

Meeting Minutes
Lealman Community Redevelopment Area Advisory Committee Meeting
Lealman Exchange, 5175 45th St N, Lealman, FL 33714
January 22, 6:00PM

Committee Members Present

Teresa Van Alstine, Father Viet Nguyen, Gary Grooms, Oscar Seguban, Marsha McCoy, Steve Cleveland

Members Absent

Enoch Nicholson, Brian Ellis

Pinellas County Staff Present

David Sadowsky, Chris Moore, Rachel Booth and Tanya Kurtin

I. Call to Order

The meeting was called to order at 6:02pm.

II. Introductions

Committee members and Pinellas County staff introduced themselves.

III. Approval of Minutes

Minutes of the October 23, 2019 meeting were approved unanimously.

IV. Officer Elections

A motion was made to elect Steve Cleveland as Chair and Enoch Nicholson as Vice Chair. The motion was seconded and passed unanimously.

V. Arts Event at Raymond H. Neri Park

Chairman Cleveland presented on a potential arts and crafts festival based with an estimated budget of \$40,000 that could bring approximately 2,500 visitors to Lealman, providing an economic development benefit to the CRA by marketing the area to individuals who may have been otherwise unaware of Lealman. Staff indicated countywide CRA policy was currently under review for expenses such as these and would report back to the Committee on the feasibility of such an event.

VI. Lealman Work & Action Plan Presentation

Staff presented on a draft work plan for the Lealman area that identified various projects, programs and initiatives planned for the remainder of the fiscal year. The projects focus mainly on implementing the Linking Lealman mobility plan, while also administering current grant programs and selecting new programs for implementation that are consistent with the CRA's redevelopment plan.

VII. Lealman Project Updates (Informational Only)

- **AmSkills Manufacturing Career Workshop & Bootcamp**
 - i. AmSkills hosted a one-day workshop January 18th at the Lealman Exchange, with a two-week skills bootcamp scheduled for January 27th-February 4th. Attendees learn basic manufacturing skills

Participating manufacturer's include Lockheed Martin, Jabil, Monin, Poly Pack, and Wendover Art Group, with all attendees completing the bootcamp guaranteed an interview.

- **Community Health Centers of Pinellas (CHCP) Mobile Dental Clinic**

- i. CHCP will temporarily provide its mobile dental clinic services in the Lealman Exchange, scheduled to begin January 28th. CHCP will eventually offer dental services at its Lealman Health Clinic located at 4950 34th St N.

Member Seguban stressed the importance of marketing services and programs such as these to residents in the Lealman CRA.

- **Lealman Form-Based Code**

- i. Staff reported it was assessing comments received during the public outreach process. An alley analysis is also slated to begin in February. The code is anticipated to go before the Board of County Commissioners at some point during the second quarter of 2020.

- **Lealman Heights Request for Negotiation**

- i. The Lealman Heights Request for Negotiations was advertised on January 3, 2020 with proposals due March 5, 2020 and an evaluation meeting scheduled for March 24, 2020 at 3pm.

- **Raymond H. Neri Park**

- i. Phase 1A and 1 design and permitting has begun for Raymond H. Neri Park. 100% construction design documents are anticipated in August 2020, with the bid progress planned for December 2020.

Chairman Cleveland inquired about community concern regarding recreational opportunities in the design of the park. Staff indicated the size of the park limits opportunity for an "active" park design, however, staff did respond to public comment received by reconfiguring the open space areas to accommodate a multi-purpose sports field.

- **Joe's Creek Industrial Park Stormwater Improvements**

- i. Pinellas County Utilities began construction on a sewer line extension in the Joe's Creek Industrial Park that will provide an economic development benefit to multiple properties in the park that are currently unoccupied.

- **Lealman Regional Stormwater Study**

- i. Phase 1 is complete. Tasks included data collection, project siting, stakeholder engagement and economic analysis. Phase 2 is underway. Tasks include refinement of the existing conditions model, further assessment and recommendation of potential sites for regional facilities and development of the stormwater credit system. Phase 2 is anticipated to be complete in April 2021.

II. **Advisory Committee Member Comments**

Member Grooms commented the updates show good progress on significant redevelopment initiatives particularly Neri Park and Lealman Heights.

Member Nicholson inquired about funding availability for Neri Park relative to its total estimated cost. Staff indicated a total of \$3.7 million is included in the Capital Improvement Plan but the opinion of probable cost provided in the park master plan was \$6.4 million and additional funding sources would need to be identified to fully fund it.

Chairman Cleveland presented "Loving Lealman" t-shirts created by Neil Brickfield and the Lealman Community District Services, Inc. (LCDS), and thanked the group for the effort as it demonstrated strong community pride. Mr. Cleveland also announced the Foundation for a Healthy St. Petersburg has provided a grant to the Florida Dream Center to support workforce development in Lealman.

III. Citizen Input

Jorge Mercado, Lealman resident and current President of LCDS, announced its Board had voted to reserve a seat for a representative from the Lealman CRA Advisory Committee and extended an invitation to join.

Lealman resident Robert Ryan Carter expressed frustration that he and many of his surrounding neighbors only received one of three notices mailed out about the Form-Based Code and questioned whether this violates notification requirements in State statute. He urged the CRA Advisory Committee to focus infrastructure improvements and crime reduction in the CRA, particularly in East Lealman.

Lealman resident David Lee also commented that the community should be given at least 30 days to review the final code before the public hearings.

Staff responded they heard the community's concerns and will ensure enough time is provided to review the code before the public hearing, and that it will review mailing procedures to ensure all residents are properly notified.

IV. Adjourn

The meeting was adjourned at 7:20pm.