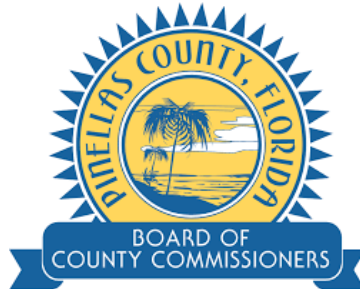
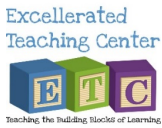




**Lealman Progress Update
January 7, 2021**

Thank you to our Partners!



Foundation for a
Healthy St. Petersburg



LEALMAN COMMUNITY ASSOCIATION
Serving the residents of Lealman for over 20 years



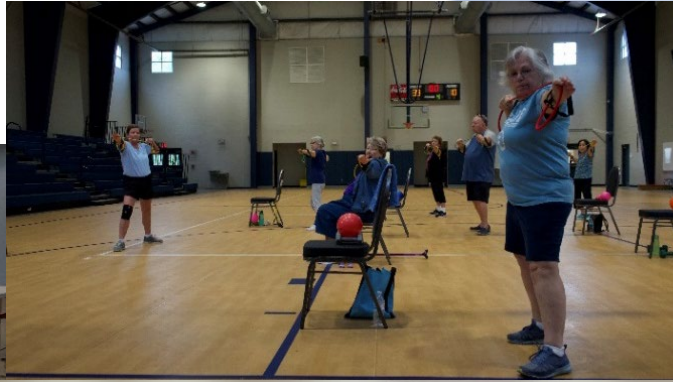
Lealman Progress Update



Three focus areas of presentation:

- **Lealman Exchange Activity**
- **Community Redevelopment Area (CRA) Update**
- **Capital Improvement Plan (CIP) Progress**

Lealman Exchange Activity: Partners at Work



Partners at Work: Tampa Bay Partnership and AmSkills



Tampa Bay Partnership's Tampa Bay Works initiative:

- **Employer-led, demand-driven regional workforce initiative focused on creating manufacturing and healthcare collaboratives**

AmSkills is a partner in the manufacturing collaborative

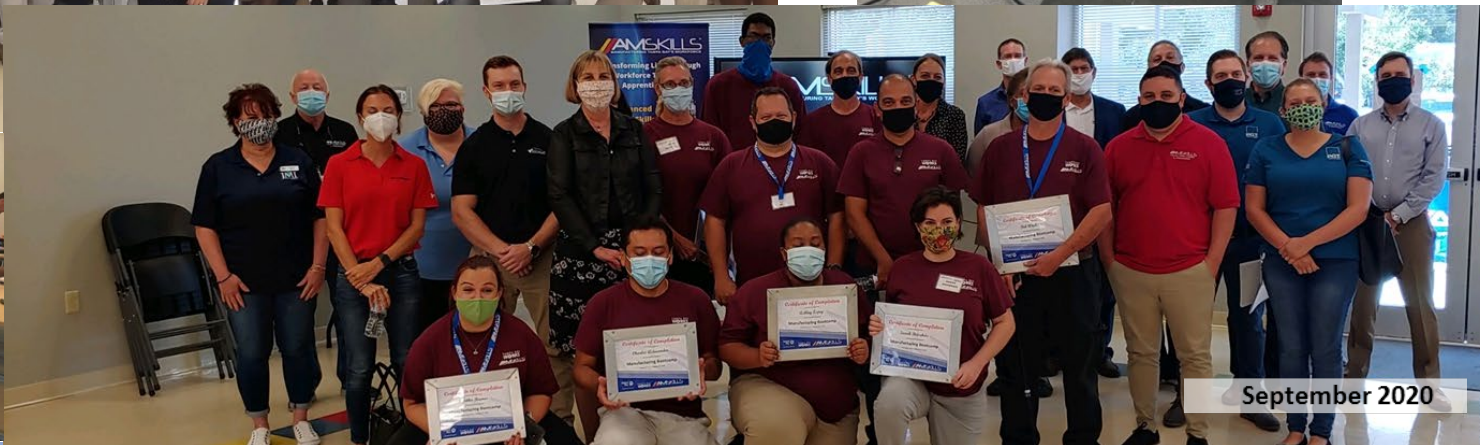
- **Hosts Mobile Workshops comprised of a 1-day workshop and a two-week skills bootcamp**
- **Two mobile workshops hosted at Lealman Exchange in 2020**



