



Lealman Community Highlights

2019-2020



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Lealman Community Highlights 2019-2020

Thank You to Our Community Partners!

We would like to extend our gratitude to all our community partners serving Lealman. We've accomplished a great deal together since the Lealman Exchange property was purchased by the county in 2018.

We would like to extend a special thank you to:

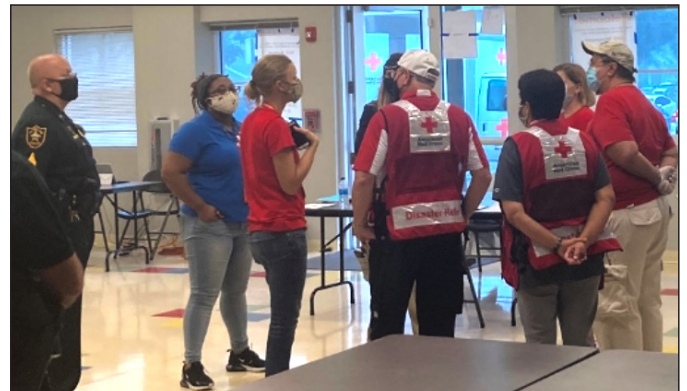
- The Pinellas County Board of County Commissioners for their steadfast commitment to Lealman.
- The Juvenile Welfare Board and the Foundation for a Healthy St. Petersburg for their investments in the community.
- The Lealman Community Redevelopment Area (CRA) Advisory Committee, Lealman Community Association and Lealman Community District Services, Inc., for their continued community advocacy and dedicated community service.

Lealman Exchange Highlights:



Board of County Commissioners: In FY19 County Commissioners hosted a Work Session at the Lealman Exchange on the topic of adult behavioral health, while in FY20 the Commission hosted a holiday food drive in partnership with the Florida Dream Center. Other events sponsored by Commissioners in FY19 and FY20 include events highlighting research on the teen auto theft epidemic, 2020 Census outreach and hosting the Leadership Pinellas class.

Hurricane Preparedness: Pinellas County staff has hosted a variety of hurricane preparedness events and added critical shelter space at the Exchange. This includes partnering with the American Red Cross and the Pinellas Department of Health and Sheriff's Office to open the facility as a shelter for the first time during Tropical Storm Eta. Other events included a Hurricane Preparedness Day, partnering with Duke Energy, AARP and the Florida Dream Center to assemble and distribute hurricane kits for residents, holding various



shelter trainings and serving as a sand bag distribution location for Hurricane Dorian.

In FY20 the facility has also been used as a hurricane guide distribution point for community partners and a whole-building generator has been installed, which will increase the facility's shelter capabilities.



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Community Engagement: The facility regularly hosts a variety of community meetings, including the CRA Advisory Committee and the Lealman Community Association. It serves as a home for public outreach events for Lealman-specific projects, while also serving as a strategic mid-county location for meetings of county-wide significance, such as the FEMA floodplain map update and Census 2020 meetings shown here.



Computer Labs: Two new computer labs were installed at the facility in FY20. **CareerSource Pinellas** will operate the Lealman Career Resource Center out of the downstairs lab, providing the community open use of the computers while also offering access to its workforce development services and conducting broader community outreach. The second lab



is designed for facilitator-led trainings offered by Lealman Exchange tenants or other community partners. In partnership with the **Pinellas Public Library Cooperative (PPLC)**, residents are able to sign up for a Lealman Exchange/PPLC "library card" providing them access PPLC's electronic library resources in both labs.



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YMCA of Greater St Petersburg (YGSP)

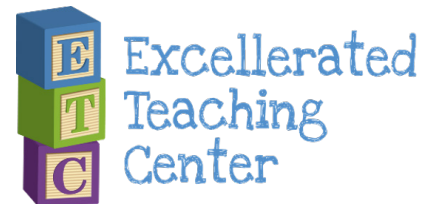
completed its first full operating year at the Lealman Exchange in FY19. While impacted by COVID, FY20 saw growth in programs implemented such as Open Gym Basketball, Silver Sneakers, Enhanced Fitness, Parkinson's Delay the Disease, Youth in Government and its Neighbor Christmas Program. During COVID, YGSP has been able to serve families through essential worker and summer childcare camps and has begun activating its recreational programming again.



