

# LEALMAN CRA FY22 WORK PLAN REPORT





## Table of Contents

Executive Summary: Lealman Community Redevelopment Area Establishment and Guiding Principles ...	2
Programs & Projects Requested for Community Redevelopment Agency Approval .....	4
Residential Site Improvement Grant Program.....	5
Commercial Site Improvement Grant Program .....	6
Request for Proposals for Housing Service Providers to Implement Home Investment and Home Rehabilitation Programs .....	7
Lealman CRA Alley Program.....	4
Lealman CRA Sidewalk Program .....	8
Lealman CRA Mural Program.....	9
Lealman Gateway and Wayfinding Signage.....	10
Neri Park Entrance Improvements (46 <sup>th</sup> Ave. N.).....	11
Neri Park Entrance Improvements (40 <sup>th</sup> St. N. and Lown St.).....	12
Lealman Park Improvements .....	13
Division Drive Placemaking .....	14
Lealman Elementary School Safe Crossings.....	15
Transit Stop Improvements .....	16
Technology Equity Initiatives .....	17
Appendix A: FY22 Lealman CRA Work Plan .....	18



## Executive Summary: Lealman Community Redevelopment Area Establishment and Guiding Principles

The Pinellas Board of County Commissioners (Board) created the first Community Redevelopment Area (CRA) in the unincorporated jurisdictional boundary areas in Lealman via [Resolution 15-62](#), which directed five associated actions:

1. Finding that conditions of blight exist within the Lealman area;
2. Establishing the Lealman study area as the Lealman CRA;
3. Declaring the need for a Community Redevelopment Agency;
4. Providing authorization to proceed with preparation of the Lealman Redevelopment Plan; and
5. Directing the creation of the Lealman Community Redevelopment Area Advisory Committee.

Additional key steps taken by the Board regarding establishing the CRA include:

- [Ordinance 15-29](#) established the Pinellas County Board of County Commissioners as the Community Redevelopment Agency (Agency);
- [Ordinance 16-35](#) established the Lealman Trust Fund, appropriated TIF revenues for the Lealman CRA and provides criteria for a mid-term assessment for continued funding;
- [Resolution 16-40](#) approved [Lealman CRA Plan](#) specifying the use of TIF;
- [Resolution 19-10](#) delegated certain approval authority to the County Administrator, or his/her designee, in furtherance of implementing the Plan, including the ability to approve and execute any and all contracts that involve the receipt or payment or by the Agency of amounts not to exceed \$250,000 in a fiscal, contract, or calendar year.

### Guiding Redevelopment Principles

The Lealman CRA Plan calls for improving the quality of life for all Lealman residents, and supporting a dynamic and diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. The Plan outlines the following objectives to accomplish these goals:

- **Objective 1 – Economic Development and Innovation**  
Ultimately, the CRA's redevelopment goal is to become economically and socially self-sustaining in the long term. To accomplish this the CRA will support economic development to increase employment levels, raise the tax base, and improve the standard of living in Lealman through infrastructure improvements and investments in human capital (i.e., workforce development and educational programs).
- **Objective 2 – Commercial**  
The CRA will cultivate and support commercial activity to support the residential base by identifying opportunities to improve the commercial building stock, support existing businesses, and attract a diverse mix of businesses such as retail, professional services, and other commercial uses to the community.



- **Objective 3 – Housing**

The CRA will improve the residential building stock to provide safe, well-designed, high-quality housing at both market-rate and workforce price points. The CRA will also support infill housing reinvestment to provide a diverse housing stock that provides livable, quality options for renters and homeowners.

- **Objective 4 – Infrastructure and Transportation**

Current infrastructure and transportation systems were identified as either deficient or non-existent in portions of the CRA, which creates significant obstacles in attracting or accommodating infill and redevelopment. Improvements are required to meet adequate utility and infrastructure demands across the CRA to achieve equity of services with the rest of the County, mitigate blighted conditions, accommodate economic development, and make the CRA more attractive for reinvestment.

- **Objective 5 – Urban Form**

Visual characteristics of the built environment offer the first impression of the overall quality of life in a community. In this way both the public realm and private properties contribute to the CRA's ability to attract new investment. Urban Form investments will include implementing Complete Streets methodology to provide interconnected, walkable streets and blocks, provide street trees, sidewalks, decorative lighting fixtures, and other elements that improve both the functionality and aesthetics of corridors, as well as supporting public art and other cultural amenities.

