

Lealman Community Redevelopment Area Advisory Committee

Meeting Minutes

February 27, 2018 ~ 6:00 PM

The meeting was held on Tuesday, February 27, 2018 at the Lealman Community Campus, 5175 – 45th Street North, St. Petersburg, FL 33714.

1. Call to Order (Steve Cleveland)

Chairman Cleveland called the meeting to order at 6:10 p.m.

2. Roll Call

Members: Steve Cleveland; Dwayne Hawkins and Linda Rochelle

Absent Members: Cheryl DiCicco; Enoch Nicholson; Gary Grooms; Brian Ellis; Danielle Barber and Tommy Johnson

County Staff: Ryan Brinson and Marcella Faucette

Public: Eric Schleich; Randy Rochelle; Mike Plott and George Mercado

3. Approval of Minutes

- **December 12, 2017 Meeting**
- **January 23, 2018 Meeting**

As there was no quorum, there was no discussion or approval of the minutes for the December 12, 2017 or the January 23, 2018 meetings.

4. Administrative Business

- **Welcome New Committee Members & Officer Election discussion**

Mr. Tommy Johnson and Ms. Linda Rochelle are the two new members of the Committee.

Mr. Cleveland introduced Ms. Rochelle and gave her an opportunity to tell the attendees a little about herself and her interests. Mr. Johnson was not in attendance.

As there was no quorum, there was no discussion or election of officers for the Committee.

5. Old Business

- **2018 CRA legislation update**

Mr. Brinson gave an update on **House Bills #6a-2018-HB-17C1/SB 432**, two House Bills that directly impact CRAs across the state of Florida. He stated that they hadn't gone anywhere yet as they were stuck in the Subcommittee on Transportation, Tourism, and Economic Development

Mr. Cleveland added that he received a letter from a senator in response to the letter that he had submitted. It was suggested that he encourage others to get involved and contact their senators for support.

- **CRA Grant Application update**

Mr. Brinson informed the attendees that to date, 7 CRA Program Applications have been received (4 Residential and 3 Non-Residential).

Mr. Brinson explained that the **Residential Program** included a grant up to \$10,000 designed to reduce or eliminate the costs associated with the repair, rehabilitation, and enhancement of residential structures to improve the appearance, condition, and safety of the existing residential housing stock. Additionally, the program begins establishing community standards that promotes a more 'walkable' neighborhood by creating more consistent and visually appealing curb appeal.

He went on to explain that the **Non-Residential Program** included a grant up to \$20,000 with a match is designed to accelerate and leverage private investment as a way to improve the

appearance, condition, and functionality of existing non-residential buildings in the Lealman Community Redevelopment Area (CRA), while also creating a more consistent and visually appealing public realm. He said that Eligible Activities included but were not limited to facade and ADA improvements, Florida Friendly landscaping, building permitting and professional architect and engineering services.

Lastly, he explained that the **Demolition Program** included a grant up to \$7,500 designed to assist in the removal of substandard structures and other blighting in the Lealman (CRA) district. Structures must be functionally obsolete, economically unfeasible to repair. Staff will assist in confirming eligibility. All projects are subject to an environmental review and historical assessment, if applicable.

6. New Business

• Recent ribbon cutting events in the CRA

i. Fairfield Inn & Suites by Marriott

Mr. Brinson stated that the Southern Hospitality Management & Development Corp and the CRA celebrated the grand opening and ribbon cutting of a Fairfield Inn & Suites by Marriott (located off I-275, on the north side of 54th Ave North) on February 6, 2018. He further stated that the Fairfield Inn & Suites is the second largest Marriott International brand and caters to business and leisure traveler needs. He explained that the hotel is a 4-Story, 88-Room hotel with two large meeting rooms, a fitness center, a heated swimming pool, and a business center. He further stated that Southern Hospitality Management voluntarily hired approximately 30 local sub-contractors for the project, and created approximately 35 permanent jobs. This is Southern Hospitality's first project in the CRA, however they intend to develop a second companion hotel on the adjacent property to the east. The CRA welcomes them to the area and feels that this project will be a catalyst for additional redevelopment opportunities along the 54th Ave North corridor and is looking forward to working with Southern Hospitality on other projects in the not so distant future.

ii. Asian Lealman Family Center

Mr. Cleveland stated that he attended the Lealman and Asian Neighborhood Family Center Grand Opening on February 19, 2018. The Center is located at 4255 – 56th Avenue North in St. Petersburg. The Center provides services and support to children and families in the Lealman and Asian communities. They offer an after school program, assistance with reading and literacy deficiencies, translation services, adult classes such as ESOL and device technology etc.

