



## FY20-21 Lealman Work Plan



### Current Community Redevelopment Area (CRA) Projects

Project/Program Name	Status	Funding Source	Budget Estimate	Project Notes/Summary
CRA Mural Grant Program	In progress	County TIF	\$50,000	Partnership with Creative Pinellas to implement CRA mural program. Agreement has been fully executed. Payment to Creative Pinellas being processed. Creative Pinellas structuring program management and public engagement aspects.
Lealman Exchange Strategic Planning	In progress	MSTU TIF	\$24,500	St. Petersburg Group selected as consultant. Presentation of draft report to be discussed at 3/24 CRA Advisory Committee meeting and will be presented to the Board of County Commissioners on 5/6.
Alley Analysis and Improvement Action Plan	In progress	MSTU TIF	\$79,000	Alley study associated with implementation of Form-Based Code. Staff preparing for public engagement process.
Division Drive Placemaking	In progress	County TIF	\$50,000	Urban Forestry tree planting is complete. Additional scope of work being developed to include hardscape improvements, including sidewalk connections, crosswalk striping, paved paths, and shade structure/benches.
Neri Park Entrance Enhancements [Lown St. & 40th St. N.]	In progress	County TIF	\$70,000	Enhancements to Neri Park access point consisting of landscaping, bike rack, bench, fence modifications and eventual wayfinding signage. Sidewalk connection to provide safe access to 46 <sup>th</sup> Ave. N. is also currently under review.
Lealman Neighborhood Park Enhancements	In progress	County TIF	\$50,000	New pedestrian access points, landscaping, enhancements to "L" public art installation.
FY20 Residential Site Improvement Grant Program Administration	In progress	MSTU TIF	\$250,000	FY20 grant application cycle closed due to meeting program budget of 25 applications totaling approximately \$250K.
FY20 Commercial Site Improvement Grant Program Administration	In progress	County TIF	\$250,000	FY20 grant application cycle open now. Three applications received to date totaling ~\$31K.
Transit Stop Improvements	Planned	County TIF	\$120,000	Coordinating with PSTA to install up to six bus shelters eligible for cost share. PSTA revising shelter Agreement based on County Attorney's Office review.
Neri Park Entrance Enhancements [46th Ave N.]	Planned	County TIF	\$100,000	Design and construct improvements to entry and adjacent parcel with stormwater pond. Improvements will include playground equipment, landscaping, fence replacement and benches and other potential amenities such as public art.
Technology Equity Initiatives	Planned	TBD	\$50,000	Installation of public WIFI coverage for prioritized sites throughout the CRA such as Lealman Park, Neri Park, and greenspace areas on the Lealman Exchange property.

Project/Program Name	Status	Funding Source	Budget Estimate	Project Notes/Summary
58th Ave N. Sidewalk (North Side)	Planned	County TIF	\$250,000	Smaller sidewalk and safe crossing project in the vicinity of Lealman Elementary now under consideration due in combination to previous budget estimate increases, a depletion of future maintenance funds as well as anticipated future construction along this corridor that would otherwise require the developer to install new sidewalks.
Streetscaping / Placemaking / Gateway & Wayfinding Signage	Planned	County TIF	\$740,000	Draft Scope of Work provided to Advisory Committee for comments and staff preparing for contract negotiations.
Home Investment Grant Program	Planned	County TIF	TBD	Housing Services Request for Proposals advertisement under development. Framework of program would be comprised of Developer Subsidy for construction costs and potentially down payment assistance for the construction of new market rate and affordable single-family workforce housing targeting properties in the lien foreclosure process. RFP introductory statement and framework for services sought is completed.
Home Rehabilitation Grant Program	Planned	County TIF	\$500,000	Housing Services Request for Proposal under development. Home rehabilitation grant program portion would provide funding for significant improvements such as new roofs, windows, and doors for residential single-family homes. RFP introductory statement and framework for services sought is completed.

