



AGENDA

Lealman Community Redevelopment Area Advisory Committee Meeting

Lealman Exchange, 5175 45th St N, St. Petersburg 33714

February 27, 2019, 6:00PM

- I. Call to Order (Chairman Cleveland)**
- II. Advisory Committee and Staff Introductions**
- III. Approval of Minutes**
 - December 19, 2018
- IV. Officer Elections**
- V. By-laws Amendments**
- VI. County Administrator Delegated Authority**
- VII. Lealman CRA Redevelopment Plan Amendments**
- VIII. CRA Grant Programs**
- IX. FY18 Annual CRA Report**
- X. Advisory Committee Member Comments**
- XI. Citizen Input**
- XII. Adjourn**



Lealman CRA Advisory Committee Agenda Item III.

Approval of December 19, 2018 Meeting Minutes

- The minutes of the December 19, 2018 Advisory Committee meeting are attached for review and approval.

Attachment(s):

- Minutes of December 18, 2019 meeting.

Action Required:

- Vote to approve minutes.



Lealman CRA Advisory Committee Agenda Item IV.

Officer Elections

- The by-laws of the Advisory Committee call for re-election of the Chair and Vice Chair annually at the first meeting of the calendar year.

Attachment(s):

- None (by-laws attached for Agenda item V.)

Action Required:

- Election of 2019 Chair and Vice Chair.



Lealman CRA Advisory Committee Agenda Item V.

By-laws Amendments

- The Advisory Committee previously recommended the Community Redevelopment Agency (i.e., the Board of County Commissioners) amend the Advisory Committee's by-laws to allow for two Alternate Members to serve on the Committee, and other minor text updates as deemed necessary by staff since the original adoption of the by-laws. During County departmental review of the recommended amendments, further discussion included consideration to having the Board of County Commissioners annually appoint one of its members to serve as the Chair of the Advisory Committee in an ex-officio, non-voting member role, as is the case in other committees/boards established in the County.
- Staff is preparing to take the by-laws to the Community Redevelopment Agency for consideration at a March 12, 2019 meeting, and recommends approval of a Commissioner serving as Chair in an ex-officio, non-voting member role to further streamline communication between residents, Advisory Committee members, staff and the Board of County Commissioners, and to further streamline implementation of the Redevelopment Plan and associated decision-making processes.

Attachment(s):

- By-laws with all edits (those previously recommended for approval by the Advisory Committee and new ex-officio Chair) since original adoption shown in strikethrough and underline format.
- Resolution prepared for the Community Redevelopment Agency that would adopt the by-laws amendments.

Action Required:

- Vote making a recommendation to the Community Redevelopment Agency regarding the proposed amendments to by-laws.



Lealman CRA Advisory Committee Agenda Item VI.

County Administrator Delegated Authority

- Staff is proposing that the Pinellas County Community Redevelopment Agency grant the County Administrator certain delegated approval authority in furtherance of implementing the Lealman CRA Redevelopment Plan. The attached draft resolution describes the authority to be granted. Adoption of this resolution would grant the Administrator the authority to approve and execute certain contracts, documents and instruments on behalf of the Agency for the purpose of implementing the Plan, pursuant to powers enumerated in Section 163.370 of the Florida Statutes. Delegation of authority as defined in the resolution will enable more efficient project and program implementation. The delegated authority outlined in the resolution is modeled after Section 2-62 of the Pinellas County Code, as applicable to the CRA, which outlines the Administrator's existing delegated authority on behalf of the Board of County Commissioners.
- Staff is preparing to take the delegated authority resolution to the Community Redevelopment Agency for consideration at a March 12, 2019 meeting, and recommends approval.

Attachment(s):

- Resolution proposing the Community Redevelopment Agency delegate authority to the County Administrator.

Action Required:

- Vote making a recommendation to the Community Redevelopment Agency regarding the proposed resolution.



Lealman CRA Advisory Committee Agenda Item VII.

Lealman CRA Redevelopment Plan Amendments

- Staff proposes amendments to the Lealman CRA Redevelopment plan that would include updating tax increment revenue projections and providing various text edits, including amendments to Appendix C: Strategic Action Plan and Spending Budget. The primary intent from staff regarding this update is to remove Table C-2: Lealman CRA Two Year Spending Budget (FY17-18) from Appendix C. Florida Statutes Chapter 163, Part III, Community Redevelopment, do not require an annual budget to be updated and/or included in the Plan, and as such, staff desires to remove this reference so as to avoid having to update the Plan every year solely for this purpose. This action will not change the current process for the CRA's budget preparation and adoption and associated interaction with the Advisory Committee or the Community Redevelopment Agency/Board of County Commissioners.

In addition to Table C-2, updates are made to Tax Increment Finance projections and various table and page numbers, including: (1) Table 2: CRA TIF Revenue Projections 2017-2047, (2) Table C-1: Lealman CRA TIF Revenue Projections, 2017-2047, (3) Table C-3: Lealman CRA Projected Spending Budget, 2017-2047 and (4) Table C-4: Existing Public Improvements Identified in Pinellas County Capital Improvement Plan (CIP).