- **Objective 6 – Healthy Community**

Healthy Community objectives include taking measures to reduce crime, medial and fire incidents. Improvements in these areas also provide an opportunity to engage citizens and renew a sense of community pride.

- **Objective 7 – Sustainability**

Attention to the social, economic, and environmental wellbeing of Lealman is critical to ensuring the CRA's investments will promote long-term sustainability. Green building practices (e.g., environmentally sensitive design, low impact development, etc.) that will protect and enhance Lealman's rich environmental resources, as well as projects and programs that will reduce maintenance and operating expenses for homeowner and business owners' properties are all examples of investments supporting sustainability.

- **Objective 8 – Branding, Marketing and Promotion**

The CRA will develop the community's brand, and market and promote it through initiatives and projects can help catalyze additional investment, create a sense of place and celebrate community pride.

- **Objective 9 – Funding, Financing, and Management**

The funding and financing portion of this plan call for creative, efficient, and equitable funding and financing mechanisms to fully implement the Plan. While Tax Increment Financing (TIF) is the primary funding source for redevelopment initiatives in Lealman, the CRA will seek to leverage these funds with outside funding opportunities such as grants, tax credits, bonding, and securing public-private partnerships.



## Programs & Projects Requested for Community Redevelopment Agency Approval

The following pages contain summary tables of programs and projects included in the FY22 Lealman Work Plan that are funded with CRA Tax Increment Financing (TIF) and are presented here for approval of the not-to-exceed budget estimate shown. The summary tables also include the specific TIF funding source – either the local MSTU or Countywide collection – consistent with Pinellas County policy applicable to all CRA’s under the Board of County Commissioner’s jurisdictional authority.

The full FY22 Lealman Work Plan is included as Appendix A to this report and includes these programs reflected below that are funded with TIF by the Agency, as well as additional projects applicable to the Lealman CRA but funded with non-TIF revenue such as Penny for Pinellas or external funding sources.

<b>Project Name</b>	<b>Lealman CRA Alley Program</b>
<b>Primary Objective Served</b>	Objective 4 – Infrastructure and Transportation
<b>Secondary Objective(s) Served</b>	Objective 5 – Urban Form
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	The FY21 Alleyway Action Plan analyzed conditions of the 176 total alleyways in the CRA, 94 (53%) of which were assigned as clear. 51 (29%) were classified as semi-clear and 31 (18%) were assigned as completely obstructed. CRA alley program would create a program to clear the 82 alleys not completely clear.
<b>Project Status</b>	Planning Stage
<b>Department Managing Project</b>	Housing and Community Development
<b>Project Manager</b>	TBD
<b>Design Start Date</b>	N/A
<b>Design End Date</b>	N/A
<b>Construction Start Date</b>	N/A
<b>Construction End Date</b>	N/A
<b>Total Year 1 Expenditures</b>	\$150,000
<b>Total Year 2 Expenditures</b>	TBD
<b>Total Year 3 Expenditures</b>	TBD
<b>Total Budget</b>	\$150,000
<b>Countywide or MSTU TIF</b>	Countywide TIF



<b>Project Name</b>	
<b>Primary Objective Served</b>	Objective 3 – Housing
<b>Secondary Objective Served</b>	Objective 5 – Urban Form
<b>New or Existing Project/Program</b>	Existing (with modified approach recommended below)
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	Existing grant program providing grants of up to \$10,000 for façade and site improvements visible from the street for homeowners. FY22 program modification includes capping eligibility to those earning 80% or less of Area Median Income (AMI).
<b>Project Status</b>	Funding cycle currently closed and planned to reopen 10/1/2021.
<b>Department Managing Project</b>	CRA
<b>Project Manager</b>	Ryan Brinson
<b>Design Start Date</b>	N/A
<b>Design End Date</b>	N/A
<b>Construction Start Date</b>	N/A
<b>Construction End Date</b>	N/A
<b>Total Year 1 Expenditures</b>	\$100,000
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$100,000
<b>Countywide or MSTU TIF</b>	Countywide TIF







