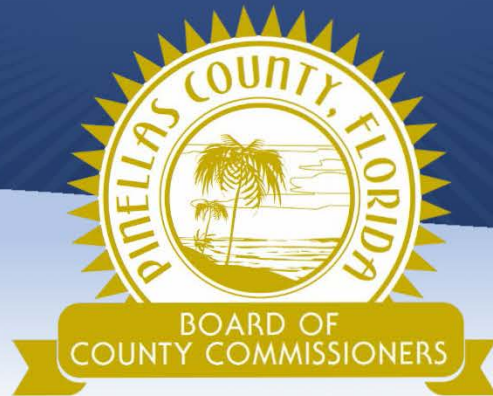


# Doing Things!

To Serve the Public

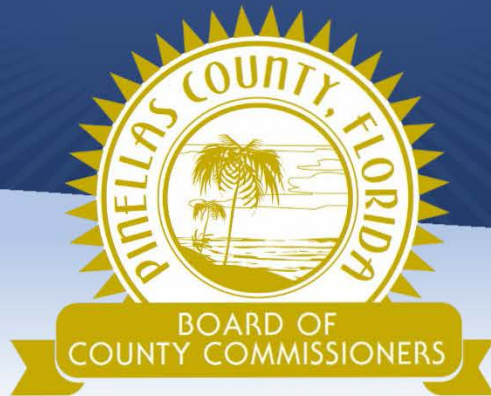
Planning Department



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Lealman CRA Updates

March 7, 2019



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Lealman Community Redevelopment Area (CRA) Updates



**FY18 Annual Report**

**CRA Grant Programs**

**Lealman Exchange**

**March 12 Community Redevelopment Agency (Agency) /  
Board of County Commissioners (Board) Agenda Items:**

- Receipt and File of FY18 Annual Report
- CRA Redevelopment Plan Amendment
- County Administrator Delegated Authority

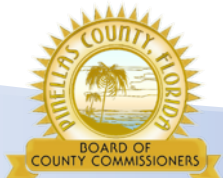
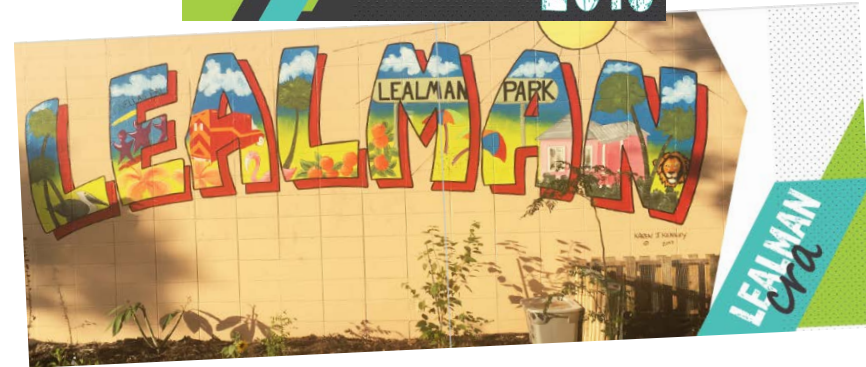


# Lealman FY18 Annual CRA Report



## 2018 in Review: Laying the Foundation for the Future

- Lealman Exchange
- Raymond H. Neri Community Park Master Plan
- Linking Lealman
- Living Lealman
- CRA Neighborhood Revitalization Grants



# Lealman CRA Grant Programs

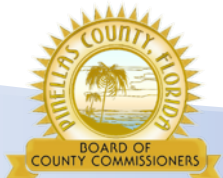
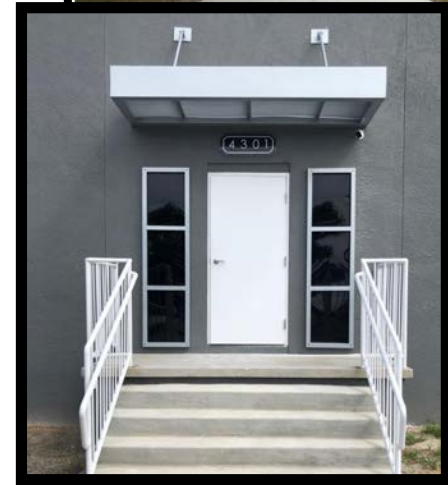