Gulfcoast Legal Services (GLS) joined the Lealman Exchange as a tenant partner in FY19. GLS has three staff rotating at the facility who speak Spanish and have considerable experience with immigration, human trafficking, domestic violence, financial stability and housing and family law such as divorce, guardianship, and custody matters.

Excellerated Teaching Center (ETC)

is a tenant partner at the Lealman Exchange with a mission of providing high quality Applied Behavior Analysis (ABA) therapy to children within the community. ETC's team navigates the nuances of Autism services, special education, and insurance funding. Their goal is to provide children with high-quality services so they can build skills fast and transition out of therapies and more restrictive environments into mainstream settings.



UF/IFAS Extension, The Broach School, and Keep Pinellas Beautiful installed a teaching garden on the campus providing students at The Broach School, an Exchange tenant partner, hands-on learning in the garden to complement the school's focus on individualized learning.



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AmSkills / Tampa Bay Partnership: In January 2020 AmSkills

and the Tampa Bay Partnership piloted its first Manufacturing Career Discovery Workshop and 2-week Skills Bootcamp at the Lealman Exchange. Modeled after the Talent Pipeline Management® Initiative by the U.S. Chamber of Commerce, the event was designed as an entry-level opportunity to career pathway employment. Every participant who completes the bootcamp is guaranteed an interview with a participating manufacturer, which has included Lockheed Martin, Jabil, Monin, Polypack, TSE and other leading companies. A second skills bootcamp was held at the Exchange in September, and 19 residents have secured employment with a participating manufacturer so far as a result of the two camps.



Feeding Tampa Bay (FTB)

launched its Groceries on the Go program in the Lealman Exchange parking lot in August of this year. The program aims to break barriers that prevent healthy eating – like time, accessibility, and cost – by bringing a mobile grocery to community centers. FTB also received a grant from Humana to partner with the Community Health Centers of Pinellas (CHCP) to

write and fill “food prescriptions” for patients screened for food insecurity and specific disease states (diabetes, hypertension, etc.). With the dual goals of reducing food insecurity and increasing healthy days, FTB will provide appropriate fruits, vegetables, healthy staple items, and medically tailored prepared meals to patients receiving food prescriptions from CHCP’s Lealman location.



COMMUNITY HEALTH CENTERS OF PINELLAS, INC.

Celebrating 40 Years

Community Health Centers of Pinellas, Inc. (CHCP) also operated a COVID-19 testing in the Exchange’s parking lot, as well as its mobile dental clinic while its permanent dental office was constructed at its

Lealman Clinic. The Lealman clinic also continues to grow, with affordable, primary health care services provided to nearly 4,000 individual patients with over 9,200 visits in 2019.



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What's ahead for the Lealman Exchange?

Lealman Exchange Strategic Planning: The St. Petersburg Group was selected as the lead consultant to develop a strategic plan for the next three years of operations at the facility.

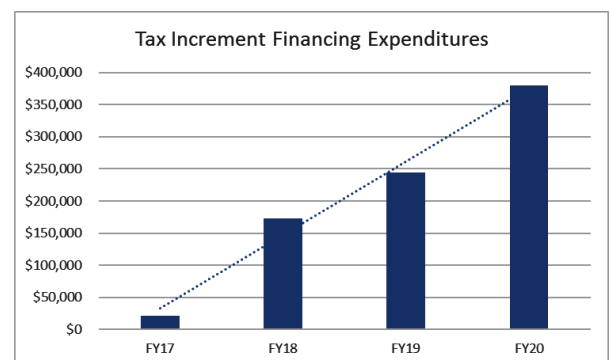
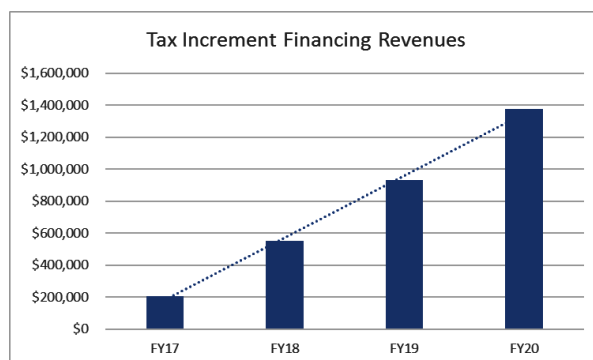
The planning process will be completed by year end and will take a three-phased approach: conducting a needs assessment, developing the Mission, Vision and Goals of the Lealman Exchange, and finally, a programming plan that will guide the next three years at the facility.