AMSKILLS™ Mobile Work Shops



February 2020



September 2020



**MANUFACTURING
BOOTCAMPS
@ LEALMAN 2020**

in Partnership with Tampa Bay Works

**2 BOOTCAMPS
COMPLETED**



IN 2020



31

Candidates

FINISHED

25* OUT **ELIGIBLE FOR HIRE**
OF 31



Offered Callback Interviews - Eligible for Hire

HIRED

19

Offered & Accepted Jobs



76%

Hired During Pandemic

89% STILL WORKING

During Pandemic, Since February 2020

Statistics as of 11.30.20

**Average
Starting Wage:**
1st Bootcamp =
\$15/hour
2nd Bootcamp
= \$16/hour

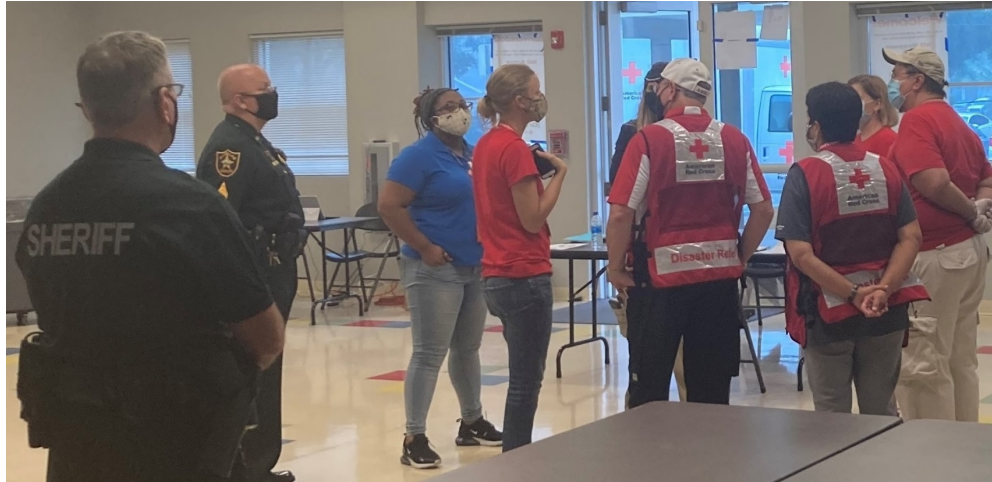
Lealman Exchange Activity: Community Engagement



Residents and community partners gather for information on FEMA's floodplain map update process in 2019 and Census 2020 outreach last year.



Lealman Exchange Activity: Hurricane Preparedness



American Red Cross, Pinellas County Health Department and Sheriff's Office prepare to open the Lealman Exchange as a shelter during Tropical Storm Eta.



**Hurricane
Preparedness Day**



Sandbagging Station

Lealman Exchange Activity: Strategic Planning



The St. Petersburg Group chosen to conduct 3-year strategic plan for the facility in three phases of work:

- Needs Assessment
 - Target market research including development of eight fictional Lealman "personas"
- Mission, Vision and Goals
- Programming Plan

THE ST. PETERSBURG GROUP

Lealman Exchange Community Center User Persona
Name: Nguyen Family

Who am I?

- Joe 37 and Tammy 34
- Dinh Thu 71 and Hieu 68
- Joe – BA from USF
- Tammy – Cosmetology License
- Vietnamese
- Dinh Thu and Hieu have 5 adult children and live with son Joe and his wife Tammy and their children ages 13, 11 and 8
- Dinh Thu and Hieu opened a small restaurant in Lealman 17 years ago, everyone in the family works at the restaurant
- Tammy also works at a nail salon in Pinellas Park and Joe also works in construction
- The Nguyen family has lived in Lealman for 20 years

General Quote

"Lealman has been a good area for our family to settle. We are close to the restaurant and close to our church. We have seen many positive changes in the area and look forward to that continuing."