- Staff is preparing to take the Plan amendment to the Community Redevelopment Agency for consideration at a March 12, 2019 meeting. Per requirements outlined in Chapter 163 of Florida Statutes, a public hearing would be held at the March 12, 2019 meeting as part of the process to re-adopt the Plan as amended.

Attachment(s):

- Amendments to Plan shown in strikethrough and underline format. **(Provided as an attachment to the agenda email due to size. Proposed amendments are on pages 41, 53, 61, 62 and 63.)**
- Resolution proposed for the Plan re-adoption for consideration by the Board of County Commissioners.

Action Required:

- Vote making a recommendation to the Community Redevelopment Agency on proposed amendments to the Plan.



Lealman CRA Advisory Committee Agenda Item VIII.

CRA Grant Programs

- Per discussion at the December 19, 2018 Advisory Committee meeting, staff is presenting program guidelines for two additional CRA grant programs consistent with the Lealman CRA Redevelopment Plan:
 1. **Community Activities Sponsorship Program:** This program would provide non-profit organizations the opportunity to financially sponsor community-oriented activities or events. The primary intent of the program is to serve to promote and enhance community pride, attract residents and visitors to the CRA to support the local economy, and to enhance lines of communication among residents, businesses, and the County by sponsoring community events that foster more interaction among residents and improve access to information, resources and services in the CRA.
 2. **Affordable Homeownership Program:** This program provides down payment and closing cost assistance on the purchase of a home in the Lealman Community Redevelopment Area (CRA). The CRA would make this investment to support the existing neighborhood, promote homeownership for low to moderate income individuals and families, and build community pride and identity. Funding provided would be for down payment and closing cost assistance associated with the acquisition of existing or newly constructed homes and would be available to Lealman CRA residents based on income and to teachers and first responders interested in relocating to the Lealman CRA.

Attachment(s):

- Draft program guidelines for above referenced programs. **(Provided as an attachment to the agenda email due to size.)**

Action Required:

- Vote making a recommendation on proposed programs.



Lealman CRA Advisory Committee Agenda Item IV.

Lealman CRA Annual Report

- Per Chapter 163 of Florida Statutes, an annual report of CRA activities is required by March 31st each year.

Attachment(s):

- None (Annual report will be provided as supplementary information in advance of the 2/27 Advisory Committee meeting.)

Action Required:

- Vote making a recommendation to transmit the annual report to the Community Redevelopment Agency.



Lealman CRA Advisory Committee Agenda Item III.

Approval of December 19, 2018 Meeting Minutes

- The minutes of the December 19, 2018 Advisory Committee meeting are attached for review and approval.

Attachment(s):

- Minutes of December 18, 2019 meeting.

Action Required:

- Vote to approve minutes.



**Lealman Community Redevelopment Area Advisory Committee
Special Meeting
Lealman Exchange, 5175 45th St N, St. Petersburg 33714
December 19, 2018 ~ 6:00 PM**

Meeting Minutes

The special meeting was held on Wednesday December 19, 2018 at the Lealman Exchange, 5175 45th Street North, St. Petersburg, FL 33714.

Committee Members Present: Steve Cleveland, Oscar Seguban, Gary Grooms, Enoch Nicholson, Cheryl DiCicco, Arthur O'Hara, and Marsha McCoy

Absent Members: Father Carlos Rojas and Brian Ellis

County Staff Present: David Sadowsky, Caroline Lanford, Chris Moore, Ryan Brinson, and Teri Hasbrouck

1. Call to Order (Steve Cleveland)

Chairman Cleveland called the meeting to order at 6:05 pm.

2. Advisory Committee and Staff Introductions

After introductions, Senior Assistant County Attorney David Sadowsky discussed the "Sunshine Law" requirements with the Committee. Mr. Sadowsky mentioned that this was discussed with the Committee previously but with several new members joining it was an opportune time to revisit the relevant portions of Chapter 286 of the Florida Statutes.

3. Approval of the October 3, 2018 Meeting Minutes

The minutes of the October 3 meeting were approved unanimously.

4. Lealman Brownfield Area Grant Application (Staff Presentation)

Teri Hasbrouck with Pinellas County Real Estate Management presented the informational item. She mentioned that in 2005 Central and East Lealman were designated as a Brownfield Area and that the County will be applying for a competitive U.S. Environmental Protection Agency Brownfield Assessment Grant for \$300,000 before year end. Ms. Hasbrouck explained that Brownfields are abandoned, idled, or underused properties where expansion, reuse, or redevelopment may be complicated by real or perceived environmental contamination.

The grant will be awarded in the fall of 2019 and if awarded, the grant funds will be used to conduct Phase I and Phase II Environmental Site Assessments on properties in the Lealman Brownfield Area that have been recognized as having potential for redevelopment. The County would use the funds to leverage public-private investments and spur the redevelopment of underutilized properties.

5. Linking Lealman (Staff and Consultant Presentation)

Caroline Lanford, Long Range Transportation Principal Planner with the Planning Department, introduced the item and informed the group that the draft plan is almost complete and wanted to get the Committee's feedback on the most recent version prior to the public workshop to be held sometime in February of 2019. She then introduced Kimley-Horn consultant, Jared Schneider, who gave a recap of the



overall draft Plan for the new Committee members, the next steps for the 54th Avenue corridor, and discussed short, mid, and long term projects that would provide for mobility in the Lealman community.

