

Proposed FY26 Lealman CRA Workplan

#	Estimated Completion	Project / Program Name	Status	Percent Complete FY25	Funding Source	FY25 Funds Approved	Proposed FY26	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	NEW	ONGOING	MSTU TIF		\$ 866,700	To show total CRA Budget appropriated, this line includes all items not identified by projects below to include all personnel costs (3 FTE to administer CRA and programs and 2 FTE Park Rangers for Ray Neri Park) and all operating costs to include professional services for real estate analysis, economic impact analysis and/or other analysis as needed.	Objective 9 – Funding, Financing, and Management	Objective 7 – Sustainability
2	ONGOING	Lealman CRA Alley Improvement Program	In Progress	ONGOING	Countywide TIF	\$ 200,000	\$ 140,000	Reducton of budget in FY26 reflects the annual contract amount for cyclical monthly maintenance and optional services for the maintenance and clearing of alleyways within the CRA.	Objective 5 – Urban Form	Objective 4 – Infrastructure and Transportation
3	ONGOING	CRA Residential Site Improvement Program	In Progress	ONGOING	MSTU TIF	\$ 300,000	\$ 370,000	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 made in mid-FY25 to require a match along a sliding scale depending on the household income.	Objective 3 – Housing	Objective 5 – Urban Form
4	ONGOING	CRA Commercial Site Improvement Program	In Progress	ONGOING	Countywide TIF	\$ 240,000	\$ 300,000	Up to \$40,000 is available via a matching grant program for interior & exterior commercial buildings and site improvements.	Objective 2 – Commercial	Objective 1 – Economic Development and
5	ONGOING	Home Investment Program (HIP)	In Progress	ONGOING	Countywide TIF	\$ 1,500,000	\$ 1,000,000	The HIP supports and incentives the construction of new affordable single-family homes. Habitat for Humanity selected through a Letter of Interest procurement process for a 3-year contract that was extended for a 24-month period and funded for \$1,000,000.	Objective 3 – Housing	Objective 9 – Funding, Financing, and Management
6	ONGOING	Lealman CRA Public Arts Programs	Completed	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
7	ONGOING	Lealman Exchange Strategic Plan Implementation	In Progress	ONGOING	MSTU TIF	\$ 175,000	\$ 175,000	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
8	ONGOING	Streetscaping / Placemaking / Gateway & Wayfinding Signage	Available	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	FY25	Lealman CRA Sidewalk Program	Completed	100%	MSTU TIF	\$ 200,000	\$ -	Sidewalk funding is now provided thorough Linking Lealman Capital Improvement Project item below.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
10	FY25	Lealman Exchange Technology Initiatives	In Progress	25%	Countywide TIF	\$ 25,000	\$ -	Technology improvements for the Lealman Exchange Ray Neri Room.	Objective 6 – Healthy Community	Objective 7 – Sustainability
11	FY25	Lealman Exchange Capital Improvement-Digital Monument Sign off of 54th Avenue	In Progress	25%	Countywide TIF	\$ 100,000	\$ -	Replace the wood sign with a digital monument sign to better represent a public community center. Looking to include sign features as budget allows for digital messaging to communicate activites and events.	Objective 8 – Branding, Marketing and Promotion	Objective 9 – Funding, Financing, and Management
12	FY25	46th N Ave. Playground Amenities	Planned	0%	Countywide TIF	\$ 40,000	\$ -	Shade structure, seating and lighting for the playground along with some fencing and landscaping to create a natural barrier between playground and street.	Objective 6 – Healthy Community	Objective 5 – Urban Form
13	FY25/26	Lealman Park Enhancements Phase II (in progress) and Phase III (not started)	In Progress	75%	MSTU TIF	\$ 100,000	\$ 325,000	Design and constructon 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. A committee comprised of stakeholder groups will work with the consultant to design the project.	Objective 5 – Urban Form	Objective 1 – Economic Development and Innovation
14	FY25	Demolition funds	Available	AS NEEDED	Countywide TIF	\$ 25,000	\$ 50,000	Demolition funding available should a property located within the CRA require demolition to be sold on the open market. These are demolition funds to be available for properties that the CRA does not purchase.	Objective 6 – Healthy Community	Objective 3 – Housing
15	FY25/26	Land Acquisition for redevelopment or public purpose/Clearing/Site Prep/Cleanup	Available	AS NEEDED	Countywide TIF	\$ 500,000	\$ 2,000,000	Increased amount of 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
16	FY26	Joe's Creek District Master Plan Implementation	Planned	0%	Countywide TIF	\$ 50,000	\$ 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 for speaker/stakeholder engagement and to provide professional services towards map, zoning and/or code changes.	Objective 1 – Economic Development and Innovation	Objective 2 – Commercial
17	FY26 - FY28	Infrastructure improvements in Joe's Creek Industrial Park (Targeted Employment Center)	NEW	0%	Countywide TIF	\$ -	\$ 8,582,900	The CRA wil be allocating funds toward infrastructure improvements in support of the Joe's Creek Industrial Park Master Plan to include the upsizing of the drainage culvert under 34th Street.	Objective 4 – Infrastructure and Transportation	Objective 1 – Economic Development and Innovation

Proposed FY26 Lealman CRA Workplan

#	Estimated Completion	Project / Program Name	Status	Percent Complete FY25	Funding Source	FY25 Funds Approved	Proposed FY26	Project Description	Primary Lealman CRA Plan Objective Addressed	Secondary Lealman CRA Plan Objective Addressed
18	FY26	CRA Plan Update, Mid-Term Review Set-up, and Economic Development Strategy	NEW	0%	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
19	FY26	Linking Lealman Projects	NEW	0%	Countywide TIF	\$ -	\$ 1,000,000	This project replaces the Sidewalk Program and enhances it as the Linking Lealman Projects include sidewalks and other modes of transportation throughout Lealman expanding connctivity throughout the CRA. The priority focus will be on sidewalks for FY 2025.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
20	FY26	Alleyway Multimodal Improvement Pilot Project	NEW	0%	MSTU TIF	\$ -	\$ 350,000	To select an alleyway to serve as a pilot project to beautify through hardscape, landscape art, lighting, and/or other improvements to provide connectivity in a way that will encourage people to use the alleyway. Project to include design and construction or installation of improvements.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
21	FY26	Assessory Dwelling Unit (ADU) Grant Pilot Program	NEW	0%	Countywide TIF	\$ -	\$ 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.	Objective 3 – Housing	Objective 5 – Urban Form
					Total	\$ 3,515,000	\$ 15,575,600			