Commercial Site Improvement Grant Program	
<b>Project Name</b>	<b>Commercial Site Improvement Grant Program</b>
<b>Primary Objective Served</b>	Objective 2 – Commercial
<b>Secondary Objective(s) Served</b>	Objective 1 – Economic Development and Innovation; Objective 5 - Urban Form
<b>New or Existing Project/Program</b>	Existing (with modified approach recommended below)
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	Existing grant program providing matching grants for interior and exterior building and site improvements for commercial structures and sites. Current program limited to matching funds of up to \$20,000; staff is recommending a modified approach of \$40,000 (\$20,000 for interior and \$20,000 for exterior) to remain competitive with other CRA's in the County.
<b>Project Status</b>	Funding cycle currently closed and planned to reopen 10/1/2021.
<b>Department Managing Project</b>	CRA
<b>Project Manager</b>	Ryan Brinson
<b>Design Start Date</b>	N/A
<b>Design End Date</b>	N/A
<b>Construction Start Date</b>	N/A
<b>Construction End Date</b>	N/A
<b>Total Year 1 Expenditures</b>	\$240,000
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$240,000
<b>Countywide or MSTU TIF</b>	Countywide TIF





<b>Project Name</b>	<b>Request for Proposals for Housing Service Providers to Implement Home Investment and Home Rehabilitation Programs</b>
<b>Primary Objective Served</b>	Objective 3 - Housing
<b>Secondary Objective(s) Served</b>	Objective 5 - Urban Form; Objective 6 – Healthy Community
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	<p>The project includes issuance of a Request for Proposals seeking Housing Services Providers to implement the Home Investment and Home Rehabilitation Programs. These two programs represent a two-pronged strategy to capitalize on a series of ordinances and resolutions that were recently adopted by the Board designed to work in unison to address the Code Enforcement Division and County Attorney’s Office’s ability to lawfully resolve and expedite several code enforcement matters. The two-pronged approach is important because it addresses two broad categories these properties can generally fall into: (1) low-income residents who desire to remain in their homes and address the violations but simply do not have the financial means to do so, or (2) are either bank-owned or owned by some other private real estate corporate entity that is incentivized to remedy the liens and sell the parcel to an interested developer.</p>
<b>Project Status</b>	Planning Stage
<b>Department Managing Project</b>	CRA
<b>Project Manager</b>	Chris Moore
<b>Design Start Date</b>	N/A
<b>Design End Date</b>	N/A
<b>Construction Start Date</b>	N/A
<b>Construction End Date</b>	N/A
<b>Total Year 1 Expenditures</b>	\$1,000,000
<b>Total Year 2 Expenditures</b>	\$0
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$1,000,000
<b>Countywide or MSTU TIF</b>	Countywide TIF





<b>Project Name</b>	Lealman CRA Sidewalk Program
<b>Primary Objective Served</b>	Objective 4 – Infrastructure and Transportation
<b>Secondary Objective(s) Served</b>	Objective 5 - Urban Form
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	The Lealman CRA Sidewalk Program is intended to make strategic sidewalk connections identified in the Linking Lealman Mobility Plan as well as those strategically identified to support a separate project that is moving forward. A sidewalk connection on 40th St. N. from 46th Ave. N. to Neri Park entrance at intersection of Lown St. and 40th St. is currently in design.
<b>Project Status</b>	In Design
<b>Department Managing Project</b>	Public Works
<b>Project Manager</b>	Jeff Antonacci
<b>Design Start Date</b>	6/14/2021 (40 <sup>th</sup> St. N. connection)
<b>Design End Date</b>	12/31/2021 (40 <sup>th</sup> St. N. connection)
<b>Construction Start Date</b>	12/31/2021 (40 <sup>th</sup> St. N. connection)
<b>Construction End Date</b>	6/14/2022 (40 <sup>th</sup> St. N. connection)
<b>Total Year 1 Expenditures</b>	\$200,000 (40 <sup>th</sup> St. connection budget is \$80,000; \$120,000 would remain for additional connections identified.)
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$200,000
<b>Countywide or MSTU TIF</b>	Countywide TIF



<b>Project Name</b>	
<b>Primary Objective Served</b>	Objective 5 – Urban Form
<b>Secondary Objective(s) Served</b>	Objective 1 – Economic Development and Innovation
<b>New or Existing Project/Program</b>	Existing
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	Partnership with Creative Pinellas to implement up to five murals on public or private property located within the CRA. Public outreach underway for first two mural locations: one on the Lealman Exchange property and the other at a business on 28th St. in the Joe's Creek Industrial District. Muralists for these sites have been selected by a review panel and will be installed by 12/31/21.
<b>Project Status</b>	In Progress
<b>Department Managing Project</b>	CRA
<b>Project Manager</b>	Chris Moore
<b>Design Start Date</b>	N/A
<b>Design End Date</b>	N/A
<b>Construction Start Date</b>	N/A
<b>Construction End Date</b>	N/A
<b>Total Year 1 Expenditures</b>	\$50,000
<b>Total Year 2 Expenditures</b>	TBD
<b>Total Year 3 Expenditures</b>	TBD
<b>Total Budget</b>	\$50,000
<b>Countywide or MSTU TIF</b>	MSTU TIF