Physical, Social and Financial Environment

- The family is covered under a health plan through the restaurant
- Joe and Tammy have chosen their children to a private school because they are not satisfied with the quality of the schools in the Lealman Area
- The Nguyen family is part of a group of Vietnamese families in Lealman who socialize and live together
- The Nguyen family works hard and does well, but they are also committed to helping their community in need, they have people stay with them at the restaurant to help them find a place to stay and a job

Community Segment: Family and Business Owner

How would I benefit from the Lealman Exchange?

Lealman Exchange Community Center User Persona
Name: Martha

Who am I?

- Female
- 79
- High School Diploma
- Caucasian
- Widow (husband passed 5 years ago), Mother of 2, Grandmother of 3, Son and Daughter and their families live out of state
- Retired receptionist for a plumbing company
- Moved to Lealman when she and her husband were first married in 1960
- Her children went to local public schools

General Quote

"I feel really isolated not being able to drive. Most of my neighbors are families with young children. I miss socializing with people my age."



Physical, Social and Financial Environment

- On Social Security and gets small pension payment from late husband
- On Medicare, cannot afford a supplement
- Home is paid off, but not in great shape – no money to address plumbing and roof issues
- Health issues are manageable
- Likes to take walks in the morning around the neighborhood
- Friendly with neighbors
- Stopped driving due to poor eyesight
- The church bus picks her up Sunday morning for church and brings her home (pre-covid)

Community Segment: Widow 65+

How would I benefit from a community center?

- It would be great to have a place to go where I can socialize or play cards
- Transportation to a community center would be great. I have a hard time getting rides to places
- I eat a lot of microwave meals because cooking for myself is too much fuss. I've thought about Meals on Wheels, but don't know how to sign up. It would be nice to eat somewhere with other seniors like a cafeteria
- I got a code violation notice from the county about my house and I don't know what to do about it, is there someone I can talk to who can help?

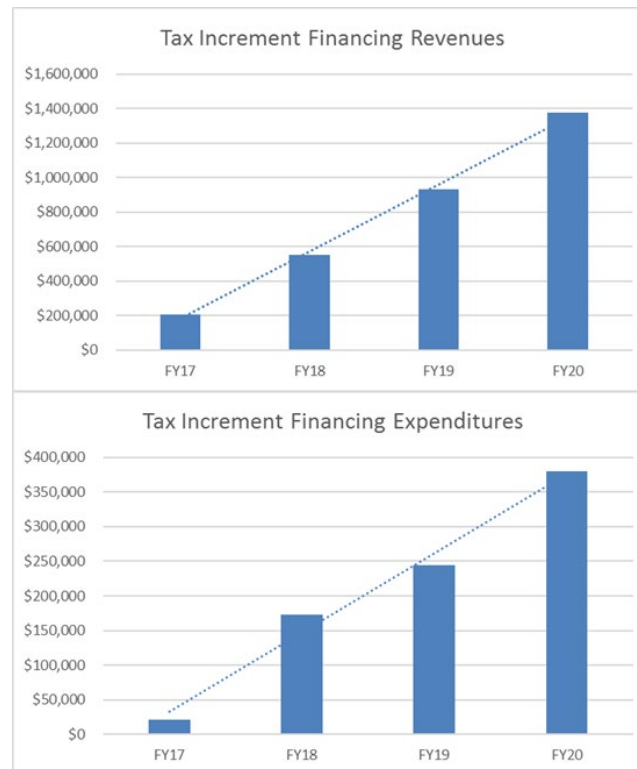
COVID related concern

"My nephew lost his job due to the pandemic. He couldn't pay his bills so moved in with me. We now have 2 people living off my small income and get food assistance from a local charity."

