$620,129	\$389,323	\$212,043
TOTALS			
\$1,700,367	\$1,471,584	\$1,222,071	\$894,371



# How We Stay Connected

The CRA is always working on something exciting. We want to make sure that all who are impacted are in the know and can be involved in the process. The table below shows our many forms of communication, public outreach and how many people we reached with the initiative.

Outreach Method	# of Times Method Used	Annual Direct Cost	Target Audience			
			CRA	HACRA	LCRA	WCCRA
		Annual Average of Individuals Reached				
Email Campaign	15	\$75	175	175	91	175
CRA Website	15	\$1,700	321			
External Website	2	\$0		100		140
Survey	3	\$0		163	128	137
City News & Notes	10	\$0				
In Person Workshops	4	\$0		83	68	72
Mailers/Newsletters	5	\$1,300			2065	
The Break Room (radio)	4	\$0	1000			

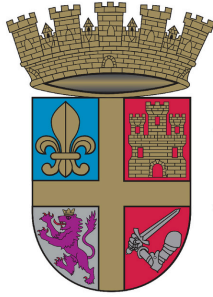
*Blank spaces indicate no recorded impact for that target audience.*

*If there is no cost associated with a method of outreach, there may be no direct cost to the CRA or cost is built in with a project or task order.*

[www.CityStAugCRA.Com](http://www.CityStAugCRA.Com)



# *Meaningful Redevelopment*



CITY OF ST AUGUSTINE

## COMMUNITY ◆ REDEVELOPMENT ◆ AGENCY



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[www.CityStAugCRA.Com](http://www.CityStAugCRA.Com)