THE
ST. PETERSBURG
GROUP

Lealman CRA Accomplishments

FY20 marked the first year the CRA implemented portions of the Linking Lealman Mobility Plan, including placemaking projects and transportation safety improvements such as crosswalk striping, bicycle safety signage and Rectangular Rapid Flashing Beacons (RRFBs). Historically, most programmatic funds spent to date have been related to affordable housing and economic development for site improvement residential and commercial site improvement grants, respectively. The table below reflects total revenue and expenditures for the CRA since inception. On the following pages you will find the FY21 Lealman Work Plan, containing projects utilizing Tax Increment Financing funds for CRA projects, as well as a list of significant projects in the Capital Improvement Plan (CIP) and recently completed projects. Finally, pictures from CRA projects completed and in progress are highlighted.

| Revenue Type | FY17 | FY18 | FY19 | FY20 |
|-------------------------------|------------------|------------------|--------------------|--------------------|
| Beginning Fund Balance | \$0 | \$287,351 | \$670,916 | \$1,396,078 |
| Lealman TIF (County & MSTU) | \$208,273 | \$552,281 | \$932,654 | \$1,373,704 |
| Interest Earned | \$646 | \$3,575 | \$36,656 | \$26,186 |
| Transfer from General Fund | \$100,000 | \$0 | \$0 | \$0 |
| TOTAL TIF REVENUES | \$308,919 | \$843,207 | \$1,640,226 | \$2,795,968 |
| Expenditure Type | FY17 | FY18 | FY19 | FY20 |
| Personnel | \$0 | \$18,524 | \$94,924 | \$101,686 |
| Operating | \$12,421 | \$67,821 | \$16,093 | \$145,981 |
| Capital Outlay | \$9,146 | \$42,607 | \$0 | \$0 |
| Grants & Aids | \$0 | \$43,337 | \$133,126 | \$131,810 |
| TOTAL TIF EXPENDITURES | \$21,567 | \$172,289 | \$244,143 | \$379,477 |



