



MEETING MINUTES
Lealman CRA Advisory Committee
Wednesday, May 27, 2026 at 6PM

Committee Member Present In-Person: Kim Blessinger, Tyler Payne, Charles Flynt, Jeremy Heath, Jennifer Post, Tahisia Scantling, Dominic Howarth, Kenneth Williams

Committee Members Absent: Tony Coryn

Pinellas County Staff Present: Amy Davis, Cameron Ehmig, Scott Swearengen, Colan Treml, Jason Ester (Virtual)

I. Call to Order: Chair Kim Blessinger called meeting to order at 6:02pm.

II. Introductions

III. Citizens Input: None

IV. Approval of Minutes

Chair Kim Blessinger requested a motion to approve the 4-22-2026 minutes.

Motion by Jeremy Heath, seconded by Dominic Howarth.

Vote: Approved unanimously with no changes.

V. Lealman CRA Agenda Items

• **Update on affordable housing development by Boley for the Landings**

- Presented by Jack Humburg, COO of Boley Centers
- Lealman Landings (formely the Point) at 3901 46th Ave. N. The land is owned by Pinellas County Housing Finance Authority, under a 99 year lease to Pinellas Affordable Living. They are about to begin construction, have secured necessary permits. Jack went over the scope of the project and the prospective tenants' demographics.
- Committee members asked about the driveways off of Lown and Mohr Ave., dry pond off of 46th Ave., as well as if there will be any playgrounds or other exterior amenities. Jack responded that these are all single bedroom units and they don't anticipate having children stay there. Jack also clarified that there are no exterior staircases and that there will be laundry facilities on site when asked by other committee members. Committee member also asked about bus routes in that area and if tenants will be able to use mass transit. Jack responded that mass transit is not very accessible in that area and that they will be providing limited transit to grocery stores and other key destinations.

• **Destinations list for Alleyway/Connectivity Improvement Pilot Project**

- Guidance from planning on approach to the alleyway project was to create an origins and destinations map, and create connections between these points and fill in any sidewalk/connectivity gaps. Staff came up with a list of destinations: three parks, LEX, Lealman Elementary, Lealman Innovation Academy, CES, Sprowl's Sports Parks. Non-profits weren't added to avoid excluding anybody.
- Committee member asked about Joe's Creek Greenway Trail connecting to these destinations. Staff confirmed this is being considered, and that other rights-of-ways are being identified for possible inclusion in the connectivity network. Another committee member commented that Sawgrass Lake and Ray Neri Park are often hidden to non-residents, and that creating awareness could encourage use.



- Committee member commented that driving on 46th Ave., it's difficult to tell that there is a large park beyond the small playground and parking lot. By encouraging walking on trails, like the Joe's Creek Greenway Trail or the sidewalks along 46th Ave., this entrance becomes a lot more visible and inviting.
 - **Proposed Budget Changes**
 - The county contribution to the St. Petersburg Foundation for operations and maintenance of the Lealman Exchange since the inception of the contract has been split between the General Fund and the CRA fund. The proposed budget change is for the CRA fund to cover the contribution versus being split between the General Fund and the CRA fund. This can be achieved by moving some funds from the Ray Neri Park improvement project, as funds can be added to that project next year.
 - Committee member commented that the Lealman Exchange is a Pinellas County asset and that the CRA funds should not be used to offset the General Fund. Staff responded that the LEX exists for the CRA and it is a service that is not provided by the County anywhere else. Discussion ensued about the growth of the CRA fund over time and the future of the CRA in relation to property taxes legislation.
- VI. Additional Lealman CRA and Non-CRA Updates by Amy Davis and Colan Trembl**
- Tree planting project beginning in late May on 57th Ave. N. Replacement trees on 39th, 40th, and 42nd St., and 56th Ave.
 - Signal box wraps to be completed soon. Mural on 34th St. N. to begin in June.
 - Lealman Heights: Habitat for Humanity home dedications. There were 7 in May, 2 more in June. More houses being constructed. Colan created a new resident packet.
 - Lealman Park improvements: scope is completed, moving forward
 - Selecting a consultant for the CRA Plan Update. Evaluating proposals for Professional Support Services.
 - Opportunity Zones: tax credits to incentivize development. Staff has submitted for reapproval of Lealman's zones.
 - Completed projects: 46th Ave. N. sidewalks, native planting at the pond next to Lealman Park, intersection improvement on 25th St. and 62nd Ave. N.
 - 28th St. sidewalks in active construction, 71st St. will be in construction for the rest of the year.
 - No DRC cases since last meeting, next Board of Adjustment & Appeals hearing is June 3rd.
 - Ray Neri Park: 4th of July fireworks, soft opening for dog park next week.
 - There will be a sidewalk connecting to 46th Ave. N. to close a sidewalk gap.
 - Lealman Asian Neighborhood Family Center: ribbon cutting for park improvements
 - Committee members discussed the Lealman Park and commented that the tree removal along 54th Ave. N. has increased visibility. Discussion ensued on how to get a grocery store in Lealman, the metrics used by grocers to site their stores, and how the South St. Pete CRA approached this same issue.
- VII. Advisory Committee Member Comments: None**
- **Adjourn**, Motion by Tyler Payne, seconded by Dominic Howarth. Meeting adjourned at 6:57pm.