Mr. Schneider discussed “quick wins” identified in the study, which included place making/wayfinding signage, safe crossings, filling sidewalk gaps, and establishing connections to neighborhoods, trails, schools, and public/private community facilities. After a discussion, Chris Moore suggested the Committee could make a motion to support the quick wins so staff can begin the process of obtaining cost estimates and/or preliminary designs. A motion was made to support all of the quick wins presented discussed so that staff can begin the data collection process (cost estimates, preliminary engineering, design). After a second and brief discussion, the Committee unanimously approved the motion.

6. FY19 Programs & Projects

Mr. Moore indicated that the first item, Healthy Community: Mobility and Accessibility can be skipped since the Committee took action on the previous agenda item to have staff begin their due diligence on the quick wins resulting from the draft Linking Lealman Plan.

Mr. Moore then moved to the next item, Neighborhood Revitalization: Residential and Non-Residential Improvement Programs. Mr. Moore highlighted the new changes to the FY19 programs based on previous discussions with the Committee. Next, Mr. Moore presented on a proposed Community Incubator & Services Center program. He explained that the intent of the grant program is to incentivize the establishment or relocation of businesses, nonprofits and governmental organizations providing educational, workforce development or job training services to the Lealman Exchange, and awards would be contingent upon execution of a lease or license at the facility, and that the services provided would be targeted toward residents of the Lealman CRA.

A discussion on the programs and budget prioritization followed. After initially considering a motion to approve all of the grant program presented at once, a discussion ensued and separate motions were made to approve the Neighborhood Revitalization (residential and non-residential) programs, the Community Incubator and Services Center program, and the revised FY19 Program Spending Budget. The motion to approve the Community Incubator and Services Center included language to ensure that, at minimum, the \$90,429 previously approved for the Ray Neri Youth Citizen Mentoring & Apprenticeship Program remained intact. During the discussion for the FY19 Program Spending Budget amendment, Mr. Moore indicated the changes presented reflected the grant programs discussed at this meeting as well as staff’s intentions for bringing additional programs to the Committee for consideration, including the Grassroots Community Program, Community Arts and Culture Program, the Community Activities Sponsorship Program, and the Homeownership Program, and that these programmatic recommendations were based upon feedback received from the community.

7. 2019 Committee Meeting Dates

The Committee meeting dates as presented were approved unanimously.

8. Advisory Committee Member Comments

No comments were made.



9. Citizen Input

Jeremy Heath, a Lealman resident shared his family's history living in Lealman since 1946, with his grandparents building many homes in the area. He thanked the Committee for their contribution and commitment to the community. Mr. Heath stated he had seen many improvements in the area since the CRA was approved, most notably Neri Park, and that the County and the CRA should be proud of these efforts. Committee members and staff thanked Mr. Heath for attending and providing such thoughtful comments.

10. Adjourn

There being no further business, the meeting adjourned at 8:00 pm.

DRAFT



Lealman CRA Advisory Committee Agenda Item IV.

Officer Elections

- The by-laws of the Advisory Committee call for re-election of the Chair and Vice Chair annually at the first meeting of the calendar year.

Attachment(s):

- None (by-laws attached for Agenda item V.)

Action Required:

- Election of 2019 Chair and Vice Chair.



Lealman CRA Advisory Committee Agenda Item V.

By-laws Amendments

- The Advisory Committee previously recommended the Community Redevelopment Agency (i.e., the Board of County Commissioners) amend the Advisory Committee's by-laws to allow for two Alternate Members to serve on the Committee, and other minor text updates as deemed necessary by staff since the original adoption of the by-laws. During County departmental review of the recommended amendments, further discussion included consideration to having the Board of County Commissioners annually appoint one of its members to serve as the Chair of the Advisory Committee in an ex-officio, non-voting member role, as is the case in other committees/boards established in the County.
- Staff is preparing to take the by-laws to the Community Redevelopment Agency for consideration at a March 12, 2019 meeting, and recommends approval of a Commissioner serving as Chair in an ex-officio, non-voting member role to further streamline communication between residents, Advisory Committee members, staff and the Board of County Commissioners, and to further streamline implementation of the Redevelopment Plan and associated decision-making processes.

Attachment(s):

- By-laws with all edits (those previously recommended for approval by the Advisory Committee and new ex-officio Chair) since original adoption shown in strikethrough and underline format.
- Resolution prepared for the Community Redevelopment Agency that would adopt the by-laws amendments.

Action Required:

- Vote making a recommendation to the Community Redevelopment Agency regarding the proposed amendments to by-laws.

**BY-LAWS OF THE LEALMAN COMMUNITY
REDEVELOPMENT AREA ADVISORY COMMITTEE**



**ARTICLE I. NAME, MISSION, DUTIES, AND RELATIONSHIP TO
PINELLAS COUNTY ("COUNTY")**

Section 1. Name, History and Location

The name of this Committee is the Lealman Community Redevelopment Area Advisory Committee ("Committee"). The Committee was created on July 21, 2015 by resolution of the Pinellas County Board of County Commissioners ("Board"). The Committee shall be non-partisan and non-sectarian in all of its activities. There is no principal office for the Committee. For mailing purposes, the address of the Committee shall be that of the Pinellas County Planning Department.