Lealman Community Highlights 2019-2020

FY20-21 Lealman Work Plan

| Est. Comp. | Project/Program Name | Budget Estimate* | Notes |
|--|--|------------------|---|
| Lealman Community Redevelopment Area (CRA) Projects Utilizing Tax Increment Financing (TIF) Revenue | | | |
| FY21 | CRA Mural Grant Program | \$50,000 | Partnership with Creative Pinellas to implement CRA mural program. Agreement currently under review for execution. |
| FY21 | Lealman Exchange Strategic Planning | \$24,500 | St. Petersburg Group selected as consultant. Scheduled for discussion at a BCC Work Session on 4/8/21. |
| FY21 | Alley Analysis and Improvement Action Plan | \$79,000 | Alley study associated with implementation of Form-Based Code. Draft report under review. |
| FY21 | Division Drive Placemaking | \$50,000 | Urban Forestry tree planting is complete. Additional scope of work being developed to include hardscape improvements, including sidewalk connections, crosswalk striping, paved paths, and shade structure/benches. |
| FY21 | Neri Park Entrance Enhancements [Lown St. & 40th St. N.] | \$70,000 | Enhancements to Neri Park access point consisting of landscaping, bike rack, bench, fence modifications and eventual wayfinding signage. Sidewalk connection to provide safe access to 46th Ave. N. is also currently under review. |
| FY21 | Lealman Neighborhood Park Enhancements | \$50,000 | New pedestrian access points, landscaping, enhancements to "L" public art installation. |
| FY21 | FY20 Residential Site Improvement Grant Program Administration | \$250,000 | FY20 grant application cycle closed due to meeting program budget of 25 applications totaling approximately \$250K. |
| FY21 | FY20 Commercial Site Improvement Grant Program | \$250,000 | FY20 grant application cycle open now. Three applications received to date totaling ~\$31K |
| FY21 | Transit Stop Improvements | \$120,000 | Coordinating with PSTA to install up to six bus shelters eligible for cost share. |
| FY21 | Neri Park Entrance Enhancements [46th Ave N.] | \$100,000 | Design and construct improvements to entry and adjacent parcel with stormwater pond. Improvements will include playground equipment, landscaping, fence replacement and benches and other potential amenities such as public art. |
| FY21 | Technology Equity Initiatives | \$50,000 | Installation of public WIFI coverage for prioritized sites throughout the CRA such as Lealman Park, Neri Park and greenspace areas on the Lealman Exchange property. |
| FY22 | 58th Ave N. Sidewalk (North Side) | \$250,000 | \$250K is estimated design costs including all survey and right of way mapping work. Additional construction costs likely be between \$550K to \$750K and occur in FY22 for a total of between \$800K-\$1M. |
| FY22 | Streetscaping / Placemaking / Gateway & Wayfinding Signage | \$740,000 | Landscape architecture and engineering design and construction costs for corridor improvements along 54th Ave N, 46th Ave N, 49th St. N. and 34th St. N., including landscaping, gateway and wayfinding signage. |
| FY22 | Home Investment Grant Program | TBD | Land acquisition subsidy for construction of new affordable single family workforce housing. |
| FY22 | Home Rehabilitation Grant Program | \$500,000 | Home rehabilitation grant program for residential single family homes. |
| Completed Projects | | | |
| FY21 | CRA Crosswalk Striping - 28th St N & 41st Ave N | \$2,823 | Crosswalks striped on 41st Ave and the adjacent business (Whizz Inn). |
| FY20 | CRA Crosswalk / RRFBS - 28th St N & 50th Ave N | \$12,789 | Linking Lealman mobility project. Installation of Rectangular Rapid Flash Beacon (RRFB). |
| FY20 | CRA Bicycle Signage - 58th Ave. N | \$2,700 | Linking Lealman mobility study project - 58th Ave N. bicycle safety signage and striping. |
| FY20 | CRA Commercial Site Improvement Grant Administration | N/A | Awards made in FY19 but administered in FY20. \$83,765.74 spent in FY20. |
| FY20 | CRA Residential Site Improvement Grant Administration | N/A | Award made in FY19 but administered in FY20. \$20,000 spent in FY20. |
| FY20 | YMCA Managed Services Agreement Extension | N/A | Managed Services Agreement for the Lealman Exchange |
| FY20 | Lealman Exchange Website | N/A | Website created for Lealman Exchange |
| FY20 | Lealman Exchange Computer Labs Design/Installation | \$185,000 | Two computer labs installed at Lealman Exchange utilizing Penny for Pinellas revenue. |
| FY20 | Lealman Exchange Computer Labs Implementation | N/A | CareerSource Pinellas operating "Lealman Career Resource Center" in first floor computer lab. Partnership includes Pinellas Public Library Cooperative (PPLC) partnership for library database access. Second floor lab designed for partners to conduct facilitator-led trainings. |
| FY20 | Tampa Bay Works / AmSkills Workforce Development Program | N/A | Partnership with AmSkills and Tampa Bay Works to implement employer-led, demand-driven talent pipeline management workforce training program focused on manufacturing sector. Two "skills bootcamps" held at Lealman Exchange in FY20 resulting in 19 residents securing jobs with participating manufacturers. |
| Capital Improvement Projects/Other Significant Projects (Non-TIF) | | | |
| FY21 | Lealman Exchange Generator | \$850,000 | New generator to provide full backup power to 2-story building to increase sheltering capabilities. |
| FY21 | Lealman Exchange Indoor & Outdoor Courts | \$255,000 | Replacing flooring and expand basketball court for Lealman Exchange gymnasium and replace outdoor basketball courts behind the facility and adjacent to Neri Park. |
| FY22 | Lealman CRA EPA Brownfields Grant | \$300,000 | \$300,000 EPA grant received to conduct Phase 1 and Phase 2 assessments in Lealman CRA. |
| FY22 | Lealman Heights Single and Multi-Family Affordable Housing | TBD | Zoning and Land Use change approved by BCC to accommodate redevelopment. Recommendation to proceed with Southport Community Development (up to 82 multi-family units depending on final financing) and Habitat for Humanity (up to 11 single family |
| FY23 | Raymond H. Neri Park | \$3,790,000 | Design and construction of Phase 1 of the Neri Park Masterplan |
| FY21 | Lealman Regional Stormwater Facility Study | \$3,753,000 | Development of regional stormwater facilities and development of a credit system to catalyze redevelopment. |
| FY26 | Joe's Creek Trail and Watershed BMPs | \$8,201,000 | RFP completed in November of 2020. PER anticipated to be complete October 2023. |
| FY26 | 46th Ave Roadway and Drainage | \$2,989,000 | Preliminary Engineering Review (PER) underway. Construction anticipated in FY25-26. |
| FY26 | 62nd Ave. Roadway Improvements - 49th St. to 34th St. | \$17,272,000 | Preliminary Engineering Review (PER) underway. Construction anticipated in FY23-26. |
| FY25 | 54th Ave. Roadway Improvements - 49th St. to 34th St. | \$5,500,000 | Preliminary Engineering Review (PER) underway. Construction anticipated in FY24-25. |

