

Lealman CRA Trust

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<https://pinellas.gov/lealman-community-redevelopmentarea>

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.

FY26 Accomplishments

- The Home Improvement Program contract with Habitat for Humanity marks four years of promoting affordable housing within Lealman CRA. Habitat for Humanity has completed building 49 homes, each having an appraised value between \$350,000 and \$375,500. The total incentive paid to date is \$1.510M towards these new homes resulting in a residential tax base value of approximately \$17.700M.
- The St. Petersburg Foundation Master Lease and Management Agreement of the Lealman Exchange (LEX) completed project year three (3) as of September 2025. 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 with spaces available for rent. The most recent tenants are the Public Works Training Institute and Project Pup.
- Completed the fourth year of the Alleyway Improvement Program, where 176 alleyways have been identified in the Lealman CRA for clearing and maintenance. In FY25, 36 alleys were cleared of vegetation overgrowth and/or debris, and eight (8) alleys have been cleared this year to date. Currently, 158 alleys are maintained to some level, with the goal of 177 (added one alleyway in FY26) to be maintained by mowing, trimming back vegetation, and removing debris as the conditions change over time.
- The Commercial Grant program was reviewed by CRA Staff, and the CRA Advisory Committee changes have been adopted by the Board of County Commissioners (BCC) as of April 21, 2026. The changes enhance the program's relevancy for the type of projects that will support a change of use and/or meeting stormwater regulations as well as supporting a true building improvement for the community.
- Lealman CRA processed seven (7) Commercial Grant payments in FY25, with none to date in FY26. Changes to the Commercial, information will be shared by canvassing business owners and/or sending a mailer to advertise the program. Primarily, the grants completed in FY25 were approved in FY22-25, with two (2) approved in FY25. The changes to the program

will likely generate more activity, as two (2) grant applications were submitted recently and are under review.

- Lealman CRA processed 17 Residential Grant payments in FY25 and 13 to date in FY26. Staff sent out a mailer CRA-wide and started using yard signs to advertise the program, and they found that many people did not know the grant was available. The mailer has generated an influx of applications with 93 applications processed so far this year, of those 23 applications are currently under contract and 19 are in review.

Budget Analysis

Lealman CRA Trust Fund is fully funded by ad valorem tax increment financing. The FY27 Budget increases \$2.745M (17.6%) to \$18.321M primarily due to adjustments to Capital Outlay and Operating Expenses. Revenue increases \$686,000 (12.8%) to \$6.065M. The increase is attributable to ad valorem tax revenue which increases \$659,000 (12.9%) to \$5.754M and interest earnings increase \$27,000 (9.4%) to \$310,000.

Personnel Services increases \$15,000 (2.7%) to \$582,000. The increase includes a 10.0% reallocation for the Administrative Support Specialist II in Housing and Community Development, who provides daily support for CRA functions such as managing requisitions, purchase orders, purchasing-card purchases, and records retention. This cost allocation is partially offset by staff turnover with newer staff being hired at lower salaries and benefits. The FY27 Budget includes a 3.0% increase to the base salary, contributions to the Florida Retirement System (FRS) as set annually by the Florida Legislature, and other employment benefits for all eligible employees. The County's per person cost for health insurance decreases \$590 (3.1%) to \$18,500 in FY27. FTE increase 0.1 FTE to 3.1. This is not a headcount increase but an allocation adjustment to account for 10.0% of the Administrative Support Specialist II in Housing and Community Development.

Operating expenses increase \$1.083M (46.5%) to \$3.413M. Contractual Services increase \$900,000 to \$2.100M to support the Home Investment Program (HIP), an affordable housing initiative extending through FY29, and the establishment of a new alleyway grading maintenance program. Operating Supplies increase \$109,000 to \$112,000 to support the fabrication and installation of Lealman branded street signs as part of the community branding initiative. Professional Services includes an increase of \$80,000 attributable to the St. Petersburg Foundation contract supporting operations at the Lealman Exchange. This does not represent a contract increase, but rather a funding source change with the cost fully funded through the CRA.

Capital Outlay increases \$1.318M (11.1%) to \$13.225M. The CRA is establishing Capital Improvement Projects (CIP) for Ray Neri Park improvements, land acquisition, and improvements for Joe's Creek Industrial Park.

Grants and Aids increase \$330,000 (42.9%) to \$1.100M. The increase is due to expanded funding for the Residential Facade from \$370,000 to \$500,000 and the Commercial Property Grant Program from \$300,000 to \$500,000. Funding was increased to meet expected higher demand following recent program requirement changes. Funding, in the amount of \$100,000, is also allocated for the Accessory Dwelling Unit (ADU) Pilot Program, which is expected to launch in the fall of FY26.

Budget Summary

	FY26 General Fund	FY26 Non- General Fund	FY26 Budget	FY27 General Fund	FY27 Non- General Fund	FY27 Budget
Personnel Services	\$0	\$567,130	\$567,130	\$0	\$582,220	\$582,220
Operating Expenses	\$0	\$2,330,570	\$2,330,570	\$0	\$3,413,210	\$3,413,210
Capital Outlay	\$0	\$11,907,900	\$11,907,900	\$0	\$13,225,420	\$13,225,420
Grants and Aids	\$0	\$770,000	\$770,000	\$0	\$1,100,000	\$1,100,000
Grand Total	\$0	\$15,575,600	\$15,575,600	\$0	\$18,320,850	\$18,320,850

	FY26 General Fund	FY26 Non- General Fund	FY26 Budget	FY27 General Fund	FY27 Non- General Fund	FY27 Budget
FTE	0.0	3.0	3.0	0.0	3.1	3.1

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.

	FY24 Actual	FY25 Actual	FY26 Budget	FY27 Budget
Lealman Com Redev Agency Trust	\$1,729,893	\$2,225,709	\$15,575,600	\$18,320,850
Grand Total	\$1,729,893	\$2,225,709	\$15,575,600	\$18,320,850

	FY24 Actual	FY25 Actual	FY26 Budget	FY27 Budget
FTE	3.0	3.0	3.0	3.1