Lealman CRA Update: Revenue and Expenditures Since Inception



Revenue Type	FY17	FY18	FY19	FY20
Beginning Fund Balance	\$0	\$287,351	\$670,916	\$1,396,078
Lealman TIF (County & MSTU)	\$208,273	\$552,281	\$932,654	\$1,373,704
Interest Earned	\$646	\$3,575	\$36,656	\$26,186
Transfer from General Fund	\$100,000	\$0	\$0	\$0
TOTAL TIF REVENUES	\$308,919	\$843,207	\$1,640,226	\$2,795,968
Expenditure Type	FY17	FY18	FY19	FY20
Personnel	\$0	\$18,524	\$94,924	\$101,686
Operating	\$12,421	\$67,821	\$16,093	\$145,981
Capital Outlay	\$9,146	\$42,607	\$0	\$0
Grants & Aids	\$0	\$43,337	\$133,126	\$131,810
TOTAL TIF EXPENDITURES	\$21,567	\$172,289	\$244,143	\$379,477



Lealman CRA Update: FY21 Work Plan Development



- Created a framework to plan and implement projects and programs
- Work Plan developed based up on the goals of the CRA redevelopment plan the Linking Lealman mobility study
 - Tracks projects utilizing CRA Tax Increment Financing (TIF) revenue, notable completed projects and significant CIP (non-TIF) projects
- Created a Lealman "Team" and "Coordinating Committee" to implement and coordinate the work
- Notable completed project include commercial and residential site improvement grants, and the first projects implemented from Linking Lealman

