



## MEETING MINUTES

### Lealman Community Redevelopment Area Advisory Committee Meeting

Wednesday, June 28, 2023, 6 PM

**Committee Members Present In-person:** Steve Cleveland, Jeremy Heath, Jennifer Post, Kim Blessinger, Charles Flynt, Dominic Howarth

**Committee Members Absent:** Marsha McCoy, Oscar Seguban

**Pinellas County Staff Present:** Chris Moore, Felix Nunez, Tanya Kurtin, Amanda Coffey (Virtual), Carol Stricklin, Jared Austin, Scott Swearengen

#### I. Call to Order:

The meeting was called to order at 6:00 PM by Chair Steve Cleveland

#### II. Introductions

Each Committee member and County Staff member present made introductions.

#### III. Citizens' Input

Community resident David Lee of the Neri Park neighborhood was skeptical of the consultant study expenditure. He had questions regarding the appropriateness of the CRA paying for the study. He asked questions regarding the bid process and stated that we always use the same consultant on all our projects. He questioned the results of the TIEL study and its impact on our community, and he hoped that it would be explored in this study. He also commented on the work plan. He is insulted by the work plan item of enhanced maintenance of ditches when he feels that the county does not do its job of maintaining ditches. He objects to the CRA, maintaining the ditches.

#### IV. Approval of Minutes

Jeremy Heath motioned for approval, and Charles Flynt seconded it. All agreed. The Minutes for the May 24 Meeting were approved unanimously.

#### V. Lealman CRA Updates

##### • Proposed FY24 Work Plan Discussion

- o Joe's Creek Industrial Park Master Plan: Presentation of Draft Scope of Work

Steve Cleveland summarized the process for Joe's Creek Industrial Park Master Plan Study and the vote to approve to move forward on the first phase, which is to approve a \$250,000 study budget. He said it was not much money and asked the board to discuss and decide how to vote.

Carol Stricklin reviewed the materials that were sent out to the Advisory committee for review. Carol shared the county's consultant selection processes, including the RFP process or the



general planning consultants (using consultants already approved by the county). She discussed that the scope in its current form is a draft. She explained that once a consultant is identified, the consultant can help adjust the cope based on their experience and knowledge.

On the concern regarding cost, Carol shared that while the cost budgeted is \$250,000.00, it's more of a do not exceed budget, and we may not exceed that. It may cost less, and the county tries to do as much as it can in-house to alleviate some of the costs.

As the scheduling was another concern, Carol shared that when the money becomes available in October to start the solicitation process, depending on whether they have to go out to bid (through RFP Process) or procurement (from existing contractors) she estimates about eighteen (18) months from the time the consultant gets started to the process of adoption.

Carol also touched upon the decision on the boundary of Joe's Creek and stated that a final decision has not been made about that either, and the study will help determine that as well.

Jared, Project Manager from Forward Pinellas, who conducted the Target Employment Industrial Land Study (TIEL) shared feedback from the study results. He discussed the Countywide plan regarding land use. He discussed target employment centers, which Joe's Creek had been designated as. As a result of the TIEL study, Joe's Creek is now categorized as a target employment center local category. This means that now the local government has the flexibility to designate how the space is to be used. The only requirement is they require a Master Plan that tells them how the community wants the area to grow and redevelop over time; this way, they can justify the conversion of industrial land into non-industrial land.

Jared also referenced Senate Bill 102, which at the time of the TIEL study had not been passed, which now says, it allows conversion of industrial land by right as long as 40% of housing units are created to be affordable housing. It's unknown how this impacts this yet but he brought it to their attention.

Jen Post asked if this wasn't part of the Form-Based code. She was told that it was intentionally left out of the Form-Based code because they had to wait on the results of the TIELs study.

Carol discussed infrastructure including stormwater and added that to the scope of services so that it and transportation are part of the study as well.

The floor was open to questions from the board.

Jeremy Heath mentioned that he feels it is important that this project is put out to bid. He brought up market forces and how our plan is not going to change market forces. He is thinking



about the future and wants to be able to tell the community that it was done right and he feels that putting it out to bid is the correct way to do so.

Steve Cleveland shared his experience as a contractor for government agencies in the area and explained that already being a selected vendor is still a fair process. Chris Moore explained the process that it is bid out to all the pre-approved vendors, and they are allowed to submit bids. Carol reminded him that we are not at that point of selecting vendors right now.

Jeremy is aware that we are not selecting vendors right now, but he does not want to approve the \$250,000.00 now and then feels pressured to approve a selected vendor at the final moment when the time comes.

Scott shared the way we select vendors and who some of the vendors are, and Carol volunteered to share the list with the committee. Chris shared the pros and cons. If we do an RFP we get random bids from unknown agencies, and we risk getting bids from people we don't know who may not be that great, and then we have to issue another RFP and delay further. The committee is adamant about not using the same consultant and is looking for a fresh perspective. They would like to discuss this later.

Carol did share that we are approaching a time to renew/update our contractor list. Chris Moore shared that we can also share vendor lists from other county governments or Forward Pinellas.

Steve Cleveland brought the discussion back to the matter of making the vote. He reminded the board that they were voting on the fact that they agreed with the expenditure of \$250,000.00 for the master plan of Joe's Creek to move forward.

Charles Flynt interjected that the committee's greatest concern seems to be that we are repeatedly using Kinley Horn. He suggested that it be possible for Kinley Horn to be excluded as a vendor. He feels that a fresh set of eyes would be welcome.

Chris Moore and Carol Stricklin think it needs to be discussed later and given some thought. Charles Flynt reiterated his opinion.

Steve Cleveland brought the conversation back to the vote. It was decided that the bidding process discussion would be returned to the next community advisory meeting. Dominic asked Carol what would happen if the budget were to go over \$250,000.00. She stated that they would pare the budget back and do some of the work in-house as needed.

Jeremy Heath motioned to approve the \$250,000.00 master plan, and Charles Flynt seconded.



The committee unanimously approved it.

**VI. Advisory Committee Member comments**

Jeremy Heath reminded the committee that July 18th, there will be a public hearing at BCC regarding the Form-Based Code where Scott will be presenting the adoption phase of the form-based code. The BCC will be approving to move to the State for review.

Jen Post realized she voted for ditch maintenance last month and she realized the county is not doing the best job at maintaining the ditches. She agrees with the public comment at the beginning and stated shame on me for voting on the ditch maintenance.

Steve Cleveland reminded everyone that 4<sup>th</sup> of July fireworks celebration at Ray Neri Park will be held and that they still need some volunteers.

**VII. Adjourn**

Kim Blessinger motion to adjourn the meeting, Jennifer Post seconded the motion to adjourn. Meeting adjourned at 7:03 PM