*Budget estimates contained in this Work Plan for capital projects are conceptual-level estimates only and will be further refined in the preliminary design and engineering phase of the respective projects.

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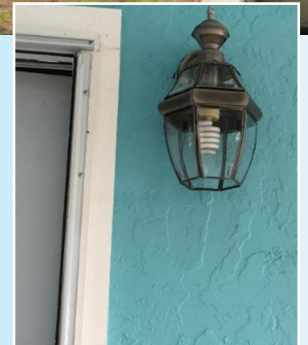
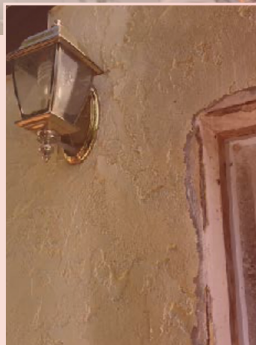
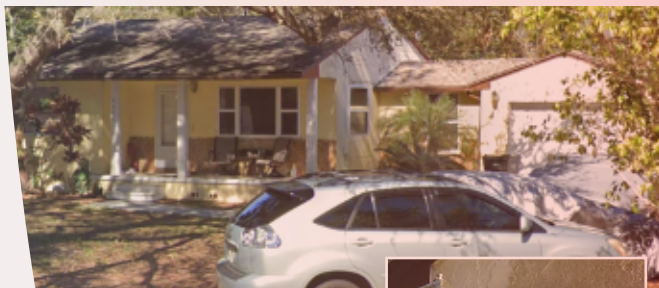
Lealman Community Highlights 2019-2020