Section 2. Mission and Duties

A. Mission

The mission of the Committee is to advise the Pinellas County Community Redevelopment Agency ("Agency") for the Lealman Community Redevelopment Area ("CRA") on the proposed Lealman Community Redevelopment Plan and any amendments thereto ("Plan"), and to advise the Community Redevelopment Agency on issues and policies within the Lealman CRA.

B. Duties

The following duties will assist the Committee in achieving its mission:

1. Provide guidance and assistance in drafting the original Plan.
2. Review and make recommendations on the original Plan and any amendments to that Plan.
3. Develop measures of success for the Plan after its adoption.
4. Develop an annual work plan to implement the Plan.
5. Review and accept each annual report on the Plan.
6. Review Lealman neighborhood plans for consistency with the Plan.
7. Recommend capital improvement and operating programs specific to the Lealman CRA to the County Administrator's Office.
8. Hold an Open Forum for Public Comment during each regularly scheduled meeting.
9. Assisting with any other function and duty assigned by the Community Redevelopment Agency.

Section 3. Relationship to the County

A. Staff Liaison(s)

At the discretion of the County Administrator, staff members(s) will be provided as non-voting member(s) of the Committee and will provide direct support to the Committee. The staff member(s) will be responsible for taking minutes of the meetings and making the minutes available for public inspection upon request.

B. Consultants

The Committee may request that consultants appear before the Committee. If staff liaison(s) are provided by the County, the staff liaison(s) will arrange for such consultants as needed.

ARTICLE II. MEMBER COMPOSITION, TERMS, & VACANCIES

Section 1. Composition

Members of the Committee should be civic minded volunteers with a desire to serve their community. The Committee shall be composed of nine (9) voting members, appointed and confirmed by the Pinellas County Board of County Commissioners. The Board shall also appoint two alternates to the Committee to serve during the absence of any regular member. Alternates serving in the absence of any regular member shall have all rights granted to a regular member under these bylaws. Alternates shall be appointed as Alternate 1 and Alternate 2. Alternate 1 shall serve as a regular member when one (1) or more regular members are absent. Alternate 2 shall serve as a regular member in the absence of Alternate 1 or when two (2) or more regular members are absent. All regular and alternate members shall be residents, business and/or property owners, or other stakeholders from within the CRA. The Board shall appoint one of its members to the Committee to serve as its Chair. The Chair shall be an ex-officio, non-voting member of the Committee.

Section 2. Term

A. Regular Members

Committee members serve for a term of three (3) years. Terms expire on the 31st of December, in the third year.

B. Initial Terms

In order to reduce the impact of turnover to the Committee upon their expiry, the initial terms of the members shall be staggered. Three (3) members shall serve initial terms of one (1) year (expiring Dec. 31st, 2016). Three (3) members shall serve initial terms of two (2) years (expiring Dec. 31st, 2017). Three (3) members shall serve initial terms of three (3) years (expiring Dec. 31st, 2018).

Section 3. Member Responsibilities

Committee members have the right and responsibility to actively participate in the advisory process of the Committee. Member responsibilities include, but are not limited to the following:

1. Attending regular scheduled meetings and any special sessions as may be called by the County or the ~~Community Redevelopment~~ Agency and any separate standing or working sub-committee meetings of their chosen participation; and
2. Reviewing materials and documentation prior to voting on matters before the Committee.

Section 4. Communication

The Committee speaks as a body only through voted consensus motions of the Committee. Public announcements and public communications by the Committee shall be reviewed and approved by the County Planning Director before issuance. Members are free to speak for themselves concerning Committee matters but shall make it clear that they speak as private individuals and that their views are not representative of the Committee. The Committee may specifically authorize a member to speak on its behalf after giving the member explicit directions concerning a particular matter.

Section 5. Vacancies

A vacancy shall be filled as soon as is practicable by the Board ~~of County Commissioners~~. The new member will be able to serve for the remainder of the unexpired term of the member being replaced. The partial term served by the new member shall not be considered part of the member's first term. The Committee, through its staff liaison(s) if provided, shall notify the County Administrator of any vacancy and request the solicitation of new applicants.

Section 6. Resignation

Any member who wishes to resign from the Committee may do so by submitting a resignation in writing to the County Administrator and the Committee Chair. Resignations shall be effective as of the date stated in the resignation letter or, if no date is stated, upon the date of receipt by the County Administrator.

Section 7. Member Conduct

Member conduct shall be governed by Chapter 112 of the Florida Statutes, the Public Records Act and the Sunshine Laws. Each Member is charged with the responsibility of having knowledge of these laws.

ARTICLE III. MEETINGS

Section 1. Regular Meetings

The Committee shall hold meetings, at least on a quarterly basis, in a public location which is appropriate and noticed to the public. The time and location may be changed by the Chair who shall provide at least two weeks advance written notice to members, the County Planning Director or staff liaison, and the Clerk of Court.

Section 2. Special Meetings

Special Meetings of the Committee may be called by the Chair or by action of the Committee at a Regular Meeting, provided that at least one (1) week written notice is given to the public.

Section 3. Governance

All meetings of the Committee shall be guided by the latest edition of Robert's Rules of Order except as modified by these By-laws or a vote of the members. All meetings shall be open to the public.