## Programs Launched:

- Residential and Non-Residential Improvement & Demolition Grants

## Programs on the Horizon:

- Community Incubator & Services Center
- Affordable Homeownership Program
- Community Activities Sponsorship Program



# Lealman Exchange (LEX)

## Current Tenants

- YMCA, The Broach School, Excellerated Teaching Center
- Pinellas County Commissioners' Office, Health & Human Services, Extension, Real Estate Management, and Planning

## Notable "Exchanges"

- Teaching Garden
- ETC/Broach Support System

## Second Letter of Intent Issuance



# March 12, 2019 Agenda Items



## Agenda Item:

- **12:** Community Redevelopment Agency Receipt and File of FY18 Annual Report
- **24:** Community Redevelopment Agency Recommendation on Proposed CRA Redevelopment Plan Amendment
- **25:** Community Redevelopment Agency Resolution Delegating Authority to the County Administrator
- **36:** Board of County Commissioners Public Hearing on Proposed CRA Redevelopment Plan Amendments (Companion to Agenda Item 24)





# 3/12/19 Agenda Items 25 & 37: Lealman CRA Redevelopment Plan Amendments



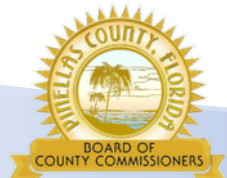
## Highlights:

- Amendments focus on updating TIF projections and removing Table C-2
- Chapter 163 of Florida Statutes does not require Redevelopment Plan to include an annual budget
- Staff desires to remove Table C-2 so as to avoid having to update the Plan every year solely for this reason

Table C-2: Lealman CRA Two Year Program Spending Budget (FY17-FY18)			
Program/Project Description	TIF %		Funding Source
	Estimated Allocation		
	FY17	FY18	
Total TIF Payments	\$208,272	\$368,730	
Economic Development	15%	15%	
Small Business Development & Lending Program	\$31,241	\$55,310	TIF
Business Recruitment/Retention Program			TIF
Neighborhood Revitalization (Residential & Non-Residential)	35%	35%	
Residential Improvement Program			TIF/Other
Non-Residential Improvement Program (Site, Parking, Streetscape)			TIF
Clean Team Program	\$72,895	\$129,056	TIF
Targeted Zone Developer Assistance Program (Residential & Non-Residential)			TIF/Other
Homeownership Program			TIF/Other
PLACE-BASED PROGRAM TOTALS	\$104,136	\$184,365	
Education, Job Readiness & Workforce Development	10%	10%	
The Ray Neri Youth Citizen Mentoring & Apprenticeship Grant Program	\$20,827	\$36,873	TIF/Other
Healthy Community	15%	20%	
Access to Healthcare			TIF/Other
Mobility & Accessibility (PSTA, Pedestrian, Access & Safety, etc.)	\$41,654	\$73,746	TIF/Other
Proactive Neighborhood Compliance, Enforcement & Safety			TIF/Other
PEOPLE-BASED PROGRAM TOTALS	\$62,482	\$110,619	
Capital Improvements & Other Projects	15%	15%	
Property Acquisition & Disposition			TIF/CIP/Other
Grant Match Fund / Administration Services	\$31,241	\$55,310	TIF/Other
Reserve	5%	5%	
	\$10,414	\$18,437	
Total TIF Program Funding	\$208,272	\$368,730	

\*Anticipated Funding Sources(s). Note: Where 'Other' is indicated as the Funding Source, it is anticipated that these programs will be carried out by staff and implemented through policy changes requiring a minimal TIF allocation or where TIF funding if necessary will be secondary.

\*Property Acquisition & Disposition Program will be initially funded with 15% of Year One and Two (FY17 & FY18) TIF dollars, and thereafter, allocation will be modified as needed.





# County Administrator Delegated Authority



## Highlights:

- Community Redevelopment Agency would delegate authority to the County Administrator in similar fashion as the Board of County Commissioners does.
- Procedural step to further streamline implementation of the Redevelopment Plan.
- Section 2-62 a. (1)-(12) of the Pinellas County Code was used as a model, as applicable to the Lealman CRA.



## Questions?