Residential Site Improvement Grant Program

Before



After

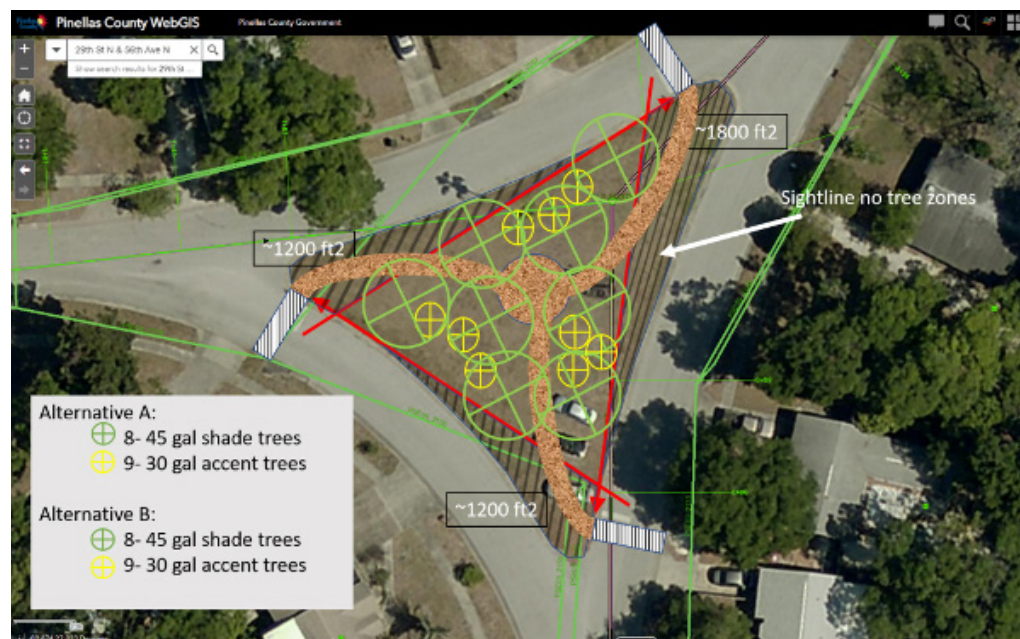


Linking Lealman CRA Projects

Division Drive Placemaking



Phase 1: Tree planting installed in previously unimproved triangular right of way near Haines Road.



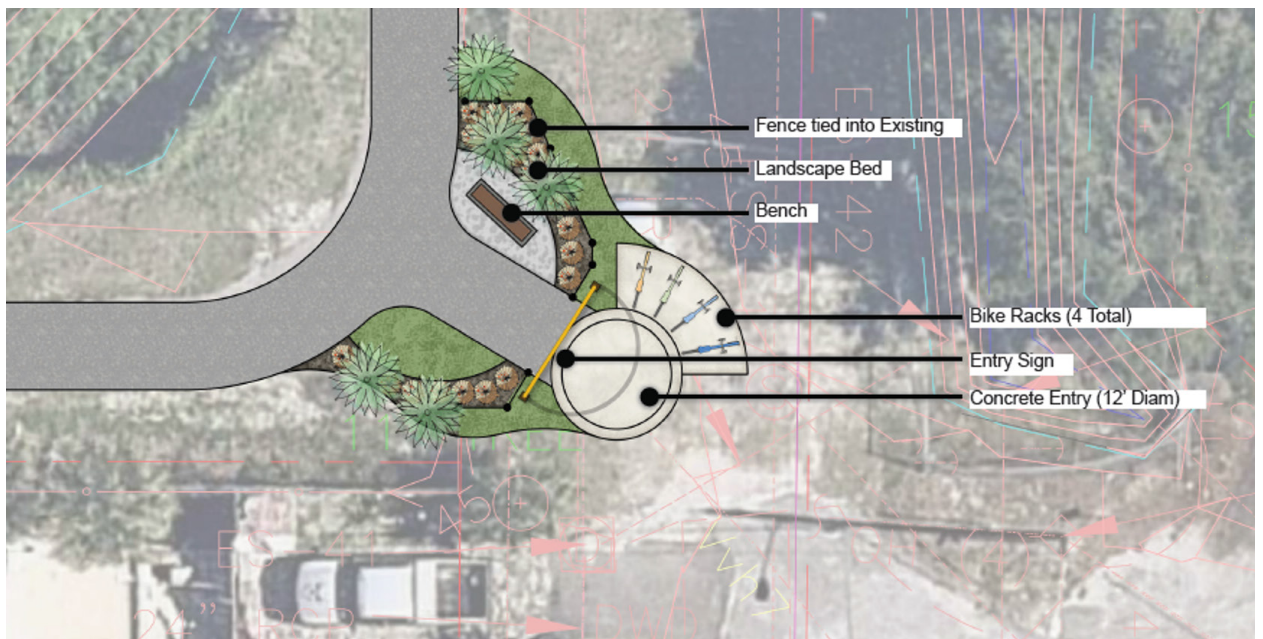
Phase 2: Division Drive final design, including paved walkway and seating area to surround the trees.

Lealman Community Highlights 2019-2020

Neri Park Entrance at Lown St. and 40th St. Placemaking



Placemaking projects at Lown and 40th St. to improve a secondary access point to Neri Park. Design includes improving an area of right of way with landscaping, bike racks, a seating area and public art. A sidewalk connecting 46th Ave. N. to this entrance is also currently under review to provide the community a safe connection to the park.



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Safer Crossings and Intersections: Crosswalks, Bicycle Signage and RRFBs



Crosswalk striping along intersection 28th St. and 41st Ave. N. and an adjacent business.