Section 4. Quorum

A quorum shall consist of five members of the Committee, unless otherwise specified elsewhere in these By-laws.

Section 5. Absences

Any member who has three (3) unexcused absences from meetings during a twelve (12) month period shall be removed from the Committee. If a twelve (12) month period has fewer than twelve (12) meetings, then any member who has unexcused absences in 25% or more meetings in that period shall be removed from the Committee. The Chair shall notify the member [via written notice](#) prior to the member being removed from the Committee.

Section 6. Vote Required to Adopt

Except as provided elsewhere in these By-laws, a simple majority of the votes cast shall be sufficient for the adoption of any matter, question or proposal that may properly come before the Committee.

Section 7. Abstentions

Pursuant to Section 286.012, Florida Statutes, members may abstain from voting only in the instance where the member has a conflict of interest on the matter which is put before the Committee for a vote.

Section 8. Sub-committee Meetings

A. Authority to Create

The Committee may establish standing sub-committees and may form ad hoc working sub-committees as necessary to address a specific objective or issue requiring due consideration if there is no existing standing sub-committee or affiliated organization able to address the issue. Such ad hoc sub-committees will be temporary and consist of at least one Committee member and any additional consultants and County staff. All sub-committee meetings which include more than one Committee member and will address any issue which may come before the Committee will be noticed to the public [at least one week before the meeting](#).

[CB.](#) Standing Sub-committee Duties

Sub-committees shall perform duties consistent with the designated purpose of the sub-committee, including but not limited to identifying the objective and scope; project plan or timeline, if applicable; resources; funding options, if applicable; and related documentation and materials. Sub-committees may also identify potential projects and bring them to the Committee for review and recommendation and shall perform additional duties or tasks assigned by the Chair. Sub-committees shall report observations, reactions, or actions during a regular meeting of the Committee.

Section 9. Notice of Meetings

Notice of all regular and special meetings referenced in these bylaws shall occur via posting on the Pinellas County Government Public Meeting Calendar website.

ARTICLE IV. OFFICERS

Section 1. Composition, Term and Vacancies

The Officers of the Committee shall be a Chair and a Vice Chair. The Chair shall be appointed by the Board and the Vice Chair~~Officers shall be elected~~ by the Committee. All Officers shall serve a term of one (1) year. Officers shall take office immediately upon election and hold office until their successors are duly elected. Officers may succeed themselves. Officer vacancies shall be filled by the Committee as they occur.

Section 2. Duties

A. Chair

Annually, the Board shall appoint one of its members to serve as to the Committee's Chair. The Chair shall be an ex-officio, non-voting member of the Committee. The Chair shall serve as the head of the Committee and shall be responsible for the active management of the general business and affairs of the Committee. The Chair shall preside at all meetings of the Committee. The Chair shall appoint members to any standing or ad hoc sub-committees and may designate chairpersons of those committees. The Chair shall represent the Committee at all occasions where such representation is appropriate or necessary. The Chair shall execute, on behalf of the Committee, all documents which may be necessary to carry out the mission and duties of the Committee.

B. Vice Chair

The Vice Chair shall perform the duties of the Chair in his or her absence and perform other duties as assigned by the Chair.

C. If no Officer is present at a Regular or Special Meeting and a quorum of members is present, the meeting will be chaired by the staff liaison.

Section 3. Appointment and Election of Officers

A. The Chair shall be a non-voting member of the Committee and shall be ~~nominated and elected~~appointed -annually by the Board no later than during its last meeting of the calendar year. The Officers-Vice Chair shall be a regular members of the Committee, and ~~The Officers~~ shall be nominated and elected by the members of the Committee at the first meeting of a calendar year, effective the 1st day of the following month; provided, that the initial Officers shall be nominated and

elected at the first Committee meeting in 2015 for terms expiring on December 31, 2016, or at such later date as their successors are elected.

~~EB.~~ The Officers shall serve for a term of one (1) year beginning on January 1 and ending the following December 31, or at such later date as their successors are elected, and shall be eligible to succeed themselves.

~~DC.~~ If a Chair is unable to serve a full term, the Vice Chair shall serve as Chair until the Board appoints another Chair to serve for the remainder of the term, ~~and a new Vice Chair shall be elected as soon as is practicable.~~

ARTICLE V. AMENDMENTS

Section 1. Authority

The By-laws of the Committee may be amended by a majority vote of ~~the Community Redevelopment~~ Agency members present at a regular ~~monthly meeting~~ or special meeting. Proposed amendments to the By-laws shall be reviewed and recommended for approval by the Committee prior to action by the ~~Community Redevelopment~~ Agency.

Section 2. No Conflicts

The By-laws are subject to, and must not conflict with, the Pinellas County Code, Board of ~~County Commissioner~~ resolutions or ordinances, policies or any other law.

Section 3. Effective Date

These By-laws ~~shall be~~ became effective on July 21, 2015 as ~~of the date they are initially approved by the Board of County Commissioners, and any s~~ Subsequent amendments ~~as they are to be~~ approved by the ~~Community Redevelopment~~ Agency. The first amendment to these bylaws occurred on March 12, 2019.