**Current Capital Improvement Projects (CIP)**

Project/Program Name	Status	Funding Source	Budget Estimate*	Project Notes/Summary
Lealman Exchange Generator	In progress	Penny	\$850,000	New generator to provide full backup power to 2-story building to increase sheltering capabilities.
Lealman Exchange Indoor & Outdoor Courts	In progress	CDBG	\$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.
Lealman CRA EPA Brownfields Grant	In progress	EPA	\$300,000	\$300,000 EPA grant received to conduct Phase 1 and Phase 2 assessments in Lealman CRA.
Lealman Heights Single and Multi-Family Affordable Housing	In progress	Penny	TBD	Zoning and Land Use change approved by BCC to accommodate redevelopment. Recommendation to proceed with Southport Community Development (up to 82 multi-family units depending on final financing) and Habitat for Humanity (up to 11 single family units).
Raymond H. Neri Park	In progress	Penny	\$3,790,000	Design and construction of Phase 1 of the Neri Park Masterplan
Lealman Regional Stormwater Facility Study	In progress	Penny	\$3,753,000	Development of regional stormwater facilities and development of a credit system to catalyze redevelopment.
Joe's Creek Trail and Watershed BMPs	In progress	Penny	\$8,201,000	RFP completed in November of 2020. PER anticipated to be complete October 2023.
46 <sup>th</sup> Ave. Roadway and Drainage	In progress	Penny	\$2,989,000	Preliminary Engineering Review (PER) underway. Construction anticipated in FY25-26.
62 <sup>nd</sup> Ave. Roadway Improvements – 49 <sup>th</sup> St. to 34 <sup>th</sup> St.	In progress	Penny	\$17,272,000	Preliminary Engineering Review (PER) underway. Construction anticipated in FY23-26.
54 <sup>th</sup> Ave. Roadway Improvements – 49 <sup>th</sup> St. to 34 <sup>th</sup> St.	In progress	Penny	\$5,500,000	Preliminary Engineering Review (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 phase of the respective projects.

**Completed Projects**

Project/Program Name	Status	Funding Source	Budget Estimate	Project Notes/Summary
CRA Crosswalk Striping - 28th St N & 41st Ave N	Complete	County TIF	\$2,823	Crosswalks striped on 41st Ave and the adjacent business (Whizz Inn).
CRA Crosswalk / RRFBs - 28th St N & 50th Ave N	Complete	County TIF	\$12,789	Linking Lealman mobility project. Installation of Rectangular Rapid Flash Beacon (RRFB).
CRA Bicycle Signage - 58th Ave. N	Complete	County TIF	\$2,700	Linking Lealman mobility study project - 58th Ave N. bicycle safety signage and striping.
CRA Commercial Site Improvement Grant Administration	Complete	County TIF	N/A	Awards made in FY19 but administered in FY20. \$83,765.74 spent in FY20.
CRA Residential Site Improvement Grant Administration	Complete	County TIF	N/A	Award made in FY19 but administered in FY20. \$20,000 spent in FY20.
YMCA Managed Services Agreement Extension	Complete	N/A	N/A	Managed Services Agreement for the Lealman Exchange.
Lealman Exchange Website	Complete	N/A	N/A	Website created for Lealman Exchange.
Lealman Exchange Computer Labs Design/Installation	Complete	Penny	\$185,000	Two computer labs installed at Lealman Exchange utilizing Penny for Pinellas revenue.
Lealman Exchange Computer Labs Implementation	Complete	N/A	N/A	CareerSource Pinellas operating "Lealman Career Resource Center" in first floor computer lab. Partnership includes Pinellas Public Library Cooperative (PPLC) partnership for library database access. Second floor lab designed for partners to conduct facilitator-led trainings.
Tampa Bay Works / AmSkills Workforce Development Program	Complete	N/A	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. Two "skills bootcamps" held at Lealman Exchange in FY20 resulting in 19 residents securing jobs with participating manufacturers.