Bicycle safety signage added along 58th Ave. N.



Rectangular Rapid Flash Beacons (RRFBs) installed by Lealman Innovation Academy at 28th St. N. and 50th Ave. N.

Lealman Community Highlights 2019-2020

Community Partner Highlights



Lealman Asian Neighborhood

Family Center (LANFC): Through programs such as the Summer Around the World, the LANFC provides services and support to meet the needs of children and families in the Lealman and Asian communities. The Housing and Community Development Department supported LANFC this year with a Community Development Block Grant (CDBG) to install irrigation for its

outdoor play area, ensuring kids will continue to have access to greenspace at the Center.



Florida Dream Center (FLDC):

In FY19, with support from nearly 7,000 volunteers, the FLDC's Adopt-a-Block program maintained 137 alleys

and the CSX railroad in Lealman. On average, the organization's Mobile Food Pantry program also delivered approximately 350, 50-pound food boxes each Saturday during these clean-ups!

In FY20, FLDC's Adopt-a-Block has continued during the COVID crisis, and the Board of County Commissioners awarded the organization an MSTU grant to purchase maintenance equipment to support the program. FLDC's Food Pantry Program has also stepped up its distribution to meet a significant increase in demand for the service during the pandemic.



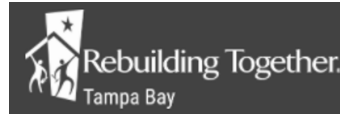
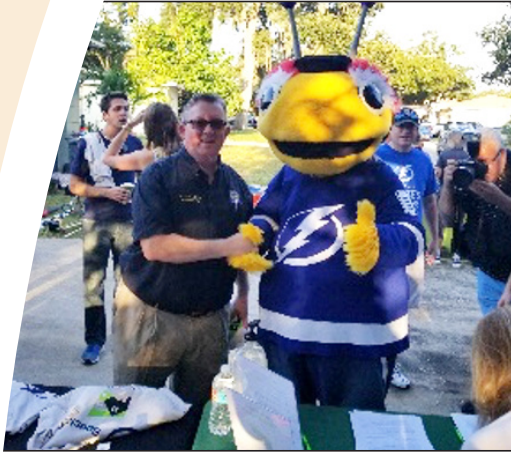
Lealman Community District Services, Inc. (LCDS):

In FY19, LCDS hosted the New Year, New Lealman Summit, which brought attention and planning to four community-identified concerns in Lealman: healthy food access, employment and training, safe and affordable housing and community engagement.

Lealman Community Association (LCA): The LCA began hosting its board meetings at the Lealman Exchange in FY19, and in FY20 hosted a "Candidate Night" at the Exchange on October 7th for the 2020 elections, providing residents an opportunity to engage candidates running for various public offices.



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Rebuilding Together Tampa Bay (RTTB), with support by Charter Communications Spectrum, the Tampa Bay Lightning, and

volunteers including Pinellas County staff, conducted a home rehab event providing free repairs to four homes in Lealman.

RTTB also secured a Bank of America Neighborhood Builders Award that has helped them rehabilitate additional homes in Lealman.



The Pinellas Police Athletic League (PAL) provides mentoring, meals, academics and sports to at-risk youth in and around the Lealman area. PAL offers a variety of programs such as its Drum-line, which performs at community events and sends kids to band camps, while also hosting

events like its back to school backpack and supply give-a-way and a Halloween trick-or-treat event at the PAL sports complex. PAL was also awarded a CDBG grant from Housing and Community Development in 2020 to improve lighting for its outdoor sports complex.



Keep Pinellas Beautiful (KPBB) has a mission to conserve and beautify our natural environment by means of community engagement and education.

The organization is doing that work in Lealman and beyond. In addition to the teaching garden partnership at the Lealman Exchange, KPBB helps beautify Lealman through events at Raymond H. Neri Park and through partnerships with Pinellas County Code Enforcement and the Barcelo Park Neighborhood Watch Group. One FY20 event collected 14,000 pounds of debris from an entire block of the West Lealman neighborhood.