RESOLUTION NO. 19-

A RESOLUTION OF THE PINELLAS COUNTY COMMUNITY REDEVELOPMENT AGENCY; AMENDING THE BYLAWS OF THE LEALMAN COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, on June 23, 2015 the Pinellas County Board of County Commissioners, hereinafter the "Board", declared a "Finding of Necessity", declared a need for a Community Redevelopment Agency, hereinafter the "Agency", to carry out redevelopment activities in the Lealman Community Redevelopment Area, and directed the creation of a Lealman Community Redevelopment Area Advisory Committee, hereinafter the "Committee"; and

WHEREAS, on July 21, 2015, the Board, by Ordinance No. 15-29, established the Agency and appointed the Board as the Agency; and

WHEREAS, on July 21, 2015, the Board, by Resolution No. 15-70, established the Committee, including its bylaws; and

WHEREAS, Article V. Amendments of said bylaws state any subsequent amendments to the bylaws shall be approved by the Agency after the amendments have been reviewed and recommended for approval by the Committee; and

WHEREAS, the Committee, at its February 27, 2019 meeting, reviewed and the recommended approval of the amended bylaws as shown in Exhibit A attached hereto.

NOW THEREFORE, BE IT RESOLVED by the Pinellas County Community Redevelopment Agency, in a regular meeting duly assembled on this 12th day of March, 2019:

SECTION 1. RECITALS.

The foregoing recitations are found and determined to be true and correct and are adopted and incorporated as part of this resolution.

SECTION 2. ADOPTION OF THE LEALMAN COMMUNITY REDEVELOPMENT AREA ADVISORY COMMITTEE BYLAWS, AS AMENDED

The Agency hereby adopts the amended bylaws in Exhibit "A", attached hereto.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon adoption as provided by law and shall supersede the provisions of Resolution 15-70.

In a regular meeting duly assembled on the 12th day of March 2019, Commissioner _____ offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner _____, and upon roll call the vote was:

AYES:

NAYS:

Absent and not voting:

APPROVED AS TO FORM

By: 

Office of the County Attorney



Lealman CRA Advisory Committee Agenda Item VI.

County Administrator Delegated Authority

- Staff is proposing that the Pinellas County Community Redevelopment Agency grant the County Administrator certain delegated approval authority in furtherance of implementing the Lealman CRA Redevelopment Plan. The attached draft resolution describes the authority to be granted. Adoption of this resolution would grant the Administrator the authority to approve and execute certain contracts, documents and instruments on behalf of the Agency for the purpose of implementing the Plan, pursuant to powers enumerated in Section 163.370 of the Florida Statutes. Delegation of authority as defined in the resolution will enable more efficient project and program implementation. The delegated authority outlined in the resolution is modeled after Section 2-62 of the Pinellas County Code, as applicable to the CRA, which outlines the Administrator's existing delegated authority on behalf of the Board of County Commissioners.
- Staff is preparing to take the delegated authority resolution to the Community Redevelopment Agency for consideration at a March 12, 2019 meeting, and recommends approval.

Attachment(s):

- Resolution proposing the Community Redevelopment Agency delegate authority to the County Administrator.

Action Required:

- Vote making a recommendation to the Community Redevelopment Agency regarding the proposed resolution.

RESOLUTION NO. _____

RESOLUTION DELEGATING CERTAIN APPROVAL AUTHORITY OF THE PINELLAS COUNTY COMMUNITY REDEVELOPMENT AGENCY IN FURTHERANCE OF IMPLEMENTATION OF THE REDEVELOPMENT PLAN FOR THE LEALMAN COMMUNITY REDEVELOPMENT AREA, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pinellas County Board of County Commissioners (“Board”), by its Resolution No. 15-62, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area of the County to be a slum or blighted area (the “Redevelopment Area”); and

WHEREAS, Resolution 15-62 declared the need for a Community Redevelopment Agency to carry out redevelopment activities in the Redevelopment Area, and authorized the preparation of a Redevelopment Plan for the Lealman Study Area; and

WHEREAS, the Board, by its Ordinance No. 15-29, as amended, established the Board of County Commissioners as the Pinellas County Community Redevelopment Agency (“Agency”) to carry out such redevelopment activities; and

WHEREAS, the Agency on May 24, 2016 voted to recommend approval of the proposed CRA Plan and transmitted it to the Pinellas County Board of County Commissioners for approval; and

WHEREAS, the Board by its Ordinance 16-40 approved the CRA Plan; and

WHEREAS, the Agency is authorized and responsible for implementation of the projects and programs defined in the CRA Plan; and

WHEREAS, it is in the interest of the Agency to delegate certain administrative responsibilities to the County Administrator for implementation of the CRA Plan.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS _____ DAY OF _____, 2018, BE IT RESOLVED BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS ACTING IN THEIR CAPACITY AS THE PINELLAS COUNTY COMMUNITY REDEVELOPMENT AGENCY:

- I. The County Administrator or his/her designee shall have the authority to approve and execute the following contracts, documents and instruments on behalf of the Pinellas County Community Redevelopment Agency for the

purpose of implementing the Lealman Community Redevelopment Area Plan, pursuant to powers enumerated in Section 163.370, Florida Statutes:

- (1) Any and all contracts, including, but not limited to, grants, revenue contracts, interlocal agreements, intergovernmental contracts, joint and cooperative purchasing contracts with other governmental agencies, contracts for the acquisition of interests in real property, litigation settlement stipulations and agreements for the acquisition of interests in real property, litigation settlement stipulations and agreements not governed by the risk finance program as provided in section 2-142 of the Pinellas County Code, leases of real and personal property to the Agency, contracts governed by the purchasing division of the Pinellas County Code, and any amendments, extensions, renewals, or assignments thereof, including changes in price, terms and conditions, that involve the receipt or payment or by the Agency of not to exceed \$250,000.00 in a fiscal, contract, or calendar year.
- (2) Amendments to contracts or leases approved by the Agency that involve: (i) time only extensions; (ii) a name change of a party, or substitution of a party as a result of an acquisition (stock, membership or partnership interest or asset sale), merger, court order (such as the appointment of a receiver or trustee, federal or state forfeiture, by way of illustration and not limitation), or a change of ownership of leased real or personal property; (iii) amendments, extensions, or renewals of leases of real or personal property to or from third parties, including changes in terms and conditions, decreases in rent, or increases in rent or other lease financial obligations of not more than the sums authorized in subsection (a)(1) of this section or ten percent of the total fees, costs, or compensation payable pursuant to the lease, whichever is less, if delegated authority is provided for in the lease; (iv) decreases in fees, costs, or compensation paid by the Agency, or cumulative increases in fees, costs, or compensation paid by the Agency of not more than the sums authorized in subsection I (1) of this section or ten percent of the total fees, costs, or compensation, whichever is less; (v) revisions or amendments to plans, specifications, pay items, or the scope of work or services; and/or (vi) mutual releases or terminations of contracts approved by all parties to the contract.
- (3) Contract closeout documents for contracts referenced above approved by either the Agency, county administrator or designee, including, but not limited to, releases of surety bonds and retainages, and releases of completion and maintenance security for subdivision improvements.

- (4) Grant applications in amounts not to exceed \$1,000,000.00 excluding local match or in-kind contributions, in a fiscal or calendar year.
- (5) Licenses, access agreements, temporary use permits, and the acceptance or conveyance of temporary or permanent easements for construction, utility or other governmental purposes on any real property owned or operated by the Agency, and any assignments, consents, extensions, amendments, releases, or terminations of the foregoing documents or instruments, including changes in price, terms and conditions.
- (6) Subordination agreements, landlord estoppel agreements/certificates, attornment agreements, and assignments including consents thereof, relating to any real property owned, by the Agency.
- (7) Corrective contracts and instruments.
- (8) Releases in full or in part, satisfactions, or assignments of liens and mortgages.
- (9) Any instrument required for the exercise of an option of renewal or extension of a lease or license agreement for a term of a year or years, upon the same terms and conditions as set forth in any original lease or license agreement approved by the Agency.
- (10) Applications to the state or other political subdivisions.
- (11) Approval of sublease of lease agreement if the original lease agreement allows a sublease upon Agency approval, and if the original tenant remains ultimately liable under the lease agreement.
- (12) Any instrument required for the exercise of option of renewal or extension, or acceptance of contractor's exercise of option of renewal or extension of use, access, concession or similar agreement for a term of a year or years, upon the same terms and conditions as set forth in the original agreement approved by the Agency.

II. This Resolution shall become effective immediately upon its adoption.

Commissioner _____ offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call the vote was:

AYES:

NAYES:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM

By: 

Office of the County Attorney



Lealman CRA Advisory Committee Agenda Item VII.

Lealman CRA Redevelopment Plan Amendments

- Staff proposes amendments to the Lealman CRA Redevelopment plan that would include updating tax increment revenue projections and providing various text edits, including amendments to Appendix C: Strategic Action Plan and Spending Budget. The primary intent from staff regarding this update is to remove Table C-2: Lealman CRA Two Year Spending Budget (FY17-18) from Appendix C. Florida Statutes Chapter 163, Part III, Community Redevelopment, do not require an annual budget to be updated and/or included in the Plan, and as such, staff desires to remove this reference so as to avoid having to update the Plan every year solely for this purpose. This action will not change the current process for the CRA's budget preparation and adoption and associated interaction with the Advisory Committee or the Community Redevelopment Agency/Board of County Commissioners.

In addition to Table C-2, updates are made to Tax Increment Finance projections and various table and page numbers, including: (1) Table 2: CRA TIF Revenue Projections 2017-2047, (2) Table C-1: Lealman CRA TIF Revenue Projections, 2017-2047, (3) Table C-3: Lealman CRA Projected Spending Budget, 2017-2047 and (4) Table C-4: Existing Public Improvements Identified in Pinellas County Capital Improvement Plan (CIP).

- Staff is preparing to take the Plan amendment to the Community Redevelopment Agency for consideration at a March 12, 2019 meeting. Per requirements outlined in Chapter 163 of Florida Statutes, a public hearing would be held at the March 12, 2019 meeting as part of the process to re-adopt the Plan as amended.

Attachment(s):

- Amendments to Plan shown in strikethrough and underline format. **(Provided as an attachment to the agenda email due to size. Proposed amendments are on pages 41, 53, 61, 62 and 63.)**
- Resolution proposed for the Plan re-adoption for consideration by the Board of County Commissioners.

