CITY OF ST AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA Established 2013

Lincolnville Community Redevelopment Area Steering Committee
Regular Meeting

A G E N D A
Monday, October 5, 2026; 5:00 p.m.

ALCAZAR ROOM
75 King Street
St. Augustine, Florida

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1) **CALL TO ORDER**

   a. Roll Call

2) **ADMINISTRATIVE ITEMS**

   a. Approval of Prior Meeting Minutes (April 6, 2026)

   b. Approval of 2027 Meeting Dates

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

4) **Discussion, Presentations, and Updates**

   a. 2026-2027 Adopted Budget Presentation
   Jaime D. Perkins, Community Services Director

   b. Vickers/Hayling Park Improvement Update
   Jaime D. Perkins, Community Services Director

5) **STEERING COMMITTEE ITEMS/DISCUSSION**

   a. Other/New Business

6) **ITEMS BY CITY STAFF**

7) **NEXT MEETING DATE**: Monday, January 4, 2027*

8) **ADJOURNMENT**

Notices: In accordance with Florida Statue 286.0105: "If any person decides to appeal any decision by the Lincolnville Community Redevelopment Area Steering Committee, with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."
In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their

respective elected or appointed body.
The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnville Community Redevelopment Area Steering Committee
April 6, 2026

The Lincolnville Community Redevelopment Area Steering Committee met for its regularly scheduled meeting at 5:00 P.M., Monday, April 6, 2026, in the Alcazar Room, City Hall Building. The meeting was called to order by James St. George, Chairperson. The following Steering Committee members were present:

1. ROLL CALL: James St. George, Chairperson
Tira Kindler, Vice-Chairperson
Mari Hayes
Madeline Wise
Ken McClain

Staff Present: Jaime D. Perkins, Community Services Director
Isabelle Lopez, City Attorney
Jill Collins, Neighborhood Services & CRA Administrative Coordinator

2. Approval of Prior Meeting Minutes

Ken McClain MOVED to APPROVE the meeting minutes from January 7, 2026, with corrections. The motion was SECONDED (inaudible). Meeting minutes were APPROVED BY UNANIMOUS VOICE VOTE.

3. GENERAL PUBLIC COMMENT

3 Minutes per Individual

(None)

4. Discussion, Presentations, and Updates

a) Annual Report Presentation

Jaime D. Perkins, Community Services Director, presented the 2025 Community Redevelopment Agency Annual Report highlighting the Lincolnville Community Redevelopment Area (LCRA) portions of the report.

Mr. McClain asked what the acquisition line item consisted of.

Ms. Perkins replied it was for consulting services and according to the Lincolnville Community Redevelopment Plan, the LCRA could acquire properties for affordable housing efforts; however, that was difficult due to the current economic state of rising costs of properties in that area. She said previous reports allotted more money towards housing acquisition. She noted the current expenditure was specifically for consultation services to monitor data in the Lincolnville area and would continue to be monitored for future opportunities.

James St. George said he wanted to commend Ms. Perkins' service to the city and acknowledged that managing the projects and funding was a great accomplishment.

Tira Kndler added that Ms. Perkins did a very good job putting the presentation together.

Mr. St. George asked if the new parking garage at the Broudy's site would fall under one of the CRAs.

Ms. Perkins replied that it is located in the West City Community Redevelopment Area (WCCRA) but was not a CRA project. She added that the goal, once the parking garage was completed, was for the tax dollars to help increase the tax incremental funding (TIF) for the WCCRA to do more work similar to what had been completed in the LCRA.

Mari Hayes remembered when she started her term almost four years ago, that the CRA was very different and the progress that had been made was exciting and warmed her heart with all that has been accomplished.

Madeline Wise asked if the total expenditures listed for Hayling Park and Eddie Vickers Park focused on 2025 only. She pointed out that the project had been being worked on for several years now.

Ms. Perkins replied that the expenditures notated were for 2025. She added that the money identified in the annual report was encumbered monies, which meant an actual check may not have been written yet, but money was allocated or encumbered for phases of the project such as a consultant, contractor or vendor.

Mr. McClain commended Ms. Perkins for the hard work she was doing.

b) <u>Vickers/Hayling Park Improvement Update</u>

Jaime D. Perkins, Community Services Director, provided an update regarding the Hayling/Vickers Park Improvement Project, highlighting Hayling Plaza, the dog park, kayak launch, gazebo and the playground, which would be located behind the Galimore Center.

Ms. Kindler questioned if the final plans would provide better understanding of where the dog park was to be located and when the construction of the kayak launch would be complete.

