



Lealman Community Redevelopment Area Advisory Committee Meeting Minutes

Wednesday, May 26th, 2021, 6 PM

Lealman Exchange, 5175 45th St. N., Building A, Lealman, FL 33714

Committee Members Present In-person: Gary Grooms, Rick Orr, Jeremy Heath, Marsha McCoy, Brian Ellis

Committee Members Present Virtually: Father Viet, Teresa N Van Alstine, Steve Cleveland

Committee Members Absent: Oscar Seguban

Pinellas County Staff Present: David Sadowsky, Chris Moore, Ryan Brinson, Scott Baird, Tom Almonte

I. Call to Order

The meeting was called to order at 6:00 p.m., a quorum was present.

II. Introductions

Introductions were made by each Committee member and County Staff member present.

III. Approval of Minutes

The March 24th, 2021 minutes were unanimously approved, as written.

IV. Redevelopment Activity Notification Process Improvements

Staff members Chris Moore and Ryan Brinson spoke briefly on how staff will begin notifying the Committee via email of all Lealman CRA development related Public Hearings such as Board of Adjustment (BAA), Local Planning Agency (LPA) and Board of County Commissioners. Staff indicated additional notice updates were under consideration including Petitions to Vacate as well as creating an automated report to reflect new development in the CRA such as permitting activity.

V. Lealman Exchange Community Center Management Agreement Advertisement

Staff member Chris Moore updated the Committee that a Letter of Interest procurement process regarding a Management Agreement for implementation of the recently completed strategic plan would be posted on 06/16/21. A discussion followed and Vice Chairman Heath was nominated to represent the Committee on the selection panel for the Letter of Interest.

VI. Work Plan Updates

Staff member Chris Moore presented and provided updates on the following Work Plan projects:

- Mural Program
- PSTA Transit Stop Improvements
- Commercial and Residential Site Improvement Grants
- Neri Park Improvements (46th Ave Entrance) and (Lown St. Entrance)
- Lealman Park Improvements
- 58th Ave./Lealman Elementary Safe Crossings and Sidewalk Improvements
- Gateway and Wayfinding Signage Scope of Work



- Lealman Exchange Indoor & Outdoor Courts
- 46th Ave. N. Sidewalk and Roadway Improvements

VII. Advisory Committee Member Comments

Committee member Brian Ellis shared information relating to a Federal Emergency Broadband Benefit Program that provides discounts to internet and cable and asked County staff to send out a follow-up email relating to program information.

Vice Chairman Jeremy Heath commented on the strength of the residential real estate market in the CRA, noting home prices have continued to rise. He stressed the importance of the County aggressively supporting affordable housing before rising property values further exacerbate the challenge. His comments related to supporting land acquisition, specifically the Go-Kart parcel on U.S. 19, and other opportunities such as properties with tax liens. Mr. Heath also voiced his support the park improvements planned for Neri and Lealman Parks.

Chairman Grooms inquired about the CRA's ability to bond TIF revenue in support of large-scale projects. Mr. Grooms offered praise of CRA staff and asked for information pertaining to the manufactured home strategy the County had recently kicked off. A discussion ensued and the Committee nominated Mr. Grooms to represent the Committee in a stakeholder interview for the study. Mr. Heath and Mr. Grooms both stressed that this issue is likely more important than any other that could come before this Committee and that the redevelopment of future trailer parks needs to consider options other than mobile homes and provide high-quality affordable housing. Mr. Grooms also raised concern over meeting attendance of Committee members and asked staff to provide attendance records to determine if any specific action needed to occur.

VIII. Citizen Input

Lealman resident Ryan Carter also voiced his displeasure with new mobile homes but indicated the City of St. Pete had implemented code changes to support alternative forms of housing including manufactured and container homes, which could be beneficial to the CRA. Mr. Carter shared frustration with code enforcement in the CRA, particularly in his neighborhood in the northeast quadrant of the CRA. Mr. Carter felt his concerns with enforcement practices and that his requests for information were not being properly addressed by County staff.

IX. Adjourn

With no further items to come before the Committee, the meeting was adjourned at 7:07 pm.