Rendering of mural design selected for Red Mesa Restaurant Group located on 28<sup>th</sup> St. N. in Joe's Creek Industrial District



<b>Project Name</b>	<b>Lealman Gateway and Wayfinding Signage</b>
<b>Primary Objective Served</b>	Objective 8 – Branding, Marketing and Promotion
<b>Secondary Objective(s) Served</b>	Objective 5 – Urban Form
<b>New or Existing Project/Program</b>	Existing
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	The objective is to determine the Lealman CRA’s design preference for gateway signage, wayfinding signage and landscaping to enhance the aesthetics for high visibility public spaces within the community, and to select highest priority projects for development of construction documents.
<b>Project Status</b>	Purchase Order complete
<b>Department Managing Project</b>	Public Works
<b>Project Manager</b>	Gina Harvey
<b>Design Start Date</b>	7/19/2021
<b>Design End Date</b>	12/31/2021
<b>Construction Start Date</b>	11/1/2021
<b>Construction End Date</b>	12/31/2022
<b>Total Year 1 Expenditures</b>	\$125,462.96 (cost is for public outreach, graphic design of signage, and development of design and construction documents for selected sites)
<b>Total Year 2 Expenditures</b>	TBD after construction documents developed
<b>Total Year 3 Expenditures</b>	TBD after construction documents developed
<b>Total Budget</b>	\$400,000 allocated for public outreach, design, and construction costs
<b>Countywide or MSTU TIF</b>	Countywide TIF



<b>Project Name</b>	<b>Neri Park Entrance Improvements (46<sup>th</sup> Ave. N.)</b>
<b>Primary Objective Served</b>	Objective 5 – Urban Form
<b>Secondary Objective(s) Served</b>	Objective 1 – Economic Development and Innovation
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	46 <sup>th</sup> Ave. N. and 43 <sup>rd</sup> St. N.
<b>Project Description</b>	Design and construction of improvements to Neri Park entrance located at 46th Ave N., as well as the adjacent stormwater pond and greenspace parcels. Stormwater pond ecological services and planting (funded by Public Works) anticipated to be completed in August 2021. Parking lot paving and playground equipment installation (funded by CRA) and improvements include equipment, landscaping, fence replacement.
<b>Project Status</b>	Construction Ready
<b>Department Managing Project</b>	Public Works and Parks
<b>Project Manager</b>	John Linton (Public Works) and Greg Milam (Parks)
<b>Design Start Date</b>	4/1/2021
<b>Design End Date</b>	7/1/2021
<b>Construction Start Date</b>	9/1/2021
<b>Construction End Date</b>	3/31/2022
<b>Total Year 1 Expenditures</b>	\$250,000
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$250,000
<b>Countywide or MSTU TIF</b>	Countywide TIF





<b>Project Name</b>	<b>Neri Park Entrance Improvements (40<sup>th</sup> St. N. and Lown St.)</b>
<b>Primary Objective Served</b>	Objective 5 - Urban Form
<b>Secondary Objective(s) Served</b>	Objective 1 – Economic Development and Innovation
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	46 <sup>th</sup> Ave. N. and 43 <sup>rd</sup> St. N.
<b>Project Description</b>	Improvements to Neri Park entrance including new gate and fence modifications, shaded bench structure, water fountain (people and pet), bike rack, garbage bin and landscaping.
<b>Project Status</b>	Construction Ready
<b>Department Managing Project</b>	Parks
<b>Project Manager</b>	Greg Milam
<b>Design Start Date</b>	4/1/2021
<b>Design End Date</b>	7/1/2021
<b>Construction Start Date</b>	9/1/2021
<b>Construction End Date</b>	3/31/2022
<b>Total Year 1 Expenditures</b>	\$50,000
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$50,000
<b>Countywide or MSTU TIF</b>	Countywide TIF