Action Required:

- Vote making a recommendation to the Community Redevelopment Agency on proposed amendments to the Plan.

RESOLUTION NO. 19-__

RESOLUTION AMENDING THE REDEVELOPMENT PLAN FOR THE LEALMAN COMMUNITY REDEVELOPMENT AREA ADOPTED IN RESOLUTION NO. 16-40 AND AMENDMENTS THERETO BY RESOLUTION NO. 17-36 BY AMENDING TABLE 2 AND APPENDIX C: STRATEGIC ACTION PLAN AND TIF SPENDING BUDGET, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act of 1969, which is presently codified in Part III of Chapter 163, Florida Statutes (the “Act”); and

WHEREAS, pursuant to the Act, a redevelopment plan must be adopted by the governing body to initiate redevelopment activities within the redevelopment area; and

WHEREAS, all powers arising through the Act are conferred upon counties with home rule charters; and

WHEREAS, Resolution 15-62 declared the need for a Community Redevelopment Agency and authorized the preparation of a Redevelopment Plan (the “Plan”) for the Lealman Study Area; and

WHEREAS, the Board, by its Ordinance No. 15-29, established the Board of County Commissioners as the Community Redevelopment Agency to carry out redevelopment activities; and

WHEREAS, the Board, by its Ordinance No. 16-35 on June 7, 2016, established a redevelopment trust fund for the Lealman Community Redevelopment Area; and providing a funding mechanism for implementing the Plan; and

WHEREAS, the Board, by its Resolution No. 16-40 on June 7, 2016 approved the Plan; and

WHEREAS, the Board, by its Resolution No. 17-36 on June 20, 2017 approved amendments to the Plan incorporating Appendix C: Strategic Action Plan and TIF Spending Budget, updating Table 2, the TIF revenue projections, 2017-47, and the Table of Contents; and

WHEREAS, after further implementation of the Plan, additional Plan amendments are required, including the following: (1) Table 2: CRA TIF Revenue Projections 2017-2047; (2) Table C-1: Lealman CRA TIF Revenue Projections, 2017-2047; (3) Table C-2: Lealman CRA Two Year Spending Budget (FY17-18); (4) Table C-3: Lealman CRA Projected Spending Budget, 2017-2047; (5) Table C-4: Existing Public Improvements Identified in Pinellas County Capital Improvement Plan (CIP); and (6) the Table of Contents.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 12th DAY OF MARCH, 2019, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

- I. The Lealman Community Redevelopment Plan is hereby readopted with amendments to (1) Table 2: CRA TIF Revenue Projections 2017-2047; (2) Table C-1: Lealman CRA TIF Revenue Projections, 2017-2047; (3) Table C-2: Lealman CRA Two Year Spending Budget (FY17-18); (4) Table C-3: Lealman CRA Projected Spending Budget, 2017-2047; (5) Table C-4: Existing Public Improvements Identified in Pinellas County Capital Improvement Plan (CIP); and (6) the Table of Contents. (Exhibit "A" to this Resolution).
- II. That the amended Lealman Community Redevelopment Area Plan (Exhibit "A") meets the requirements of Sections 163.360-361, F.S.
- III. That any future amendments to the Lealman Community Redevelopment Area Plan, be submitted to the Pinellas County Board of County Commissioners for consideration and approval.
- IV. This Resolution shall become effective immediately upon its adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call the vote was:

AYES:

NAYES:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM

By: 

Office of the County Attorney



Lealman CRA Advisory Committee Agenda Item VIII.

CRA Grant Programs

- Per discussion at the December 19, 2018 Advisory Committee meeting, staff is presenting program guidelines for two additional CRA grant programs consistent with the Lealman CRA Redevelopment Plan:
 - a. **Community Activities Sponsorship Program:** This program would provide non-profit organizations the opportunity to financially sponsor community-oriented activities or events. The primary intent of the program is to serve to promote and enhance community pride, attract residents and visitors to the CRA to support the local economy, and to enhance lines of communication among residents, businesses, and the County by sponsoring community events that foster more interaction among residents and improve access to information, resources and services in the CRA.
 - b. **Affordable Homeownership Program:** This program provides down payment and closing cost assistance on the purchase of a home in the Lealman Community Redevelopment Area (CRA). The CRA would make this investment to support the existing neighborhood, promote homeownership for low to moderate income individuals and families, and build community pride and identity. Funding provided would be for down payment and closing cost assistance associated with the acquisition of existing or newly constructed homes and would be available to Lealman CRA residents based on income, OR to teachers, first responders and veterans interested in relocating to the Lealman CRA.

Attachment(s):

- Draft program guidelines for above referenced programs. **(Provided as an attachment to the agenda email due to size.)**

Action Required:

- Vote making a recommendation on proposed programs.



Lealman CRA Advisory Committee Agenda Item IV.

Lealman CRA Annual Report

- Per Chapter 163 of Florida Statutes, an annual report of CRA activities is required by March 31st each year.

Attachment(s):

- None (Annual report will be provided as supplementary information in advance of the 2/27 Advisory Committee meeting.)

Action Required:

- Vote making a recommendation to transmit the annual report to the Community Redevelopment Agency.