Ms. Perkins stated that the location of the dog park had been established, but it would not be constructed until the kayak launch was completed because that area would be needed for material and equipment staging. She said an anticipated completion date for the kayak launch could not be provided until the solicitation phase; however, she did not anticipate it being completed for at least another year. She added that the grant funding for the project provided a two-year timeframe for the project to be completed, with extensions, before losing any funding.

Mr. St. George asked if the award of the contract always goes to the lowest bidder.

Ms. Perkins replied that the process is different for different types of solicitations and a project like Hayling Plaza would be the lowest bidder who meets minimum qualifications.

Isabelle Lopez, City Attorney, clarified it would be awarded to the lowest responsive and responsible bidder.

Ms. Wise questioned the language for the kayak launch project and why a fishing pier was not included. She said it was the first time she heard that there would not be a fishing pier.

Ms. Perkins said the state would not permit that portion of the project. She said the design had not changed but the City could not promote a fishing pier. She explained that it was discussed at prior meetings. She said she had the information that the state provided stating why it was not permitted and would provide that at the next meeting or email her with the information.

Mr. St. George asked what constituted a fishing pier as opposed to a pier. He asked if there was special designation or could it be a liability issue.

Ms. Perkins replied that it was probably a

combination of those issues.

Ms. Kindler asked if someone had a fishing license and fished off the pier if they would receive a ticket.

Ms. Perkins said that was possible.

Mr. St. George asked if it was a St. Johns Water Management issue where it was more bureaucratic rather than on record as a fishing pier similar to people that fished off the side of a bridge and no one would hassle them and it was more of a formality.

Ms. Lopez said regardless of permitting requirements by outside agencies, the first level of establishing a fishing pier would be the City Commission. She said to authorize fishing as an activity in that location and provide infrastructure with ongoing maintenance for fish cleaning. She pointed out that the Commission had not authorized recreational fishing activity in that location of Eddie Vickers Park. She said in general; the city prohibited fishing in most areas in the city including along the sea wall explicitly by ordinance because of environmental issues, contamination issues, fish carcasses left out, or when fish were cleaned out or fishing lines/hooks were left behind, and issues of cleaning stands, which made it a more complex issue. She explained Lighthouse Park had issues with dumped fish guts that came with active fishing in an area. She added that another level to contend with was under Florida law a person would be allowed to open-carry firearms. She said the City did not want to have a scenario where people walked back and forth from a mixed-use recreational area where children played nearby to a fishing zone with open-carried firearms. She pointed out that none of those policy discussions had occurred at the city commission level.

Mr. St. George asked why there was a disconnect between the project plan and the Commission approving a fishing area.
Ms. Perkins replied that the master plan was originally adopted and approved by the Community Redevelopment Agency (CRA), with the fishing pier language included; however, there had been no additional discussions as noted by Ms. Lopez. She said the design was then taken to St. Johns River Water Management District (SJWMD) and other approving agencies, who denied the use of the pier for fishing.

Ms. Lopez recalled when the design went to the Planning and Zoning Board (PZB), they explicitly included language to not include a fishing pier, but this was from her memory, and it was for the reasons she reviewed earlier. She also said that if it was important to the group, to give feedback to Ms. Perkins to restart that conversation.

Ms. Hayes said she remembered the fishing pier aspect of the project had always been an important component for the community and understood the disapproval of this type of activity but felt it was important to continue to pursue it. She asked if there was a way to figure out how to manage the concerns and possibly feasibly have a temporary fishing allowance periodically. She felt strongly that she did not want to drop it. She commented that the dog park construction was delayed for the kayak launch construction and suggested they make a combined effort so as not to confuse the community.

Mr. McClain suggested bringing the fishing pier to the Agency for better clarity. He said the public should understand the reasons regarding the fishing pier.

Ms. Perkins said she would be happy to include it in the Agency meeting agenda.

Ms. Wise asked what happened to the dog waste stations. She said there had been a request to be installed around Lincolnville.

Ms. Perkins replied that if she remembered correctly, she had a conversation with Stephen Slaughter, Public Works Director, and it was a challenge to have dog waste stations

throughout an area. She said additional staff would be required to keep them emptied, to keep track of how often they were required to be emptied and when they were full. She explained that this was a small city and it created staff challenges by adding stops in areas that may not have normally scheduled stops. She said this would take additional time that the Solid Waste Division could not accommodate.

Mr. St. George asked if the physical construction of the Kayak launch would change if it was designated as a fishing pier.

Ms. Perkins clarified that the only adjustment to the design after the removal of the fishing pier was not approved was a fish cleaning station and signage parts were removed.

Mr. McClain asked if the gazebo was being rented out through the county.

Ms. Perkins answered that the gazebo would be managed by the City Events Coordinator.

5. STEERING COMMITTEE ITEMS/DISCUSSION

(None)

6. CITY STAFF ITEM

Jaime D. Perkins, Community Services Director, recognized Madeline Wise as her term on the LCRA Steering Committee ended. She presented her with a gift of appreciation for her service and input over the past five-and-a-half years.

