

	Adopted FY27 Lealman CRA Workplan									
	#	Estimated Completion	Project / Program Name	Percent Complete FY26	Funding Source	FY26 Funds Approved	Adopted FY27	Project Description	Primary Lealman CRA Plan Objective Addressed	Secondary Lealman CRA Plan Objective Addressed
	1	ONGOING	Administrative Costs to include personnel and all operating costs	ONGOING	MSTU TIF	\$ 866,700	\$ 783,520	To show total CRA Budget appropriated, this line includes all items not identified by projects below to include all personnel costs (3.1 FTE to administer CRA and programs and 2 FTE Park Rangers for Ray Neri Park) and all operating costs to include professional services.	Objective 9 – Funding, Financing, and Management	Objective 7 – Sustainability
	2	ONGOING	Lealman CRA <u>Vegetative</u> Alley Maintenance Program	ONGOING	Countywide TIF	\$ 140,000	<u>\$ 145,000</u>	Increase reflects a CPI contract increase for cyclical monthly maintenance and optional services for the maintenance and clearing of vegetation in the alleyways within the CRA.	Objective 5 – Urban Form	Objective 4 – Infrastructure and Transportation
	3	ONGOING	CRA Residential Facade Grant Program	ONGOING	MSTU TIF	\$ 370,000	<u>\$ 500,000</u>	Up to \$15,000 grant program for residential façade and site improvements available to residents earning 120% of the Area Median Income (AMI) or less. Program revision in FY25 to require a match along with a sliding scale depending on the household income.	Objective 3 – Housing	Objective 5 – Urban Form
	4	ONGOING	CRA Commercial Site Improvement Program	ONGOING	Countywide TIF	\$ 300,000	<u>\$ 500,000</u>	Up to \$40,000 is available via a matching grant program for interior & exterior commercial buildings and site improvements. <u>This program had changes made effective in April 2026 outlining 4 types of improvements and a maximum available grant amount of up to \$100,000.</u>	Objective 2 – Commercial	Objective 1 – Economic Development and Innovation
	5	ONGOING	Home Investment Program (HIP)	ONGOING	Countywide TIF	\$ 1,000,000	<u>\$ 1,500,000</u>	The Home Investment Program (HIP) supports the construction of new affordable single-family homes. Habitat for Humanity administers the program and was selected through a Letter of Interest process and is under contract through July 2027. Funding in the amount of \$1,500,000 is represents a new 3-year contract to continue this program.	Objective 3 – Housing	Objective 9 – Funding, Financing, and Management
	7	ONGOING	Lealman Exchange Strategic Plan Implementation	ONGOING	MSTU TIF	\$ 175,000	<u>\$ 608,260</u>	St. Petersburg Foundation selected through a procurement process to manage and operate the facility providing programming focused on economic empowerment, educational advancement, health and wellness, character and leadership and community connectivity.	Objective 7 – Sustainability	Objective 9 – Funding, Financing, and Management
	6	FY26	Lealman CRA Public Arts Programs	100%	MSTU TIF	\$ 50,000	\$ 50,000	Partnership with Creative Pinellas to implement CRA Public Arts program not limited to signal box wraps, murals, and other public art installations.	Objective 5 – Urban Form	Objective 1 – Economic Development and Innovation
	8	ONGOING	Gateway & Wayfinding Signage Replacement	AS NEEDED	Countywide TIF	\$ 10,000	\$ 10,000	Maintenance program in the amount of \$10,000 for replacement of any wayfinding or gateway signage as needed.	Objective 8 – Branding, Marketing and Promotion	Objective 5 – Urban Form
	9	FY27	Lealman Exchange Technology Initiatives	<u>NEW</u>	Countywide TIF	\$ -	<u>\$ 25,000</u>	Technology improvements for the Lealman Exchange.	Objective 6 – Healthy Community	Objective 7 – Sustainability
	10	FY26	Lealman Exchange Capital Improvement-Digital Monument Sign off of 54th Avenue	25%	Countywide TIF	\$ -	\$ -	<u>Carryforward to FY26 (\$65,560)</u> : funding to replace wood sign with a digital monument sign to better represent a public community center. The sign will feature digital messaging to communicate activities and events.	Objective 8 – Branding, Marketing and Promotion	Objective 9 – Funding, Financing, and Management
	11	FY26	46th N Ave. Playground Amenities	5%	Countywide TIF	\$ -	\$ -	<u>Carryforward to FY26 (\$40,000)</u> : funding used for a shade structure, seating and lighting for the playground along with some fencing or landscaping to create a natural barrier between playground and the street.	Objective 6 – Healthy Community	Objective 5 – Urban Form
	12	FY27	Lealman Park Community Gathering Space	10%	MSTU TIF	<u>\$ 325,000</u>	<u>\$ 385,000</u>	Design (in FY26) and construction (FY27/28) of Lealman Park Improvements requested by Lealman District Services (LDS) and supported by the CRA Advisory Committee. Project to include the design and construction of a park improvement that include attributes for use at events, placemaking, beautification and encouraging community gatherings.. <u>Increased construction budget to allow for some other improvements around the park for potentially beautification, public art or the basketball court.</u>	Objective 5 – Urban Form	Objective 1 – Economic Development and Innovation
	13	FY27	Demolition, <u>Secure, and Cleanup Funds</u>	AS NEEDED	Countywide TIF	\$ 50,000	\$ 50,000	Demolition, <u>securing, and cleanup</u> funding for properties within the CRA that require these activites to prepare the property to be sold on the open market. These funds are intended for properties not acquired or purchased by the CRA.	Objective 6 – Healthy Community	Objective 3 – Housing
