



Pinellas County

Staff Report

File #: 23-1344A, Version: 1

Subject:

Fiscal Year 2024 Lealman Community Redevelopment Area Work Plan.

Recommended Action:

Sitting as the Community Redevelopment Agency (Agency), approve the Fiscal Year (FY) 2024 Lealman Community Redevelopment Area (CRA) Work Plan.

- The proposed Work Plan was first presented to the Agency at a July 27th Work Session and includes \$2.21 million of Tax Increment Financing spending for projects and programs in FY24.
- There are four changes proposed to the FY24 Work Plan:
 - An increase to \$200,000.00 from \$150,000.00 to include enhanced stormwater ditch maintenance in addition to the alleyways. This contract will go out to bid in 2024 if approved.
 - Change to Residential Improvement Program grant award from \$10,000.00 to \$15,000.00 to reflect labor and material cost increases due to inflationary pressure.
 - Phase 2 Lealman Park enhancements to include new lighting in the park and landscaping improvements to the adjacent pond.
 - \$250,000.00 for the Joe's Creek Industrial Area Master Plan to plan for the desired future land uses related to the Target Employment and Industrial Lands changes approved by the Countywide Planning Authority and to plan for needed infrastructure improvements in the area.
- The Lealman CRA Advisory Committee made a recommendation to the Agency to approve the Work Plan at its 7/26/23 meeting.
- All projects and programs on the proposed FY24 Work Plan are in accordance with Lealman CRA Redevelopment Plan and thereby Chapter 163, Part III, Community Redevelopment, of the Florida Statutes, which governs CRAs.
- The County Administrator was granted the authority to approve and execute certain contracts, documents, and instruments on behalf of the Agency pursuant to the powers enumerated in Section 163.370 of the Florida Statutes via Resolution 19-10, which is included as an attachment to this item and was adopted on March 12, 2019.

Strategic Plan:

Ensure Public Health Safety and Welfare

2.2 Be a facilitator, convener, and purchaser of services for those in need.

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

Deliver First Class Services to the Public and Our Customers

5.3 Ensure effective and efficient delivery of county services and support

Summary:

As a best management practice in furtherance of implementing the Lealman CRA Plan, staff has developed a process to create an annual Work Plan in coordination with the Lealman CRA Advisory Committee that will be presented to the Agency each year for approval. The FY23 Work Plan associated with this agenda item conforms to the goals and objectives contained within the Lealman CRA Plan and thereby the associated statutory requirements for CRA's as outlined in Chapter 163, Part III, of the Florida Statutes, and is presented here to the Agency for approval.

Background Information:

In July 2015, via Resolution 15-62, the Board of County Commissioners (Board) made a positive finding of blighted conditions and established the Lealman Community Redevelopment Area (CRA), directed staff to create a redevelopment plan for the CRA. Also in July 2015, via Ordinance 15-29, the Board established the Agency and appointed itself as its governing body. The Board established the Lealman Community Redevelopment Area Advisory Committee via Resolution 15-70 to assist staff in drafting the redevelopment plan and to advise on its implementation, and on June 7, 2016, the Board approved the Lealman CRA Plan via Resolution 16-40, which was later amended by the adoption of Resolution Nos. 17-36 and 19-11. On March 12, 2019, the Board adopted resolution 19-10, which grants the County Administrator the authority to approve and execute certain contracts, documents, and instruments on behalf of the Agency pursuant to the powers enumerated in Section 163.370 of the Florida Statutes.

Fiscal Impact:

Appropriation of \$2.21 million for projects and programs identified on the FY24 Lealman CRA Work Plan as funded by the CRA are included in the proposed budget for the Lealman Community Redevelopment Area Trust Fund utilizing a combination of the Countywide and the Municipal Services Taxing Unit portions of the Tax Increment Financing revenue that funds the CRA. The \$2.21 million is included as part of the FY24 Tentative Budget.

Staff Member Responsible:

Christopher D. Moore, Assistant to the County Administrator, Lealman Community

Partners:

Lealman CRA Advisory Committee

Attachments:

Proposed FY24 Lealman CRA Work Plan

Proposed FY24 Work Plan Report

Adopted Lealman CRA Plan

Resolution 19-10 providing County Administrator delegated authority in furtherance of implementing the Lealman CRA Plan