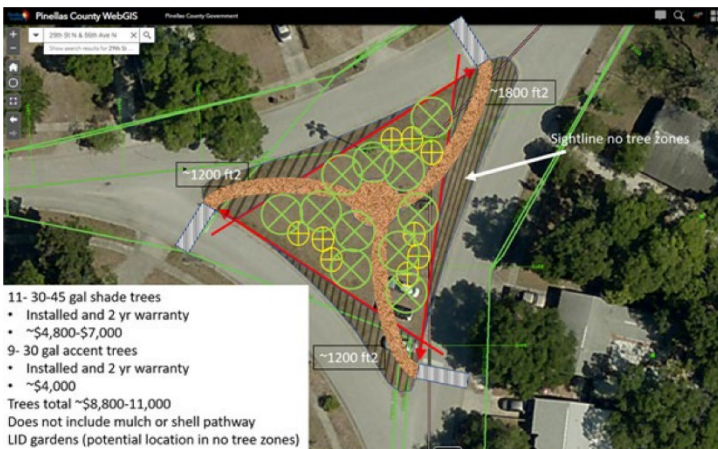




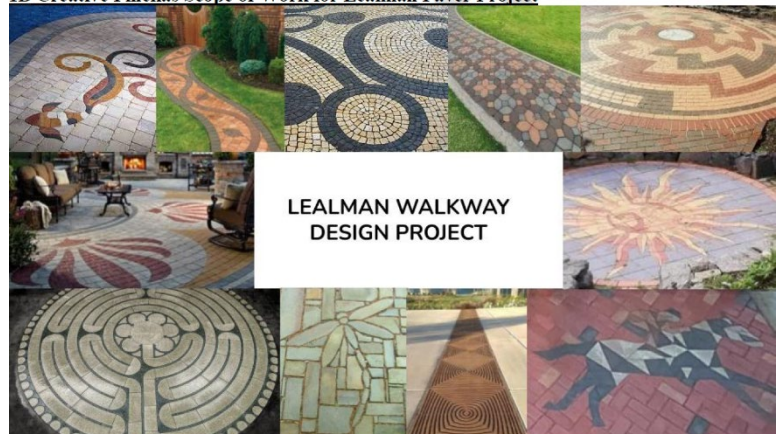
<b>Project Name</b>	
<b>Primary Objective Served</b>	Objective 5 - Urban Form
<b>Secondary Objective(s) Served</b>	Objective 1 – Economic Development and Innovation
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	54 <sup>th</sup> Ave. N. and 37 <sup>th</sup> St. N.
<b>Project Description</b>	Design and construction of improvements Lealman Park located on 54th Ave N. Improvements under consideration include new pedestrian access points, landscaping, enhancements to "L" public art installation, fencing and playground improvements.
<b>Project Status</b>	Planning Stage
<b>Department Managing Project</b>	Parks
<b>Project Manager</b>	Greg Milam
<b>Design Start Date</b>	4/1/2021
<b>Design End Date</b>	7/1/2021
<b>Construction Start Date</b>	10/1/2021
<b>Construction End Date</b>	3/31/2022
<b>Total Year 1 Expenditures</b>	\$150,000
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$150,000
<b>Countywide or MSTU TIF</b>	MSTU TIF



Project Name	Division Drive Placemaking
Primary Objective Served	Objective 5 – Urban Form
Secondary Objective(s) Served	Objective 1 – Economic Development and Innovation
New or Existing Project/Program	Existing
Project Location	Division Drive and 56 <sup>th</sup> Ave. N.
Project Description	The objective is to design and build walkways and circular area of a triangular piece of right of way in the northeast quadrant of the CRA near Haines Rd. The project will include survey, engineering, landscape architecture and creative design elements to help enhance the aesthetics of the community.
Project Status	In progress
Department Managing Project	Public Works
Project Manager	Tom Washburn
Design Start Date	9/1/2021
Design End Date	12/31/2021
Construction Start Date	1/1/2022
Construction End Date	3/31/2022
Total Year 1 Expenditures	\$50,000
Total Year 2 Expenditures	N/A
Total Year 3 Expenditures	N/A
Total Budget	\$50,000
Countywide or MSTU TIF	MSTU TIF



1B Creative Pinellas Scope of Work for Lealman Paver Project





<b>Project Name</b>	
<b>Primary Objective Served</b>	Objective 4 – Infrastructure and Transportation
<b>Secondary Objective(s) Served</b>	N/A
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	58 <sup>th</sup> Ave. N. & 40 <sup>th</sup> St. N.
<b>Project Description</b>	Installation of two Rectangular Reflecting Flashing Beacons (RRFBs) and crosswalk striping in front of Lealman Elementary School on 58 <sup>th</sup> Ave. N.
<b>Project Status</b>	Construction Ready
<b>Department Managing Project</b>	Public Works
<b>Project Manager</b>	Tom Washburn
<b>Design Start Date</b>	N/A
<b>Design End Date</b>	N/A
<b>Construction Start Date</b>	9/1/2021
<b>Construction End Date</b>	9/15/2021
<b>Total Year 1 Expenditures</b>	\$25,000
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$25,000
<b>Countywide or MSTU TIF</b>	Countywide TIF