Pinellas County Community Redevelopment Agency

Pinellas County Community Redevelopment Agency Statutory Reporting Requirements

Florida Department of Economic Opportunity
Special District Accountability Program ID 1996
Registered Agent Christopher D. Moore
Mailing Address Lealman Exchange Community Center
Office Address 5175 45th Street N, Building A, Lealman, FL 33714
Telephone (727) 464-5404, Fax (727) 464-8201
Email cdmoore@pinellascounty.org
Website <http://www.pinellascounty.org/boards/cra/special.htm>
County(ies) Pinellas
Local Governing Authority Pinellas County
Date Created / Established Thursday, July 23, 2015
Creation Documents County Ordinances 15-29 and 16-36
Board Selection Identical to Local Governing Authority
Authority to Issue Bonds Yes
Revenue Tax Increment Financing (TIF)
Total number of FY20 TIF projects/programs started 7
Total number of FY20 TIF projects/programs completed 5
Total FY20 expenditures from the redevelopment trust fund \$379,477.00
Current Year Taxable Value in CRA \$732,994,835.00
Base Year Taxable Value in CRA \$476,996,474.00
Current Year Tax Increment Value \$255,998,361.00
Total TIF amount expended for low and middle income affordable housing \$-
Total non-TIF amount expended for low and middle income affordable housing \$332,892.73

Summary of Completed Goals/Objectives Contained within CRA Plan

The ultimate goals for the Lealman Community Redevelopment Area is for it to reduce blight and improve the overall quality of life in the community. To achieve these goals, the CRA Plan outlines nine objectives and strategies addressing the following disciplines: (1) Economic Development and Innovation, (2) Commercial, (3) Housing, (4) Infrastructure and Transportation, (5) Urban Form, (6) Health Community, (7) Sustainability, (8) Branding, Marketing and Promotion, and (9) Funding, Financing and Management. While work to achieve the redevelopment goals is ongoing, progress was made using increment revenue in the areas identified below. CRA staff also coordinated approximately \$5.1 million of investment made by Pinellas County utilizing non-increment funds for the projects identified below, all of which advance various CRA Plan objectives and strategies.

Pinellas County Community Redevelopment Agency

Summary of completed goals/objectives contained within CRA Plan (cont.)

| Activity Class | FY20 TIF Investment | FY20 Non TIF County Investment | Activity Description | CRA Objective(s) | CRA Plan Page(s) |
|-----------------------------|---------------------|--------------------------------|---|------------------|------------------|
| Economic Development | \$20,000.00 | | Commercial Site Improvement Grants | 2 | 14 |
| Housing 2 -General | \$93,216.00 | | Residential Site Improvement Grants | 3 | 15 |
| Transportation | \$15,489.00 | | Bicycle Safety Signage and Safe Crossings for Pedestrians | 4, 6 | 16 |
| Infrastructure | \$6,409.00 | | Placemaking Projects | 5, 6 | 17 |
| Infrastructure | \$132,510.00 | | Professional Services (Will be reduced by \$36,710 due to future credit.) | 1, 5, 6 | 13, 17, 18 |
| "Administrative/Operations" | \$111,853.00 | | Administrative, Operating & Professional Services Costs | 9 | 21 |
| Infrastructure | | \$4,310,648.64 | Drainage/Roadway/Sidewalk Improvements within Lealman CRA boundaries* | 4 | 16 |
| Infrastructure | | \$110,600.08 | Raymond H. Neri. Community Park Design Services | 4 | 16 |
| Housing 1 - Low to Moderate | | \$332,892.73 | HOME/SHIP Down payment & Housing Assistance | 3 | 15 |
| Economic Development | | \$258,849.26 | Community Facility Improvements | 1, 6 | 13, 18 |
| Community Policing | | \$59,230.99 | CDBG-funded Code Enforcement Officer | 3, 6 | 15, 59 |
| Total: | \$379,477.00 | \$5,072,221.70 | | | |

*Total includes \$1,984,323 for Haines Rd. roadway and drainage expenses, a portion of which falls within Pinellas Park's boundary, however the project in its entirety is of regional importance to the CRA overall.

Boundary Map and Audit Report

A digital map depicting the geographic boundaries and total acreage of the community redevelopment agency as well the most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8) can be found at:

www.pinellascounty.org/boards/cra/special.htm