He stated that the Center was able to purchase and renovate the property next door and was able to turn it into a very nice place for the children to play instead of playing in the parking lot with traffic. It has complete exterior fencing, a walkway, wheelchair ramp, nicely sodded outside area, sturdy picnic tables and benches, kitchenette, large girl's and boy's restrooms, hopscotch and a basketball court.

• Video and Tour of the Campus

Mr. Brinson informed the Committee that there was an Open House for the Lealman Community Campus, formerly the Windsor School, on February 24, 2018. He gave an overview of the campus and stated that the site was beneficial for Community Meetings; Workshops & Mentor Programs; Adult Education; Workforce Training; After-School Programs; Youth Empowerment; Small Business & Networking; Arts & Recreation; County Extension Offices; Co-working & Touchdown Space. Mr. Brinson shared a video of the open house event, then took the attendees on a tour of the campus.

He stated that the video would be on the County's website.

7. Comments

A comment was made that the lack of attendance to the Committee meeting may be attributed to a conflict with the first Joe's Creek Neighborhood Watch Meeting.

8. Citizen Input

- There was an inquiry regarding whether or not there was a date for the official opening of the facility. Mr. Brinson responded that at this time, there is some painting and some finishing touches being done and that the goal is to have a soft opening during the first week of May.
- There was an inquiry regarding grant opportunities and the process for someone wanting to come in and offer a service (i.e. business services, programs etc.). Mr. Brinson responded that in terms of grants offered by the CRA, that he was not aware of any. He suggested however visiting the CRA website, and completing the Letter of Interest and emailing it along with a business card to him. He also suggested checking with Health and Human Services and offered to discuss the interest a little more after the meeting.

Mr. Cleveland added that he recalls there being something on the website regarding, Business Start-ups in the Lealman Community. Mr. Brinson added that it was probably associated with Economic Development.

- There was an inquiry regarding the cost of renting space. Mr. Brinson stated that it varies and that it was based on the organization whether it was for profit or non-profit.
- Mr. George Mercado, Board President of the Lealman Community District Services, Inc. and former Advisory Committee Member, stated that the LCDS workgroup, which meets on the second Tuesday of the month, had been discussing how to spend the two million dollars that was received from the state for a community center in Lealman. He stated that it will be discussed again at the next meeting and would like input from the CRA. He presented the following ideas about how they were thinking about using the money:
 - *Tear down and build on Pinellas PAL's Sports Complex 46th Avenue location. (Central Lealman)*
 - *Purchase property on 3800- 47th Avenue North, St. Petersburg, FL 33714. (Central Lealman) north of current PAL location (Industrial Property)*
 - *Build on 7740 – 62nd Terrace North, the old Dixie Rebels Football Field, behind the water reclamation facility (West Lealman)*
 - *Buying property near and around the LANFC (Central Lealman)*
 - *Purchase property on 46th Avenue North and 49th Street North (Central Lealman)*
 - *Work with Pinellas County Government on the LLC (Central Lealman)*
 - a) *Tear down Windsor 1 story building and rebuild*
 - b) *Expand/Remodel existing gym*
 - *Work with Pinellas County School Board on Clearview Elementary Site (Central Lealman)*
 - *Doing something in East Lealman (not listed)*
- There was an inquiry regarding the purchasing and redevelopment of Mobile Home Parks (MHP). Mr. Brinson responded that that there is a density incentive to capture the existing density on MHPs because many of the MHPs are nonconforming and don't conform to what the zoning and the land use allows. He explained that the County passed an Ordinance last year that allows for that and also includes a relocation process for the residents.

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

- March 27, 2018

10. Adjournment

There being no further business, the meeting adjourned 7:30 pm.