<b>Project Name</b>	
<b>Primary Objective Served</b>	Objective 4 – Infrastructure and Transportation
<b>Secondary Objective(s) Served</b>	Objective 5 – Urban Form
<b>New or Existing Project/Program</b>	New
<b>Project Location</b>	CRA-wide
<b>Project Description</b>	Installation of up to four bus stop shelters in collaboration with PSTA. U.S. 19 and 46 <sup>th</sup> Ave. N. has been identified as first bus stop eligible for PSTA’s 50%/50% matching grant fund.
<b>Project Status</b>	Construction Ready
<b>Department Managing Project</b>	Housing and Community Development
<b>Project Manager</b>	Ryan Brinson
<b>Design Start Date</b>	8/1/2021
<b>Design End Date</b>	9/1/2021
<b>Construction Start Date</b>	10/1/2021
<b>Construction End Date</b>	11/1/2021
<b>Total Year 1 Expenditures</b>	\$60,000
<b>Total Year 2 Expenditures</b>	N/A
<b>Total Year 3 Expenditures</b>	N/A
<b>Total Budget</b>	\$60,000
<b>Countywide or MSTU TIF</b>	Countywide TIF





<b>Project Name</b>		<b>Technology Equity Initiatives</b>	
<b>Primary Objective Served</b>	Objective 1 – Economic Development and Innovation		
<b>Secondary Objective(s) Served</b>	N/A		
<b>New or Existing Project/Program</b>	New Project		
<b>Project Location</b>	Lealman Exchange		
<b>Project Description</b>	Funds would support software to implement programming consistent with the Educational Advancement and Economic Empowerment program areas of the Lealman Exchange strategic plan. Specific software is TBD.		
<b>Project Status</b>	Planning Stage		
<b>Department Managing Project</b>	CRA		
<b>Project Manager</b>	Chris Moore		
<b>Design Start Date</b>	N/A		
<b>Design End Date</b>	N/A		
<b>Construction Start Date</b>	N/A		
<b>Construction End Date</b>	N/A		
<b>Total Year 1 Expenditures</b>	\$25,000		
<b>Total Year 2 Expenditures</b>	N/A		
<b>Total Year 3 Expenditures</b>	N/A		
<b>Total Budget</b>	\$25,000		
<b>Countywide or MSTU TIF</b>	MSTU TIF		