Est. Comp.	Project/Program Name	Budget Estimate	Notes
Lealman Community Redevelopment Area (CRA) Projects Utilizing Tax Increment Financing (TIF) Revenue			
FY21	CRA Mural Grant Program	\$50,000	Partnership with Creative Pinellas to implement CRA mural program. Agreement currently under review for execution.
FY21	Lealman Exchange Strategic Planning	\$34,500	St. Petersburg Group selected as consultant. 12-week engagement anticipated to be complete by end of December.
FY21	Alley Analysis and Improvement Action Plan	\$70,000	Alley study associated with implementation of Form-Based Code. Draft report under review. Urban Territory scoping study complete. Public Works scoping hardware improvements, including sidewalk connections, crosswalk striping, paved paths, and shade.
FY21	Division Drive Placemaking	\$50,000	Enhancements to Neri Park access point consisting of landscaping, bike rack, bench, fence to 48th Ave. N., also currently under review.
FY21	Neri Park Entrance Enhancements [Down St. & 40th St. N.]	\$70,000	New pedestrian access points and landscaping, including enhancements to "L" public art installation.
FY21	Lealman Neighborhood Park Enhancements	\$40,000	FY20 grant application cycle open now. Twenty-five applications received to date totaling approximately \$250,000.
FY21	FY20 Residential Site Improvement Grant Program Administration	\$250,000	FY20 grant application cycle open now. Three applications received to date totaling \$11,000.
FY21	FY20 Commercial Site Improvement Grant Program Administration	\$250,000	Coordinating with PSTA to install up to six bus shelters eligible for cost share.
FY21	Transit Stop Improvements	\$120,000	Design and construct improvements to entry and adjacent parcel with stormwater pond, improvements will include landscaping, fence replacement and benches and other potential amenities.
FY21	Neri Park Entrance Enhancements [46th Ave N.]	\$100,000	Installation of public WiFi coverage for prioritized sites throughout the CRA such as Lealman Park, Neri Park and green space areas on the Lealman Exchange property.
FY21	Technology Equity Initiatives	\$50,000	\$250K is estimated design costs including all survey and right of way mapping work.
FY22	58th Ave N. Sidewalk (North Side)	\$250,000	Additional construction costs likely be between \$500K to \$750K and occur in FY22 for a total of between \$800K - \$1M.
FY22	Streetscaping / Placemaking / Gateway & Wayfinding Signage	\$740,000	Landscaping architecture and engineering design and construction costs for corridor improvements along 54th Ave N, 46th Ave N, 48th St. N. and 34th St. N., including landscaping, signage and wayfinding signage.
FY22	Home Investment Grant Program	TBD	Land acquisition subsidy for construction of new affordable single family workforce housing.
FY22	Home Rehabilitation Grant Program	\$500,000	Home rehabilitation grant program for residential single family homes. Program will launch in January.
Completed Projects			
FY21	CRA Crosswalk Striping - 28th St N & 43rd Ave N	\$2,823	Crosswalks striped on 43rd Ave and the adjacent business (Nether St).
FY20	CRA Crosswalk / RRFBs - 28th St N & 50th Ave N	\$12,789	Linking Lealman mobility project. Installation of Rectangular Rapid Flash Beacon (RRFB).
FY20	CRA Bicycle Signage - 58th Ave. N	\$2,700	Linking Lealman mobility study project. Installation of bicycle safety signage and striping on 58th Ave. N.
FY20	CRA Commercial Site Improvement Grant Administration	N/A	Award made in FY21 but administered in FY20. \$63,763.74 spent in FY20.
FY20	CRA Residential Site Improvement Grant Administration	N/A	Award made in FY21 but administered in FY20. \$20,000 spent in FY20.
FY20	YMCA Managed Services Agreement Extension	N/A	Managed Services Agreement for the Lealman Exchange.
FY20	Lealman Exchange Website	N/A	Website created for Lealman Exchange.
FY20	Lealman Exchange Computer Labs Design/Installation	\$185,000	Two computer labs designed and installed at Lealman Exchange utilizing Penny for Pinellas revenue.
FY20	Lealman Exchange Computer Labs Implementation	N/A	Workforce Services Agreement with CareerSource Pinellas for first floor computer lab has been fully executed. Initiative includes Pinellas Public Library Cooperative partnership for library training space. Services anticipated to start in December.
Capital Improvement Projects/Other Significant Projects (Non-TIF)			
FY21	Lealman Exchange Generator	\$850,000	New generator to provide full backup power to 2-story building to increase sheltering capabilities.
FY21	Lealman Exchange Indoor & Outdoor Courts	\$255,000	Rebuilding flooring and expand basketball court for Lealman Exchange gymnasium and replace outdoor basketball courts behind the facility and adjacent to Neri Park.
FY22	Lealman CRA EPA Brownfields Grant	\$300,000	\$300,000 EPA grant received to conduct Phase 1 and Phase 2 assessments in the Lealman Exchange.
FY22	Lealman Heights Single and Multi Family Affordable Housing	TBD	Zoning and Land Use change approved by RCC to accommodate redevelopment. Recommendation to proceed with Southern Community Development (up to 82 multi-unit).
FY21	Raymond H. Neri Park	\$1,790,000	Family units depending on final financing and Habitat for Humanity lay to 11 single family units.
FY21	Lealman Regional Stormwater Facility Study	\$1,713,000	Design and construction of Phase 1 of the Neri Park Masterplan.
FY26	Jar's Creek Trail and Watershed O&M	\$4,200,000	Development of regional stormwater facilities and development of a credit system to offset indebtedness.
FY26	46th Ave Roadway and Drainage	\$4,200,000	RFP completed in November of 2020. RFP was anticipated to be complete October 2023.
FY26	62nd Ave. Roadway Improvements - 48th St. to 34th St.	\$2,989,000	PER underway. Construction anticipated in FY23-26.
FY26	54th Ave. Roadway Improvements - 49th St. to 34th St.	\$12,271,000	PER underway. Construction anticipated in FY24-25.
FY26	55th Ave. Roadway Improvements - 49th St. to 34th St.	\$5,500,000	PER underway. Construction anticipated in FY24-25.

*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 phases of the respective projects.

