



**Lealman Community Redevelopment Area Advisory Committee Meeting
Meeting Minutes (Draft)
Wednesday, January 26, 2022**

Committee Members Present In-person: Gary Grooms, Jeremy Heath, Oscar Seguban, Marsha McCoy, Rick Orr, Charles Flynt, Steve Cleveland

Committee Members Absent: Father Viet, Brian Ellis

Pinellas County Staff Present: David Sadowsky, Tom Almonte, Ryan Brinson, Carol Stricklin, Tanya Kurtin, Chris Moore, Evan Johnson, Brian Derr, Scott Swearengen

I. Call to Order

The meeting was called to order at 6pm

II. Introductions

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

III. Approval of Minutes

The December 15, 2021 minutes were unanimously approved.

IV. Annual Chair and Vice Chair Elections

Motions were made and Jeremy Heath was elected as Chair and Steve Cleveland as Vice Chair.

V. Gateway and Wayfinding Project Gateway & Wayfinding Signage Project Update

Staff presented color schemes for the logo selected at the previous meeting. After a discussion, a motion was made and a color scheme was chosen.

The Committee would like staff have a proof of the signs be provided prior to production to ensure any final QA/QC concerns may be needed to address.

VI. Housing and Community Development Update

County staff member Evan Johnson briefed the Committee on a proposed voluntary annexation of a parcel in the Lealman CRA into Pinellas Park and informed them County staff has now established monthly meetings with the City for joint-planning discussions, to leverage each CRA's funding, and to ensure significant topics like the annexation are discussed in advance of either party taking action. The Committee recognized that there was little that could be done given annexation law is unfavorable to unincorporated areas. The Committee also agreed that joint meetings were a good start, but strongly advocated for staff to review any and all means available to further protect the CRA's boundaries, as losing a parcel of this size erodes the CRA's future TIF revenue increases.



Mr. Johnson next updated the Committee on Local Planning Agency and Board of Adjustment and Appeals development applications in the CRA, which included an update on the triangular property on 46th Ave. N. Housing and Community Development Director (HCD) Carol Stricklin also informed the Committee that once the triangular property is approved by the BCC an RFP (Request for Proposals) will be advertised in March or April.

Mr. Johnson presented next on the Lealman Form Base Code (FBC) and indicated that staff had reviewed the Committee's request to expand the FBC and has now expanded the area to include Haines, 28th and the area east of 34th, etc. He also mentioned that a consultant was hired to increase staff capacity, and noted the goal is to have a draft code written by the end of September.

Mr. Johnson concluded by discussing the potential for developing a Joe's Creek Industrial Park Action Plan jointly funded by HCD and the CRA. Staff's position is that the area warrants special consideration given its significant redevelopment potential in that it would extend the Joe's Creek restoration and trail project east of 34th St., which would allow the trail to continue through the park and up 28th St. N., which feeds into Sawgrass Lake Park and the public transit and employment centers at US19 and Gandy Blvd. The state has passed legislation recently that allows for the conversion of industrial lands to affordable housing, however, Forward Pinellas and Pinellas County Economic Development have just begun an update to the Targeted Employment and Industrial Lands Study (TEILS), which in part advocated for the preservation of industrial lands. The City of St. Petersburg has already taken action on the new legislation and is currently considering the conversion of industrial lands along the CSX rail line and the Pinellas Trail, both of which the Joe's Creek Trail would also connect to.

VII. Lealman CRA Update

Staff member Chris Moore then reported the results of the Invitation to Bid for the Alleyway Program and a Letter of Interest process for the Single-Family Residential Improvement Program (RIP) (rehab) and the Home Investment Program (HIP) (new construction). Mr. Moore then updated the Committee that the Lease and Management Agreement for the Lealman Exchange with the St. Petersburg Foundation, which was selected through a Letter of Interest public procurement process. Inclusive of that update Mr. Moore discussed the proposed \$250,000 payment for implementation of the Lealman Exchange Strategic Plan and other amendments to the Lealman CRA Work Plan including funding to install commercial kitchen equipment that Pinellas County Emergency Management secured through a grant with the Duke Energy Foundation to further increase the facility's sheltering capabilities. The kitchen would also be used for community programming as part of the strategic plan implementation. Staff also recommended increasing the residential façade and site improvement grant allocation from \$100,000 to \$300,000 due to a wait list of applicants and a desire to meet that demand. Finally, Mr. Moore discussed a request for the CRA to cost share the development of a Joe's Creek Industrial Park Action Plan. Housing and Community Development would also contribute funding. The Committee approved all the work plan amendments but did not want to proceed with the industrial park action plan at this time, though it would like more information on what it would consist of.



VIII. Advisory Committee Member Comments

Committee Member Grooms raised the question as to whether CHAF would be allowed to apply for the affordable housing developments on 46th Ave. N. and reiterated his desire that the County not partner with them again in the future. Mr. Moore responded that could not prevent them from applying if an RFP was advertised, however it was well aware of the community's opinion on them given past experience.

Chairman Heath he indicated he would a status update on other components of the Alleyway pilot program previously proposed by Housing and Community Development.

IX. Citizen Input

A resident inquired as to whether the alley maintenance program would address illegal fencing and abandoned/inoperable vehicles issues. Mr. Moore indicated that those issues would be addressed on a case-by-case basis as they were identified. A business owner within Joe's Creek business owner Greg Simick echoed the Committee's frustration that the parcel would be annexed into Pinellas Park and voiced his support for exploring all options to mitigate this in the future.

X. Adjourn

The meeting was adjourned at 7:45 pm