

LEALMAN CRA TRUST

Christopher Moore, Agency Assistant to County Administration

Phone Number: (727) 464-8219

<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.

FY23 Accomplishments

- Launched the Home Investment Program, which provides funding for land acquisition and construction costs in exchange for the development of affordable single-family homes built by Habitat for Humanity. Eleven homes have been completed as of May, with four more projected for the remainder of FY23, with a total investment of \$500,000 expected by the CRA.
- Completed construction of 40th St. N. sidewalk connecting 46th Ave. N. to a Neri Park entrance located at the intersection of 40th St. N. and Lown St.
- Completed construction of improvements to Neri Park, including cleanup of a blighted pond, paving the parking lot and installation of new trail connection and playground equipment on three contiguous parcels at the 46th Ave. N. entrance, and new fencing, signage, bike racks, and covered seating area at the entrance located at the intersection of 40th St. and Lown St.
- Completed improvements to Lealman Park including installation of a new rubber playground surface, decorative split rail fencing, paving the parking lot and installing landscaping with irrigation.
- Initiated the Lealman Promotional/Special Events Program, which formed an Events Committee with key community stakeholders to plan three inaugural events in the CRA: the Lealman Holiday Tree Lighting at Lealman Park, the Honey and Arts Festival, and a Fourth of July Celebration. The Lealman Holiday Tree Lighting and Honey and Arts Festival were well-attended and much appreciated by community members and drew the attention of many residents from within and outside of the CRA who were not familiar with Lealman, the CRA, or the parks being in the area.

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Budget Analysis

The Lealman CRA Trust Fund revenues are supported by ad valorem taxes. The overall revenue for Lealman CRA is expected to increase by \$270,160 (8.8%) over FY23 Budget to the total of \$3.3M. Ad valorem tax revenue is increasing by \$200,540 (6.6%) over FY23 Budget, which is consistent with the forecast assumptions for FY24. There is a \$70,000 (100.0%) increase in funding from nongovernmental sources revenue as part of a pass-through grant from Community Foundation of Tampa Bay to St. Petersburg Foundation.

Personnel Services increase by \$47,410 (13.8%) to \$391,450. The change to Personnel Services includes a general salary increase of 4.5% of salary, a state-mandated increase to retirement contributions, a 10.0% increase in employer-paid health benefits, an additional increase of up to \$600 to the base for all positions, a one-time payment of up to \$600 for eligible employees, and budgeted lapse savings. The County will also increase the lowest wage for County employees to \$18.00/hour beginning in FY24. The personnel increase also includes a shift in Lealman CRA administrative grant project charges from Housing and Community Department. FTE remains flat at 3.0 FTE.

Operating expenditures increase by \$308,950 (495.8%) to \$371,270, which is attributed to an increase in Professional Services County TIF for Joe's Creek Master Plan development. Forward Pinellas recently completed an update to the Targeted Industrial and Employment Lands Study (TIELS), which creates a new land use category, Target Employment Center (TEC) Local, which would allow for mixed use development. The purpose of the proposed Joe's Creek Industrial Area Master Plan is to evaluate the desired future land uses and infrastructure needs for continued success and revitalization of the Joe's Creek Industrial Park and surrounding area. There is a \$33,000 reallocation to Lealman CRA from Parks and Conservation Resources for an Extension Family Consumer Science Agent to continue providing support to the Lealman Community Center Youth Development Financial Education program and the Pinellas County Affordable Housing initiative.

Capital Outlay FY24 Budget remains flat at \$300,000.

Grants and Aids increase by \$2.1M (37.7%) to \$7.7M, which is mainly attributed to an increase in the allocation of projects for future years. The CRA is statutorily required to appropriate all TIF, and grants and aids reflect the appropriation of TIF budgeted but not yet assigned to a specific project or program.

Budget Summary

Expenditures	FY23		FY23 Total	FY24		FY24 Total
	General Fund	Non-General Fund		General Fund	Non-General Fund	
Personnel Services	\$ 0	\$ 344,040	\$ 344,040	\$ 0	\$ 391,450	\$ 391,450
Operating Expenses	0	62,320	62,320	0	371,270	371,270
Capital Outlay	0	300,000	300,000	0	300,000	300,000
Grants and Aids	0	5,617,680	5,617,680	0	7,735,580	7,735,580
Total	\$ 0	\$ 6,324,040	\$ 6,324,040	\$ 0	\$ 8,798,300	\$ 8,798,300
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.

Fund	FY21 Actual	FY22 Actual	FY23 Budget	FY24 Budget
Lealman Community Redevelopment Agency Trust	\$ 434,653	\$ 817,736	\$ 6,324,040	\$ 8,798,300
Total Expenditures	\$ 434,653	\$ 817,736	\$ 6,324,040	\$ 8,798,300
FTE by Program	0.5	0.5	3.0	3.0