Lealman CRA Update: Residential Site Improvement Grants



- **The Residential Site Improvement Grant Program affordable housing and economic development CRA Plan goals**
- **Current Residential Grant Cycle**
 - **FY21 Budget = \$250,000**
 - **25 applications received totaling ~\$250,000**
 - **Staff currently working with residents to complete scopes of work and select contractors.**

Lealman CRA Update: Residential and Commercial Site Improvement Grants



Lealman CRA Update: Residential and Commercial Site Improvement Grants

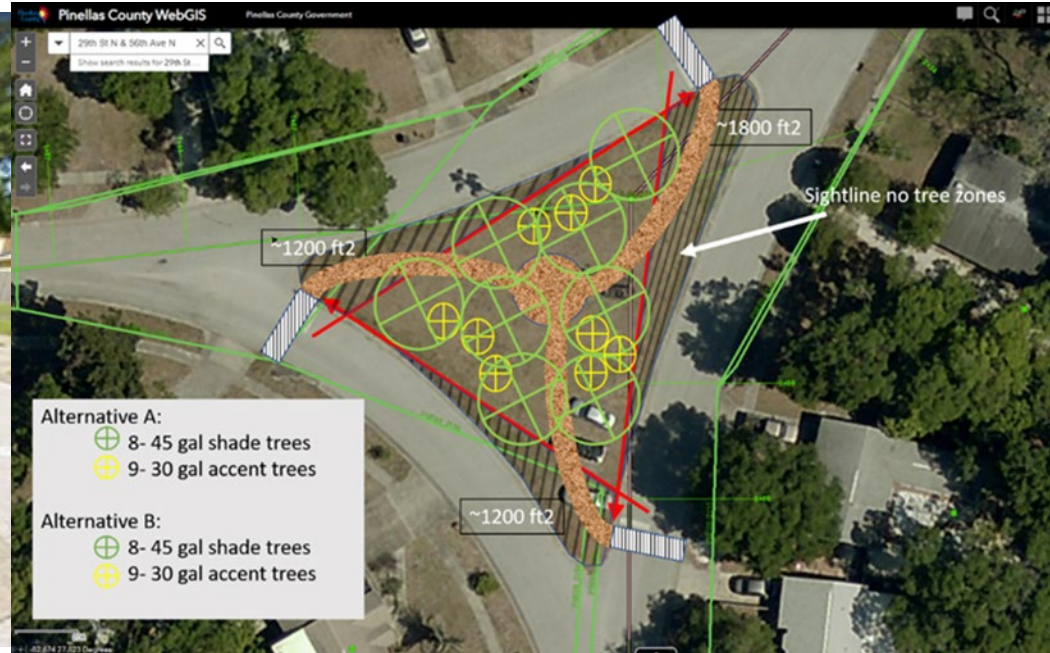


Lealman CRA Update: Residential and Commercial Site Improvement Grants



