

LEALMAN CRA TRUST

Budget Analysis

The Lealman CRA Trust Fund revenues are supported by ad valorem taxes. The overall revenue for Lealman CRA is expected to increase by \$270,160 (8.8%) over FY23 Budget to the total of \$3.3M. Ad valorem tax revenue is increasing by \$200,540 (6.6%) over FY23 Budget, which is consistent with the forecast assumptions for FY24. There is a \$70,000 (100.0%) increase in funding from nongovernmental sources revenue as part of a pass-through grant from Community Foundation of Tampa Bay to St. Petersburg Foundation.

Personnel Services increase by \$47,410 (13.8%) to \$391,450. The change to Personnel Services includes a general salary increase of 4.5% of salary, a state-mandated increase to retirement contributions, a 10.0% increase in employer-paid health benefits, an additional increase of up to \$600 to the base for all positions, a one-time payment of up to \$600 for eligible employees, and budgeted lapse savings. The County will also increase the lowest wage for County employees to \$18.00/hour beginning in FY24. The personnel increase also includes a shift in Lealman CRA administrative grant project charges from Housing and Community Department. FTE remains flat at 3.0 FTE.

Operating expenditures increase by \$308,950 (495.8%) to \$371,270, which is attributed to an increase in Professional Services County TIF for Joe's Creek Master Plan development. Forward Pinellas recently completed an update to the Targeted Industrial and Employment Lands Study (TIELS), which creates a new land use category, Target Employment Center (TEC) Local, which would allow for mixed use development. The purpose of the proposed Joe's Creek Industrial Area Master Plan is to evaluate the desired future land uses and infrastructure needs for continued success and revitalization of the Joe's Creek Industrial Park and surrounding area. There is a \$33,000 reallocation to Lealman CRA from Parks and Conservation Resources for an Extension Family Consumer Science Agent to continue providing support to the Lealman Community Center Youth Development Financial Education program and the Pinellas County Affordable Housing initiative.

Capital Outlay FY24 Budget remains flat at \$300,000.

Grants and Aids increase by \$2.1M (37.7%) to \$7.7M, which is mainly attributed to an increase in the allocation of projects for future years. The CRA is statutorily required to appropriate all TIF, and grants and aids reflect the appropriation of TIF budgeted but not yet assigned to a specific project or program.

Budget Summary

Expenditures	FY23 General Fund	FY23 Non-General Fund	FY23 Total	FY24 General Fund	FY24 Non-General Fund	FY24 Total
Personnel Services	\$ 0	\$ 344,040	\$ 344,040	\$ 0	\$ 391,450	\$ 391,450
Operating Expenses	0	62,320	62,320	0	371,270	371,270
Capital Outlay	0	300,000	300,000	0	300,000	300,000
Grants and Aids	0	5,617,680	5,617,680	0	7,735,580	7,735,580
Total	\$ 0	\$ 6,324,040	\$ 6,324,040	\$ 0	\$ 8,798,300	\$ 8,798,300
FTE	0.0	3.0	3.0	0.0	3.0	3.0

Budget Summary by Program and Fund

Lealman CRA

Addresses the unique needs of the targeted area by implementing the Lealman Community Redevelopment Plan's overall goals for redevelopment in the area, as well as identifying the types of projects planned for the Lealman area.

Fund	FY21 Actual	FY22 Actual	FY23 Budget	FY24 Budget
Lealman Community Redevelopment Agency Trust	\$ 434,653	\$ 817,736	\$ 6,324,040	\$ 8,798,300
Total Expenditures	\$ 434,653	\$ 817,736	\$ 6,324,040	\$ 8,798,300
FTE by Program	0.5	0.5	3.0	3.0

LEALMAN SOLID WASTE

Lealman District Coordinator

Phone Number: (727) 464-7500

<https://pinellas.gov/lealman-garbage-and-recycling-collection/>

Department Purpose

The Lealman Solid Waste and Collection Fund accounts for the revenues and operating expenditures associated with the Lealman Municipal Service Benefit Unit (MSBU). It is a stand-alone fund administered by Solid Waste Department staff. The Lealman MSBU was established to provide for residential waste collection and disposal services within the unincorporated Lealman area. A non-ad valorem special assessment is levied on Lealman MSBU property owners' tax bills annually to provide funding for these services.

Budget Analysis

The Lealman Solid Waste franchise FY24 Budget is increasing by \$85,220 (4.8%). Revenue is growing by \$345,660 (26.3%) primarily due to a proposed 12.5% increase in per household collection fees from \$16/month (\$192/year) to \$18/month (\$216/year). Expenses, less reserves, increased by \$238,060 (14.9%). They consist of increases in operating expenses by \$221,690 (14.1%), special assessment expenses by \$4,950 (19.1%), and previously unallocated personnel services costs by \$11,200. Both increased revenues and expenses are driven by 700 (9.5%) households being added to the franchise service area. A \$300,000 loan from the Solid Waste Revenue and Operating Fund is needed to stabilize the Lealman Solid Waste Collection and Disposal Fund. This loan is to be paid back at 2.0% interest in FY25-FY30.

Budget Summary

Expenditures	FY23 General Fund	FY23 Non-General Fund	FY23 Total	FY24 General Fund	FY24 Non-General Fund	FY24 Total
Personnel Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,420	\$ 11,420
Operating Expenses	0	1,572,180	1,572,180	0	1,793,870	1,793,870
Constitutional Officers Transfers	0	25,970	25,970	0	30,920	30,920
Reserves	0	172,490	172,490	0	19,650	19,650
Total	\$ 0	\$ 1,770,640	\$ 1,770,640	\$ 0	\$ 1,855,860	\$ 1,855,860
FTE	0.0	0.0	0.0	0.0	0.0	0.0

Budget Summary by Program and Fund

Reserves

Oversees the management and allocation of the County's financial reserves.

Fund	FY21 Actual	FY22 Actual	FY23 Budget	FY24 Budget
Lealman Solid Waste Collection & Disposal	\$ 0	\$ 0	\$ 172,490	\$ 19,650
Total Expenditures	\$ 0	\$ 0	\$ 172,490	\$ 19,650
FTE by Program	0.0	0.0	0.0	0.0

Site Operations

Management of solid waste collection and disposal operations, facilities, and contracts, in compliance with application permits and regulations.

Fund	FY21 Actual	FY22 Actual	FY23 Budget	FY24 Budget
Lealman Solid Waste Collection & Disposal	\$ 1,371,383	\$ 1,429,037	\$ 1,572,180	\$ 1,805,290
Total Expenditures	\$ 1,371,383	\$ 1,429,037	\$ 1,572,180	\$ 1,805,290
FTE by Program	0.0	0.0	0.0	0.0