

Lealman CRA Trust

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<https://pinellas.gov/lealman-community-redevelopment-area>

Department Purpose

The Lealman Community Redevelopment Area (CRA) Trust was established June 7, 2016, by the Board of County Commissioners (BCC) to support redevelopment activities specified in the Lealman CRA Plan. The CRA Trust undertakes activities/projects for the elimination and prevention of identified deterioration and economically distressed conditions in the designated area. Public funding is used to stimulate private sector investment in this endeavor. Public revenues to the CRA Trust are generated through Tax Increment Financing (TIF) as defined by State statute. Since this district is in the County's unincorporated area, the General Fund contributes TIF resources based on both the Countywide and the Municipal Service Taxing Unit (MSTU) property tax collections.

FY25 Accomplishments

- At three years in the Home Improvement Program (HIP) contract, to promote affordable housing infill, Habitat for Humanity has completed 39 homes within the Lealman CRA that each have an appraised value between \$350,000 and \$375,500. The total incentives paid from the contract is \$1.1M to date towards these new homes resulting in a residential tax base value of at least \$13.6M.
- The Joe's Creek Industrial Park Master Plan Project contract was awarded to Kimley-Horn, a contract amendment to allow for additional infrastructure assessment and evaluation was approved on March 25th, 2025. This project is completed with the adoption of the Master Plan for the Targeted Employment Area, the Joe's Creek Industrial Park. The master plan provides an analysis and recommendation for land-use changes that would meet the requirements by Forward Pinellas. The scope of work also included the infrastructure impact of the proposed land use changes and infrastructure assessment of the current conditions of utilities, stormwater and the privately owned seawalls along Joe's Creek.
- The St. Petersburg Foundation Master Leasing and Management Agreement of the Lealman Exchange (LEX) was extended for a five-year period effective October 1, 2024, after an initial successful two and a half-year period. The implementation of the LEX Strategic Plan and the activation of the center continue to serve the Lealman community by being an active Community Center that is rented at near capacity. Wounded Warriors Ability Ranch and the Family Center on Deafness are the two most recent tenants to move into the LEX. During FY25, programming provided through the LEX expanded to include a Sunday morning Farmer's Market once a month and a swimming lesson and lifeguard training program offered to children free of charge.
- Completed the third year of the Alleyway Program, where 176 alleyways have been identified within the Lealman CRA. The program allows for cyclical maintenance through mowing of the alleyways in addition to the clearing of partially or completely blocked alleyways. The program enhances the appearance and public safety of the alleyways. As of June 2025, 49 alleys were cleared of vegetation overgrowth and debris and 153 of the alleys are now maintained on a cyclical mowing cycle. For next year, the remaining alleys, which many have encroachment issues will be reclaimed so that eventually all 176 alleys can be maintained on a cyclical basis.
- The residential and commercial grant programs were converted to an on-line application process at the beginning of 2025. Additionally, the residential grant program underwent a review by CRA Staff and the CRA Advisory Committee resulting in the Board of County Commission approving recommended changes, of which included establishing required resident match that is dependent on the Area Median Income (AMI) percentage of their household income.

Budget Analysis

The Lealman Community Redevelopment Area (CRA) consists of one (1) fund the Lealman Community Redevelopment Agency Trust Fund. The FY26 Budget increases \$2.9M (22.5%) to \$15.6M and the Department's FTE count remains unchanged at 3.0 FTE.

The Lealman CRA Trust Fund revenues are primarily supported by ad valorem tax increment financing. Revenue increases \$207,310 (4.0%) to \$5.4M with the ad valorem tax increment financing values provided by the Pinellas County Property Appraiser. The increase was offset by removal of the transfer from General Fund for the pass-through funding to the St. Petersburg Foundation. The agreement with the St. Petersburg Foundation, where the County serves as a pass-through for funding from Community Foundation of Tampa Bay (CFTB) to the St. Petersburg Foundation, ends FY25. Going forward, the St. Petersburg Foundation will work directly with the Community Foundation of Tampa Bay (CFTB), and the County will no longer serve as a pass-through.

Personnel Services increases \$145,610 (34.5%) to \$567,130 with the addition of fiscal responsibility for two (2) park rangers operating Ray Neri Park. The increase is also due to a 3.0% base salary increase, career path and ladders, position reclassifications, and Florida Retirement System (FRS) actuarial retirement increases.

Operating Expenses increases \$852,770 (57.7%) to \$2.3M.

- Professional Services increases \$677,980 (246.5%) to \$952,980 to support items such as implementation of any land use changes as a result of the Master Plan for Joe's Creek Industrial Park, operation and activation of Lealman Exchange Community Center (LEX), administration of the public art program, consultant services for the CRA, consultant services for updates to the CRA plan, economic impact statements, and economic development strategy, and consultant services for design and construction services for an alleyway connectivity project.
- Other Contractual Services increases \$132,000 (12.4%) to \$1.2M to support items such as sign replacement, HIP, an agreement with Habitat for Humanity to support construction of new affordable single-family homes, alleyway program, and demolition funds to support severe cases of code enforcement for unsafe or condemned structures.

Capital Outlay increases \$11.0M (1,223.1%) to \$11.9M primarily due to the realignment of funds from Grants and Aids to projects such as \$8.6M to Joe's Creek Master Plan Infrastructure, \$2.0M for future land acquisition, and \$1.3M to capital improvement projects. Pursuant to Florida State Statute 163.387(7)(d), one of the available options for any money remaining on the last day of the fiscal year can be "appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan." As such, the remaining funds were moved from Grants and Aid and realigned to projects within Capital Outlay.

Grants and Aids decrease \$9.2M (92.2%) to \$770,000 due to the above-mentioned adjustment from Grants and Aids to projects within Capital Outlay. Grants and Aids include the Accessory Dwelling Unit (ADUs) pilot grant program, the Commercial Improvement Grant, and the Residential Façade Grant. The Residential Façade Grant increased \$70,000 from \$300,000 to \$370,000 and the Commercial Improvement Grant increased \$60,000 from \$240,000 to \$300,000 from the FY25 Budget.



Annual Operating and Capital Budget FY26

Budget Summary

	FY25 General Fund	FY25 Non-General Fund	FY25 Budget	FY26 General Fund	FY26 Non-General Fund	FY26 Budget
Personnel Services	\$0	\$421,520	\$421,520	\$0	\$567,130	\$567,130
Operating Expenses	\$0	\$1,477,800	\$1,477,800	\$0	\$2,330,570	\$2,330,570
Capital Outlay	\$0	\$900,000	\$900,000	\$0	\$11,907,900	\$11,907,900
Grants and Aids	\$0	\$9,920,490	\$9,920,490	\$0	\$770,000	\$770,000
Reserves	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total	\$0	\$12,719,810	\$12,719,810	\$0	\$15,575,600	\$15,575,600

	FY25 General Fund	FY25 Non-General Fund	FY25 Budget	FY26 General Fund	FY26 Non-General Fund	FY26 Budget
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.

	FY23 Actual	FY24 Actual	FY25 Budget	FY26 Budget
Lealman Com Redev Agency Trust	\$2,170,169	\$1,729,893	\$12,719,810	\$15,575,600
Grand Total	\$2,170,169	\$1,729,893	\$12,719,810	\$15,575,600

	FY23 Actual	FY24 Actual	FY25 Budget	FY26 Budget
FTE	3.0	3.0	3.0	3.0