Lealman CRA Update: Linking Lealman Implementation

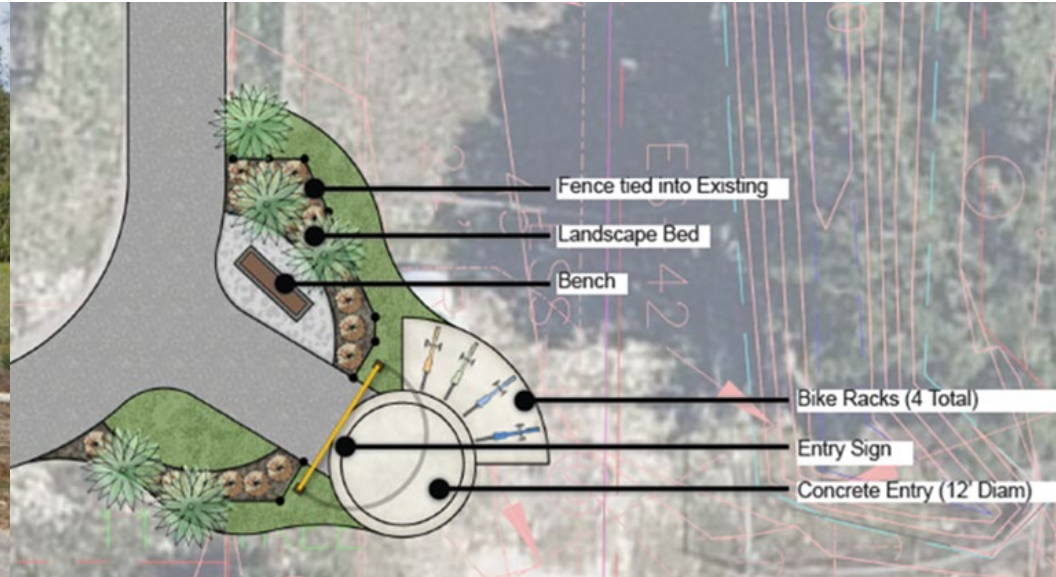
Division Drive Placemaking



CRA Work Plan Update – Linking Lealman Implementation



Neri Park Entrance at Lown St. and 40th St. Placemaking



CRA Work Plan Update – Linking Lealman Implementation

Safer Crossings and Intersections: Crosswalks, Bicycle Signage and RRFBs

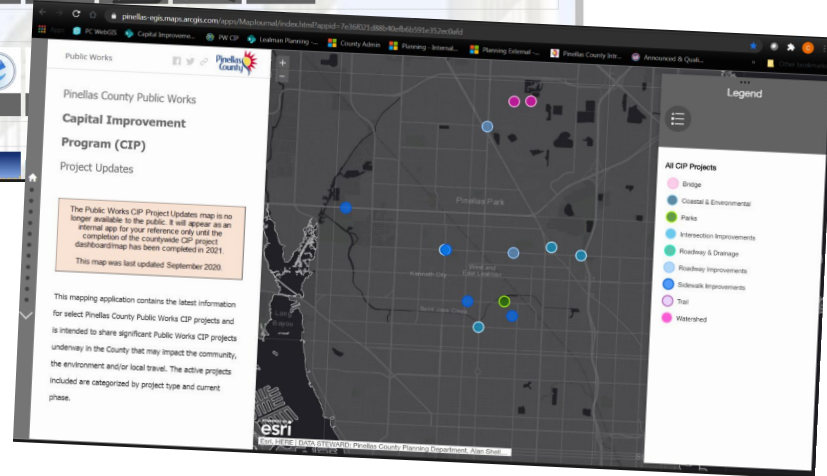
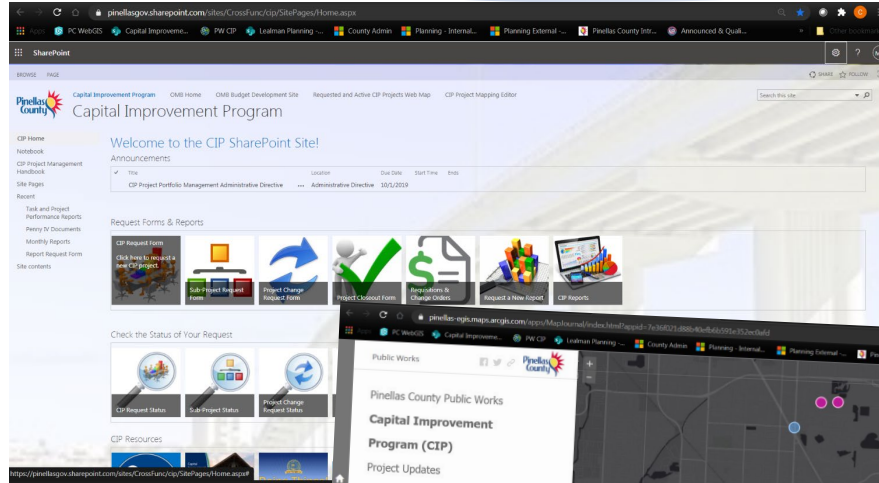


Lealman CIP Progress Update



Lealman CIP Investments:

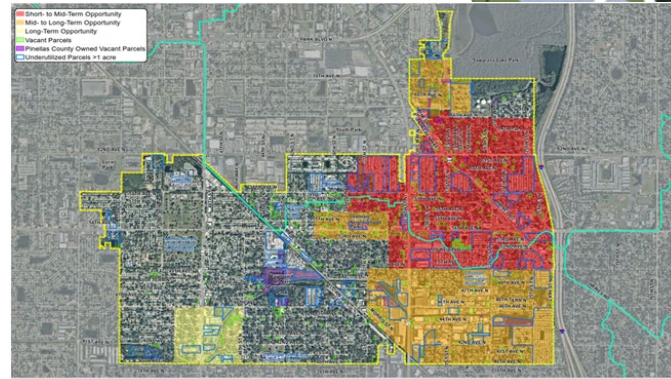
- Approximately \$8 million invested in FY19 & FY20
- Approximately \$60 million in planned investments in FY21-26