# Appendix A:

## FY22 Lealman Work Plan



# DRAFT Lealman FY22 Work Plan



#	Estimated Completion	Project/Program Name	Status	% Complete	Funding Entity	Current Budget Estimate*	Project Description	Primary Lealman CRA Plan Objective Addressed
1	FY22	Lealman CRA Alley Program	Planned	25	CRA	\$150,000	The FY21 Alleyway Action Plan analyzed conditions of the 176 total alleyways in the CRA, 94 (53%) of which were assigned as clear. 51 (29%) were classified as semi-clear and 31 (18%) were assigned as completely obstructed. CRA alley program would create a program to clear the 82 alleys not completely clear.	Objective 4 – Infrastructure and Transportation
2	ONGOING	CRA Residential Site Improvement Grant Program	In Progress	ONGOING	CRA	\$100,000	\$10,000 grant program for façade and site improvements visible from the street. Program is currently closed to process existing applications received, however, it is anticipated to open again before year-end in FY22.	Objective 3 – Housing
3	ONGOING	CRA Commercial Site Improvement Grant Program	In Progress	ONGOING	CRA	\$240,000	\$20,000 matching grant program for exterior commercial building and site improvements. Program currently closed to process existing applications but anticipated to open again before year-end in FY22.	Objective 2 – Commercial
4	FY22	Home Investment Program	Planned	25	CRA	\$500,000	Housing Services Request for Proposals (RFP) under development. The Home Investment Program supports construction of new single family homes that are either affordable or market rate, with opportunities for hard construction cost subsidy and down payment assistance for low-income buyers.	Objective 3 – Housing
5	FY22	Home Rehabilitation Program	Planned	25	CRA	\$500,000	Housing Services Request for Proposal (RFP) under development. The Home Rehabilitation Program would provide funding for significant improvements such as new roofs, windows and doors for residential single family homes with low-income owners.	Objective 3 – Housing
6	ONGOING	Lealman CRA Sidewalk Program	In progress	25	CRA	\$200,000	Program to implement fill sidewalk gaps in strategic locations. Sidewalk connection on 40th St. N. from 46th Ave. N. to Neri Park entrance at intersection of Lown St. and 40th St. is in design.	Objective 4 – Infrastructure and Transportation
7	FY22	Lealman CRA Mural Program	In progress	100	CRA	\$50,000	Partnership with Creative Pinellas to implement CRA mural program. Public outreach underway for two mural locations: one on the Lealman Exchange property and a business on 28th St. N. in Joe's Creek Industrial District. Muralists for these sites have been selected by a review panel.	Objective 5 – Urban Form
8	FY22	Streetscaping / Placemaking / Gateway & Wayfinding Signage	In progress	30	CRA	\$400,000	Initial Scope of Work for landscape architecture and engineering design and construction services for corridor improvements along 54th Ave N, 46th Ave N, 49th St. N. and 34th St. N., is being negotiated. Project will include public outreach and result in landscaping, streetscape improvements, and gateway and wayfinding signage along these corridors.	Objective 8 – Branding, Marketing and Promotion
9	FY22	Neri Park Entrance Enhancements [46th Ave N.]	In progress	25	CRA	\$250,000	Design and construct improvements to 46th Ave entrance and adjacent stormwater pond and greenspace parcels. Pond ecological services and plant installation anticipated to be complete in August 2021. Playground improvements include equipment, landscaping, fence replacement.	Objective 5 – Urban Form
10	FY22	Neri Park Entrance Enhancements [Lown St. & 40th St. N.]	In progress	25	CRA	\$50,000	Scope of Work modified to provide a seating area in close proximity to original location due to utility easement issue with Duke Energy. Amenities now under consideration include a seating area, shade structure, water fountain (people and pets) and public art. Sidewalk connection to provide safe access to 46th Ave. N. is also planned.	Objective 5 – Urban Form
11	FY22	Lealman Park Enhancements	Planned	25	CRA	\$150,000	Improvements under consideration include new pedestrian access points, landscaping, enhancements to "L" public art installation, split rail fence, playground improvements..	Objective 5 – Urban Form
12	FY22	Division Drive Placemaking	In progress	50	CRA	\$50,000	Urban Forestry tree planting is complete. Public Works has procured a contractor for an additional scope of work to include hardscape improvements, including sidewalk connections, crosswalk striping, paved paths, and shade structure/benches, with paver art identified as a placemaking component.	Objective 5 – Urban Form
13	FY22	Lealman Elementary School Safe Crossings	In progress	25	CRA	\$25,000	Project scope of work revised to focus on installation of two RRFBs and minor sidewalk connection improvement. Construction planned for summer 2021.	Objective 4 – Infrastructure and Transportation
14	FY22	Transit Stop Improvements	In progress	75	CRA	\$60,000	Coordinating with PSTA to install up to four bus shelters at stops in the CRA that meet minimum ridership requirements for cost sharing.	Objective 4 – Infrastructure and Transportation