	14	FY27	Land Acquisition for redevelopment or public purpose/Clearing/Site Prep/Cleanup	AS NEEDED	Countywide TIF	\$ 2,000,000	\$ 2,000,000	Funds for land acquisition to be available for redevelopment opportunities or to provide a public purpose within the CRA to also include Clearing/Site Prep/Cleanup of the property.	Objective 1 – Economic Development and Innovation	Objective 9 – Funding, Financing, and Management

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17	15	FY27	Alleyway Grading Maintenance Program	NEW	Countywide TIF	\$ -	\$ 370,000	New program to support grading of alleyways which is not a standard service provided by the County. As a result, this funding to be used to go into a contract for grading of alleyways used for heavy vehicular traffic.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
18	16	FY27	Street Sign Placemaking	NEW	MSTU TIF	\$ -	\$ 103,650	Funding to complete the Lealman Street Sign Placemaking Initiative, which will include the fabrication and installation of Lealman-branded street signs throughout the CRA. This will support a neighborhood identity, promote community pride and improve wayfinding while supporting the overall revitalization goals of the CRA.	Objective 8 – Branding, Marketing and Promotion	Objective 5 – Urban Form
19	17	FY28	Ray Neri Park Improvements	NEW	MSTU TIF	\$ -	\$ 201,360	After one year of the Ray Neri Park being open, the CRA will collaborate with the County Parks Department along with resident feedback to evaluate what site enhancements would ensure the park continues to meet community needs and supports the long-term goals of the CRA.	Objective 5 – Urban Form	Objective 1 – Economic Development and Innovation
20	18	FY28	Joe's Creek District Master Plan Implementation	0%	Countywide TIF	\$ 56,000	\$ -	This will be a follow up to the Joe’s Creek Industrial Area Master Plan for Comprehensive Plan, Future Land Use Map and Zoning amendments required to implement the Master Plan. Consultant assistance required to augment County staff as needed for professional services towards mapping, zoning and/or code changes and for public noticing requirements. This project will begin once SB180 sunsets in Fall 2027.	Objective 1 – Economic Development and Innovation	Objective 2 – Commercial
21	19	FY27-30	Infrastructure improvements in Joe's Creek Industrial Park (Targeted Employment Center)	0%	Countywide TIF	\$ 8,582,900	\$ 4,295,060	The CRA will be allocating funds toward infrastructure improvements in support of the Joe's Creek Industrial Park Master Plan to include the purchasing of land for these improvements.	Objective 4 – Infrastructure and Transportation	Objective 1 – Economic Development and Innovation
22	20	FY28/FY29	Joes Creek Industrial Park Drainage Culvert Replacement and Enlargement	10%	Countywide TIF	\$ -	\$ 2,580,000	Previously included in the Infrastructure improvements in Joe's Creek Industrial Park (above). Project was approved in FY26 for the replacement and upsizing of the drainage culvert under 34th Street within the Joe’s Creek Industrial Park to improve stormwater capacity, reduce flooding risk, and support redevelopment in the industrial park. The CRA Project contribution was supported by the CRA Citizen Advisory Committee.	Objective 4 – Infrastructure and Transportation	Objective 1 – Economic Development and Innovation
23	21	FY26	CRA Plan Update, Mid-Term Review Set-up, and Economic Development Strategy	20%	MSTU TIF	\$ 200,000	\$ -	Update the CRA Plan and set up for the mid-term review. The Plan update will involve community engagement and will include updated goals and strategies for the CRA. Economic Development Strategies to be created that will align with the CRA Plan.	Objective 1 – Economic Development and Innovation	Objective 9 – Funding, Financing, and Management
24	22	FY27	Linking Lealman Projects	5%	Countywide TIF	\$ 1,000,000	\$ 2,000,000	Anticipated carryforward of funds into FY27; this project replaces the Sidewalk Program and enhances it as the Linking Lealman Projects include sidewalks and other modes of transportation throughout Lealman expanding connectivity throughout the CRA. The priority focus will be on sidewalks connectivity.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
25	23	FY26/FY27	Alleyway Multimodal Improvement Pilot Project	10%	MSTU TIF	\$ 350,000	\$ 350,000	Anticipated carry forward of funds into FY27 and name change to Lealman Connectivity Placemaking Project: this project identify key connectivity orgins and destinations through branding, signage and beautification and/or other improvements to encourage people to use the sidewalk and trail connections for pedestrian and/or bicycle traffic.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
26	24	FY27	Accessory Dwelling Unit (ADU) Grant Pilot Program	75%	Countywide TIF	\$ 100,000	\$ 100,000	To create an ADU Grant Program as a pilot program. The objective of the program will be to incentivize homeowners to construct an ADU or significantly rehab an existing ADU structure on their property. ADU’s add affordable housing, which is some cases can be adult children or aging parents. Anticipate adoption of new program towards late FY26 and implementation in FY27.	Objective 3 – Housing	Objective 5 – Urban Form
27	25	FY27	Lealman Exchange Gym Hardening	NEW	Countywide TIF	\$ -	\$ 1,764,000	Provide \$1,764,000 in Lealman CRA funding toward the hardening of the Lealman Exchange (LEX) Gymnasium, leveraging a \$2,606,000 federal grant toward the total \$5.395 million project. The improvements will expand the facility’s shelter functions for both the Lealman Community and Pinellas County residents.	Objective 6 – Healthy Community	Objective 9 – Funding, Financing, and Management
28					Total	\$ 15,575,600	\$ 18,320,850			