

Lealman Community Redevelopment Area Advisory Committee

Meeting Minutes

December 12, 2017 ~ 6:00 PM

The meeting was held on Tuesday, December 12, 2017 in the Crown Buick /GMC Dealership Training Room, 5237 – 34th Street North, St. Petersburg, FL 33714.

1. Call to Order (Steve Cleveland, Chair)

Chairman Cleveland called the meeting to order at 6:02 p.m.

2. Roll Call

Members: Steve Cleveland (Chair); Cheryl DiCicco; Dwayne Hawkins; James Roberto; Gary Grooms; Sean Ingber; Danielle Barber and Brian Ellis

Absent Members: Enoch Nicholson

County Staff: Chris Young, Rachel Booth, Ryan Brinson & Marcella Faucette

Public: Eric Schleich and Eleanor F. Lovell

3. Approval of Minutes – (October 24, 2017)

Upon motion by Ms. Cheryl DiCicco, seconded by Mr. Brian Ellis, the minutes of the meeting of October 24, 2017 were unanimously approved.

4. Old Business

• Little library update

Mr. Chris Young asked Mr. Ryan Brinson to discuss the Little Library updates. Mr. Brinson stated that the majority of the Little Libraries have not been completed due to the students being out of school due to the 2017 storms, holidays, i.e. Thanksgiving, and now the flu season. Two Little Libraries, however, have been picked up from one of the schools. Mr. Brinson stated that they are decorated in an Old New York Bookstore theme and that they looked very nice and well thought out. He further stated that there was a slight miscommunication with some of the schools understanding of the project's completion date. Some interpreted, "end of the year" as end of the school year. Garrison Jones, Largo and North East anticipate completion by next week. Dixie expects completion by the beginning of January.

• CRA Programs

Mr. Young stated that there were no major updates since the last discussion. There is, however, an unexpected challenge in the purchasing process, the financial aspect, but plans are still moving forward. In order for the committee to see that progress was still being made, Mr. Young distributed draft applications for the programs for the Committee's review and comment. It is designed so that there is only one application for all of the programs.

In response to Ms. DiCicco's inquiry regarding the money having to be spent by the end of the year, Ms. Booth stated that the money would not be lost and that it would not go away by the end of the year but she wanted to ensure that it had at least been allocated by the end of the year. She further added that the money has to be spent within three (3) years. She informed the Committee that the CRA is partnering with Community Development to implement the programs and ensures that the CRA's intent of the programs are achieved. Upon final review and approval the applications will go "live".

Mr. Cleveland questioned whether or not a checklist or some sort of flow chart will appear on the website with the application to assist with completion and guidance through the necessary steps and required documentation. Ms. Booth indicated revisions would be made to address clarity. Mr. Young also highlighted the fact that one of the requirements for interested applicants is to meet with staff prior to application submittal, thereby giving the applicant the opportunity to ask questions and receive any needed guidance.

Mr. Grooms inquired about application formatting and offered suggestions as to make it more user friendly and stream lined.

Mr. Cleveland questioned whether or not someone who is awarded a grant to get an upgrade on their air conditioning, would be impacted by other items in the home not meeting code and have to additionally meet the Florida Building Code requirements for those items as well (*i.e. windows don't meet standard, disconnect is incorrect, panels need to be upgraded etc.*)?

For clarification, Ms. Booth asked if the question was pertaining to site visits and building inspections. Mr. Cleveland's affirmative response prompted Ms. Booth to ask for Mr. Brinson's input. He responded that it is not the intent. He further added that when the inspectors come out they would only be looking at that one item and that if the panel were required to be upgraded it would be to support the upgrading of the air conditioning unit.

Ms. DiCicco recommended that Section 6: Contractors and Cost Estimates, be revised to reverse option a with option b. Ms. Booth indicated that the recommendation would be addressed during the revisions.

Mr. Ingber was curious about the location of the Industrial District that was mentioned in the application. Ms. Booth explained that the area is synonymous with Joe's Creek Industrial Park. None of the Committee members were familiar with the term.

Mr. Cleveland asked for clarification on page 3 of the application which reads, "excludes chain link fence" and if a new ordinance was in place. Ms. Booth stated that the exclusion of chain link fences will start to show up in future zoning and design plans in the move toward form base codes which will help drive design and consistency.

Ms. Booth, addressing Mr. Cleveland, asked him to let her, Mr. Young or Mr. Brinson know when he is out in the neighborhoods and notice any sections that are continuous and in constant need of repair. They will see if there is something that can be done to help.

Ms. Barber asked if payments were made directly to the contractors. Ms. Booth responded affirmatively.