# DRAFT Lealman FY22 Work Plan



#	Estimated Completion	Project/Program Name	Status	% Complete	Funding Entity	Current Budget Estimate*	Project Description	Primary Lealman CRA Plan Objective Addressed
15	FY22	Technology Equity Initiatives	Planned	0	CRA	\$25,000	Initiative to provide software to support the computer labs at the Lealman Exchange with educational and/or workforce development programming.	Objective 1 – Economic Development and Innovation
16	ONGOING	Tampa Bay Works / AmSkills Workforce Development Program	ONGOING	100	CRA	N/A	Partnership with AmSkills and Tampa Bay Works to implement employer-led, demand-driven talent pipeline management workforce training program focused on manufacturing sector. Three Manufacturing Bootcamps held at the LEX to date, resulting in 27 program participants obtaining employment. Next bootcamp scheduled for September 2021.	Objective 1 – Economic Development and Innovation
17	FY23	Lealman Heights Single and Multi-Family Affordable Housing	In progress	25	BCC	TBD	Southport Community Development (up to 82 multi-family units depending on final financing) construction anticipated to break ground in late summer or fall of 2022. Habitat for Humanity (11 single family units) construction anticipated for July 2021.	Objective 3 – Housing
18	FY22	Lealman Exchange Indoor & Outdoor Courts	In progress	10	BCC	\$255,000	Replacing flooring and expand basketball court for Lealman Exchange gymnasium and replace outdoor basketball courts behind the facility and adjacent to Neri Park. Indoor courts anticipated construction in August; outdoor courts anticipated to start earlier in summer of 2021.	Objective 6 – Healthy Community
19	FY26	46th Ave Roadway and Sidewalk Improvements	In progress	25	BCC	\$3,768,818	Preliminary Engineering Review (PER) complete. Presentation to CRA Advisory Committee scheduled for 7/28/21. Construction planned for FY25-26.	Objective 4 – Infrastructure and Transportation
20	FY25	54th Ave. Roadway Improvements - 49th St. to 34th St.	In progress	20	BCC	\$5,838,228	Preliminary Engineering Review (PER) complete. Construction planned for FY24-25.	Objective 4 – Infrastructure and Transportation
21	FY26	62nd Ave. Roadway Improvements - 49th St. to 34th St.	In progress	20	BCC	\$17,576,551	Preliminary Engineering Review (PER) contracting process underway. Construction anticipated in FY23-26.	Objective 4 – Infrastructure and Transportation
22	FY27	Joe's Creek Trail and Watershed BMPs	In progress	10	BCC	\$10,951,000	This is a preliminary engineering study to further refine the recommendations of the Greenway Trail Alignment Study and recommendations contained in the Joe's Creek Watershed Management Plan. Scoping for this project is underway. This two-year study is expected to begin late summer (July-August).	Objective 4 – Infrastructure and Transportation
23	FY24	Lealman Regional Stormwater Facility	In progress	75	BCC	\$3,680,403	This is a preliminary engineering study to identify and assess opportunities for regional stormwater retention for the Lealman CRA in order to encourage redevelopment by offering assistance with meeting stormwater regulations. The Haynsworth RSF has been identified for the portion of the CRA within the Sawgrass Lake watershed. Alternatives for providing regional a regional stormwater facility in the Joe's Creek portion of the CRA have been developed and will be reviewed by the County. This study is expected to be completed in June.	Objective 1 – Economic Development and Innovation
24	FY23	Raymond H. Neri Park Master Plan	In progress	35	BCC	\$3,818,612	90% design documents received. Current schedule forecasts construction complete in December 2022.	Objective 5 – Urban Form
25	FY20	Lealman Exchange Computer Labs	Complete	100	BCC	\$185,000	Two computer labs installed at Lealman Exchange utilizing Penny for Pinellas revenue. One lab provides workforce development services from CareerSource Pinellas and electronic library resources from Pinellas Public Library Cooperative (PPLC).	Objective 1 – Economic Development and Innovation
26	FY21	Lealman Exchange Generator	Complete	100	BCC	\$729,338	New generator installed to provide full backup power to 2-story building to increase sheltering capabilities.	Objective 6 – Healthy Community
27	FY20	CRA Bicycle Signage - 58th Ave. N	Complete	100	CRA	\$2,700	Linking Lealman mobility study project: 58th Ave N. bicycle safety signage and striping.	Objective 4 – Infrastructure and Transportation
28	FY20	CRA Crosswalk / RRFBs - 28th St N & 50th Ave N	Complete	100	CRA	\$12,789	Linking Lealman mobility project: Installation of Rectangular Rapid Flash Beacon (RRFB).	Objective 4 – Infrastructure and Transportation
29	FY21	CRA Crosswalk Striping - 28th St N & 41st Ave N	Complete	100	CRA	\$2,823	Crosswalks striped on 41st Ave and the adjacent business (Whizz Inn).	Objective 4 – Infrastructure and Transportation
30	FY21	Lealman Exchange Website	Complete	100	CRA	N/A	Website created for Lealman Exchange: <a href="https://www.pinellascounty.org/lealmanexchange">https://www.pinellascounty.org/lealmanexchange</a>	Objective 8 – Branding, Marketing and Promotion
31	FY21	Lealman Exchange Strategic Plan	Complete	100	CRA	\$24,500	Report complete and presented to BCC on 5/6/21. Procurement advertisement for a Management Agreement for the Lealman Exchange anticipated by end of May.	Objective 6 – Healthy Community
Total CRA-TIF Funded Programs and Projects:						\$2,750,000		
*Budget estimates contained in this Work Plan for capital projects are conceptual-level estimates only and will be further refined in the preliminary design and engineering phase of the respective projects.								