Ms. Perkins informed the board that they should have received an invite to a Volunteer Appreciation Luncheon scheduled later in the month and encouraged them to please respond (RSVP), as it would be held at the Magnolia Room in the Fountain of Youth.

7. NEXT MEETING DATE

Monday, July 6, 2026, 5:00pm.

8. ADJORNMENT

The meeting was adjourned by Chairperson, James St. George at 5:54 PM.

Minutes Transcribed by: Jill Collins

CITY OF ST AUGUSTINE

COMMUNITY REDEVELOPMENT AGENCY

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA Established 2013

LCRA Steering Committee

Regular Meeting Dates

All meetings held at 5pm

MONDAY, JANUARY 4, 2027

MONDAY, APRIL 5, 2027

MONDAY, JULY 5, 2027

MONDAY, OCTOBER 4, 2027

CITY HALL | ALCAZAR ROOM

75 KING STREET, ST. AUGUSTINE, FL 32084

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: Lincolnville Community Redevelopment Area Steering Committee Members
City of St. Augustine Community Redevelopment Agency

DATE: September 28, 2026

RE: Agenda Items for October 5, 2026, LCRA Steering Committee Meeting;
Agenda Items- 4a through 4b

Staff will present the Fiscal Year (FY) 2026-2027 Adopted Budget for the Lincolnville Community Redevelopment Area (LCRA). The budget allocations are consistent with the goals and strategic plan outlined in the Lincolnville Community Redevelopment Plan Amendment. No action is required.

Additionally, staff will provide a verbal update on the ongoing project elements for Eddie Vickers and Dr. Robert B. Hayling Freedom Parks. There are no attachments for this agenda item and there is no action required.

Your attention to these matters is appreciated. I am available for any questions you may have. I may be reached by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Kindly Submitted,

Jaime D. Perkins
Director, Community Services

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors

Attachments: FY 2026-27 LCRA Adopted Budget

CITY OF ST AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA Established 2013

FY 2026-2027 Budget

Resolution No. 2026-30

Amendment No.

Budget Items	New Allocation	Committed Funds	Budget
Revenue			
Tax Increment Financing (TIF)			
TIF- City of St. Augustine	1,732,560		1,732,560
TIF- St. Johns County	1,039,308		1,039,308
Grants			
FIND GRANT (Kayak Launch)	175,000		175,000
Interest Earned			
SBA Earned Interest	78,000		78,000
Other Interest			
Administrative Transfers			
Total New Revenues	**$3,024,868**		**$3,024,868**
Prior Year Carry Forward			
CRA Carryforward from FY 25-26 (unencumbered)		5,061,758	5,061,758
Total Prior Year Carry Forward		**5,061,758**	**5,061,758**
Total Combined Revenues	**$3,024,868**	**$5,061,758**	**$8,086,626**
Expenses			
Administrative 53490,53515,53505,53470,53410,53400			
Xfer to GF/CS for Salary, Benefits, Shared CRA Expenses	265,000		265,000
Misc. Expenses, Printing		26,001	26,001
Total Administrative Cost	**$265,000**	**$26,001**	**$291,001**
Retain Long-Term Residents 53490,51120			
Fix It Up Housing Repair Program		440,347	440,347
Property Acquisition, Affordable Housing		839,110	839,110
Total Retain Long-Term Resident Programs & Projects	**$**	**$1,279,457**	**$1,279,457**
Preserve Historic Character 53310			

Trinity Independent Institutional Rehab	400,000	872,041	1,272,041
St Paul Parsonage Inst. Rehab	250,000	485,300	735,300
Bethel Baptist Church	600,000		600,000
First Baptist Parsonage Design and Construction		99,449	99,449
Professional Services, Future IRP		100,000	100,000
Total Preserve Historic Character	**$1,250,000**	**1,556,790**	**$2,806,790**
LCRA Improvements, Beautification, Infrastructure 56630			
Hayling/Vickers Park- Design & Construction (Hayling Plaza, Kayak Launch, Dog Park, Court Covering, Playground)	1,250,605	517,223	1,767,828
Galimore Awning	30,000	4, 775	34,775
MLK Streetscape Design and Construction		1,118,205	1,118,205
Twine Park Improvements Design & Construction		200,000	200,000
Sidewalks & Future Infrastructure Improvement Projects	229,263	359,307	588,570
Total LCRA Improvements, Beautification, Infrastructure	**$1,509,868**	**2,199,510**	**$3,709,378**
Total Expenditures	**$3,024,868**	**$5,061,758**	**$8,086,626**
Revenue Over/(Under) Expenditures			**(0)**