Lealman CIP Progress Update



- **Corridor development: Preliminary Engineering Report (PER) studies underway for 62nd Ave., 54th Ave. and 46th Ave.**
- **Lealman Regional Stormwater Facility Study:**
 - Phase I (Project Screening, including preliminary data collection, project siting and screening) is **complete**.
 - Phase II (Concept Development, including existing and proposed conditions and pollutant load models, development of stormwater credit system) completion estimated for April 2021.



• Joe's Creek Model Update, Alternatives Analysis, and Feasibility Study



- Request for Proposals complete for a PER study for design of stormwater improvements for the Joe's Creek, the Greenway Trail creation project, Best Management Practices identified in the Joe's Creek Watershed Management Plan
- Jacobs Engineering Group selected as consultant; Purchasing Division negotiating rates currently



Jason Bird, Resilience

- Expert in infrastructure assessment and resilient design, green infrastructure, and sustainability, including LEED and ENVISION evaluations
- Resiliency Expert, Cities of Miami Beach and Jacksonville, FL



“The Joe's Creek project is an example of a regenerative project that goes beyond sustainability and resilience of infrastructure to uplift the community by reducing neighborhood flood risk while benefiting ecological systems through improved water quality and increased bio-diversity, in addition to enhancing social value through recreation and mobility. These wide reaching benefits will far outweigh the cost of implementation.”

-
- The site plan for Raymond H. Neri Community Park is set within a triangular plot bounded by 49th St N, 51st Ave N, and 53rd Ave N. The plan includes a large pond on the left, a multi-use trail (1) winding around it and through the park, and a central sports field (1) with a surrounding track (2). Other features include a playground (3), a picnic shelter (4), a gazebo (5), a basketball court (6), a tennis court (7), a dog park (8), a community garden (9), a parking lot (10), and a building (11). The plan also shows existing infrastructure like Duval Park Blvd, Lealman Exchange, and Duval Park Apartments. A legend on the right lists the amenities and their corresponding numbers. A north arrow and scale bar are located in the top right corner.
- LEGEND**
- A. Parking Area
 - B. Walkway
 - C. Multi-Use Trail
 - D. Jack Creek Quarry
 - E. Picnic Shelter
 - F. Gazebo and Benches
 - G. Basketball Courts
 - H. Tennis Courts
 - I. Dog Park
 - J. Community Garden
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 - LM. Picnic Shelter
 - LN. Picnic Shelter
 - LO. Picnic Shelter
 - LP. Picnic Shelter
 - LQ. Picnic Shelter
 - LR. Picnic Shelter
 - LS. Picnic Shelter
 - LT. Picnic Shelter
 - LU. Picnic Shelter
 - LV. Picnic Shelter
 - LW. Picnic Shelter
 - LX. Picnic Shelter
 - LY. Picnic Shelter
 - LZ. Picnic Shelter
 - MA. Picnic Shelter
 - MB. Picnic Shelter
 - MC. Picnic Shelter
 - MD. Picnic Shelter
 - ME. Picnic Shelter
 - MF. Picnic Shelter
 - MG. Picnic Shelter
 - MH. Picnic Shelter
 - MI. Picnic Shelter
 - MJ. Picnic Shelter
 - MK. Picnic Shelter
 - ML. Picnic Shelter
 - MM. Picnic Shelter
 - MN. Picnic Shelter
 - MO. Picnic Shelter

Increase Community Redevelopment Agency Engagement

- **Recommending a Bi-annual Meeting Schedule Moving Forward**
 - First meeting for annual progress report review (today's update)
 - Second meeting to provide direction on annual budget and work plan development (scheduled for August 19)

Thank you for your time today!

Questions?