Mr. Grooms stated that a four thousand dollar contractor can't be held to the same requirements as you would a four million dollar contractor. Ms. Booth stated that the application was written under the assumption that the dollar amount would increase over time and the application should be able to be used accordingly. She briefly explained the County's review process and that any changes to any approved item required restarting the review process.

Mr. Cleveland recommended setting up a works contract which would have a set foot number for 10 contractors; designating X is what the linear foot for fencing, sidewalks etc. then choose three (3) and ask for a price. Modification and demo will be at 1% and the rest is fixed price. Ms. Booth liked this approach. Mr. Cleveland also suggested looking for local businesses within Lealman, Pinellas Park specified mile radius. Ms. Booth continued that she would like to eventually create a supplemental job order contracting pool of local businesses which could be created through the CRA which can in some ways bypass the typical County process but it would still have to align.

Mr. Ingber commented that the application asks for the property's parcel I. D. number and questioned if most people would know it or where to locate it. Mr. Brinson said he and Mr. Young would help applicants with items such as that during the pre-application meeting. Ms. DiCicco recommended that "*can be found on property tax statement*" be add in parenthesis next to the question.

Ms. Barber wanted to know if the application was going to be made available digitally or

hardcopy. Ms. Booth responded that at some point it will be available digitally but initially to get it on the website right now it would just be in a PDF format. The goal is to meet with the applicant either at the Planning office in Clearwater or in Lealman, currently at the old Lealman Heights property, 4028 – 58th Avenue North where Mr. Young is available on Thursdays from 8am-5pm. This location may change depending on the how the acquisition goes with the former Windsor Academy.

5. New Business

- **Lealman Community Campus (formerly Windsor Academy)**

Ms. Booth informed the Committee that the County has agreed to the purchasing price of the old charter school, Windsor Academy, which includes the new school, gymnasium and the original one story school which is approximately a 5 acre campus, located next to Joe's Creek Greenway Park, off of Duvall Street and 54th Avenue North. The County is in the process of doing due diligence and will have until the end of the month to complete that process. If all goes well, the closing date will be at the end of January. Formalized projects and programs will be conducted on that campus.

Ms. Barber asked if there were other Pinellas County Recreation facilities. Ms. Booth stated that the County has not historically been in the business of implementing and running programs. The improvements that will be made at the Joe's Creek Greenway Park will actually become the County's first true active park. The County will most likely partner with other agency's/organizations that have existing recreational, educational, after school care, veteran services, and workforce training programs. She added that it will function as a community HUB which will also include housing some County staff in order to have a stronger presence in the community. As the main building is rated at a Category 3 or 4, it will function as a shelter for emergency management.

Ms. DiCicco inquired about the funding source. Ms. Booth responded that the funding source was the County. She added that there is money coming in from the state and the County has also applied for an additional allocation from the state for legislative dollars which will help offset the purchase price.

6. Comments

- An inquiry was made as to whether or not an adequate number of applicants had applied for advisory committee positions. Ms. Booth responded that she believes that an adequate number of applicants had applied as she received an email asking her to confirm the title for the BCC Agenda item. Mr. Young stated that there were approximately 4 applicants and that the deadline had been extended until the 18th of December. The agenda item will be addressed in January. In response to an inquiry about the number of openings, he stated that there would have been three openings (*Sean Ingber, James Roberto and Enoch Nicholson*); however, Enoch Nicholson had re-applied so now there are two openings. Both Mr. Ingber and Mr. Roberto have indicated that they were not intending to reapply. Mr. Young informed the committee that he has been announcing the openings at public meetings and that a social media push has also been done to attract more applicants. Ms. Cheryl DiCicco recommended that Neil Brickfield be involved.

Ms. DiCicco spearheaded acknowledgement and appreciation of Mr. Ingber's and Mr. Roberto's service on the Advisory Committee.

7. Citizen Input

Ms. Eleanor F. Lovell, a Lealman resident, expressed her delight with the proposed improvements. Mr. Eric Schleich, also a Lealman resident, asked if there were any project updates. Ms. Booth responded that she and Mr. Brinson have met with interested parties regarding redevelopment projects within the Lealman community. She further stated that a number of trailer park owners are interested in having a conversation. Ms. Booth asserted that hopefully by February 2018 many of the residential projects will be far enough along to discuss project updates. She added that positive meetings have also been held with some developers with solid design concepts that are interested in working with the County. She further stated that the Complete Streets project has kicked off and that the Trail may be one of the reprioritized projects of the Penny. Mr. Brinson added that 3-4 Board of Adjustment cases regarding residential setbacks and variances were approved south of 54th and 45th and 46th.

8. Next Meeting Date and Items for Next Agenda (Tentative)

- January 23, 2018

9. Adjournment

There being no further business, Ms. Danielle Barber made the motion to adjourn which was seconded by Mr. Dwayne Hawkins. The meeting adjourned at 7:45pm.