



MEETING MINUTES

Lealman Community Redevelopment Area Advisory Committee Meeting

Wednesday, May 24, 2023, 6 PM

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

Committee Members Absent: Marsha McCoy,

Pinellas County Staff Present: Chris Moore, Felix Nunez, Tanya Kurtin, Amanda Coffey (Virtual), Sherilyn Harris (Virtual)

I. Call to Order:

The meeting was called to order at 6:00 PM

II. Introductions

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

III. Citizens Input

There was no citizen input (No citizens attended)

IV. Approval of Minutes

Charles Flynt made a motion to approve the minutes from March 22, 2023. Kim Blessinger seconded. The minutes were approved unanimously.

V. Housing and Community Development Updates

Lealman Heights development. Southport development, 86 units, 100 affordable housing, multi-family, BCC approved in the amount of 2 million dollars. In July will be going in front of BCC for Bond financing. In September will begin relocating tenants to begin demolition and construction. Will be meeting with the Housing Authority in June to identify units for the tenants that need to be relocated temporarily until they can return to the new construction. This is all county financed not CRA financing.

4500 43rd Street North. Development was approved by the DRC for type 2 use. Will move to Board of Adjustments on May 31st. This allows Habitat for Humanity to build 10 single-family units on the property. This should be going to the board in July to be able to begin construction.

3901 46th Avenue, Boley Development. Developer needs to have site control before they can apply to FHF for a 6-million-dollar project. Working to get the property transferred so that Boley can receive the site control and they can then begin their project. These will be 17 1-, 2- and 3-bedroom units once construction is underway. These are also not CRA funded, they are county-funded affordable housing investments.



In response to Charles Flynt's question of affordability, Sherilyn ensured that all these projects are under a land trust model, which allows for a 99-year ground lease with a renewal of another 99 years, which means that they are subject to affordability, there is no opportunity for them to go market rate, they will always be affordable housing. Even if there is redevelopment because the land is restricted, anything that is developed there will always be affordable housing.

VI. Lealman CRA Updates

Current Fiscal Year Workplan (FY-23 Updates)

Gateway and Wayfinders-

The first gateway signs have been installed at 54th Ave and I-275, 49th St. and 40th Ave, and Division Drive. There will be some landscaping done around them and there will be some ribbon-cutting ceremonies in the future. There are more to come at 34th Avenue, 40th Avenue, 54th Avenue at Kenneth City Border, 28th St. and 40th Avenue, and 46th Avenue at Kenneth City.

Park Improvements –

Loam and 40th Street entrance, new fencing and signage., Covered seating area, bike rack, trash receptacles, sidewalk installation.

Neri Park updates – United Way and Early Learning Coalition installed trails to create early learning activities for young children.

Public works staff put in some trees to complement the new playground equipment where the CRA put in new playground equipment, and we are waiting on some new benches. We also paved the parking lot, and improved the fencing and the Neri Park bird club Mural. The pond that was overgrown was cleaned up by Public Works where you can see wildlife again.

Neri Park Master Plan – Scheduled to break ground in March of 2024.

Home Investment Program – Habitat for Humanity CRA contract with Habitat for Humanity Have already closed on 11 homes in a clustered area around Haines and 54th and another 4 are projected to close in July bringing them to 15 for their full \$500,000.00 allocation in year one.

Home Rehabilitation Program – Contract with RTTB

They resigned from the contract, staff had to pick up the work on them, and have put 9 houses out to bid on the program and are going through the process and waiting to have the homes under contract by the end of the fiscal year.

Promotional Special Events Program

4th of July Event – Events committee has continued this process. 6-9 PM Beer and wine, food, DJ, fireworks, and clean-up process in place, including assistance from Keep Pinellas Beautiful.



STEAM Camp

Jacobs Engineering and the St Petersburg Foundation have put together a STEAM event on July 14th with children from PAL, YMCA, Lealman and Asian, Duval Park, and other Lealman children with an anticipated turnout of 175 children. An all-day event. Half day in the park, lunch at the exchange, and then afternoon classroom learning.

Proposed FY 24 Workplan – Continuation of FY 23 Workplan Looking to present to BCC on July 27, 2023.

Three amendments/revisions

1. Would like to expand the Alley maintenance program to include ditches.
2. Additional improvements to Lealman Park, specifically lighting.
3. Master Plan for Joe's Creek Industrial District (Including studies)

Chris Moore asked for the committee to make a motion to approve the amendments to the FY 24 Workplan.

Jeremy Heath thought Committee Members had already shot down the Master Plan for FY23 and Steve Cleveland feels as if the County has already made its decision regardless of what the committee decides.

The committee discussed item 3 and its implications. They don't see the value of doing all the studies related to the master plan just to have it all rejected. Jeremy Heath states that Joe's Creek is an important aspect of the CRA's agenda but feels that it is being presented to them at the last possible moment with very little notice, but he is not comfortable voting to approve. He states that a study that costs \$250,000 over a six-month period is a lot of money to just be asked to vote on it weeks before a decision is made. Chris offered to hold a special meeting in June to further discuss the matter and present a draft scope of work to the committee before he presents it to the BCC in July.

Charles Flynt suggested a specific change to the scope of work of the study to focus on narrowing it down to joining parks together and connecting them to the waterway.

Jeremy Heath made a motion to approve items 1 and 2 on the FY 24 workplan amendments, and Charles Flynt seconded. Unanimously approved.

Jen Post made a motion to have a special meeting in June to discuss item # 3, the master plan for Joe's Creek. Dominic Howarth Seconded. All approved.

Chris stated he will come prepared with materials for committee members to properly explain the master plan and at that time take a vote to approve item # 3 of the FY 24 workplan



amendment.

VII. Advisory Committee Member comments

Charles Flynt asked about the Alley program. He wanted to know if we are allowed to remove trees from the alleys. He was advised we are not allowed to remove oaks. He was also told about the levels of trash and fences that are found in these alleys and code issues and how they are all being corrected.

Steve Cleveland announced the Farm Share at Lealman and Asian Community Center on June 2nd, 2023.

VIII. Adjourn

Oscar Seguban moved to end the meeting and Jeremy Heath Seconded. The meeting was adjourned at 7:32 PM.