

Lealman Community Redevelopment Area Advisory Committee

Meeting Minutes

July 27, 2016 ~ 6:00 PM

The meeting was held on Wednesday, July 27, 2016 in the Crown Buick /GMC Dealership Training Room, 5237 – 34th Street North, St. Petersburg, FL 33714.

1. Call to Order

Chairman Ray Neri called the meeting to order at 6:05 P.M. and confirmed the presence of a quorum.

2. Roll Call

Members: Ray Neri; Steve Cleveland; Sean Ingber; Jorge Mercado; Cheryl DiCicco; James Roberto and Gary Grooms **Absent Members:** Dwayne Hawkins and Diane Plomatos

County Staff: Rachel Booth, Chris Young, Mary Scott Hardwick and Marcella Faucette

Other: Pinellas County Sherriff-Officer Gibson, Lealman's CPO

Public: None

3. Approval of Minutes – June 22, 2016

Upon motion by Mr. Jorge Mercado, seconded by Mr. James Roberto, the minutes of the meeting of June 22, 2016 were unanimously approved.

4. Old Business

• CRA Logo Survey

Ms. Booth stated that she and Mr. Young have met with the Communications Department who are working on some concepts and visions. In an effort to adhere to the vision of the CRA Advisory Committee, the Communications Department has requested that a 2 question survey be completed by the Committee and returned by Ms. Booth. The two (2) questions were as follows:

1) What 3 words would you use to describe Lealman today?

2) What 3 words would you like to use to describe Lealman in the future?

• Back to School Event – August 6, 2016

Ms. Booth informed the Committee that PAL was hosting a Back- to- School event on August 6, 2016 and asked for the Committee's thoughts regarding the CRA's involvement in the activity. After some discussion the Committee decided against donating CRA funds for the event; however, Ms. DiCicco and Mr. Mercado volunteered to donate \$100.00 of their personal money on behalf of the CRA for school supplies for the event.

Upon motion by Mr. Gary Grooms, seconded by Mr. Sean Ingber, no CRA funds would be donated to PAL for school supplies for its August 6, 2016, Back -To-School event. The vote was 0-6 in reflection of 1 member abstaining.

5. New Business

• Strategic Action Plan (CRA Plan) – Programs Discussion, Prioritization Workshop

Ms. Booth provided a copy of the Lealman CRA Tax Increment Financing Projections (TIF) for FY17-47 as well as handouts on a variety of programs (and their descriptions) under the following categories:

- **Commercial/Non-Residential**
- **Residential** {housing/owner/occupied} **and Neighborhood Revitalization** {general neighborhood revitalization that can be used for residential or non-residential}
- **Education, Job Readiness and Workforce Development**
- **Healthy Community**
- **Capital Improvements & Administration**

Ms. Booth stated that the **Capital Improvements & Administration** category would not be included in the focus of the discussion. She then moved on to the budget and 30 year TIF projections, which she stated could be amended if necessary. She requested some discussion and feedback on the Committee's vision for spending the money (approx. \$57 million) over 30 years in regards to percentages for each of the four categories and then requested that they

focus on how it would be spent in years one (1) and two (2). The Committee then discussed and worked through a prioritization exercise. Ms. Booth stated that the percentages assigned to each category would serve as a guide relating to the number of programs and the amount of money that is put toward the programs in the associated categories.

Ms. Booth further explained that the Committee needs to be able to get the BOCC a strategic action plan with a budget breakdown as well as a list of programs that it would like to implement in years one and two based on years' one and two dollars.

During the discussion Ms. Booth elaborated on Access to Healthcare program models (listed under the Healthy Community category), where a doctor is paid for his/her time and provided a space for which he/she can offer some general basic healthcare to individuals in a CRA community for one year and the impact that it would have on a community.

During the discussion regarding land acquisition, the Committee had some concern over properties getting into the wrong hands and being used for purposes that would be detrimental to the community. Ms. Booth stated that the **Land Acquisition Program** could be moved up from the **Capital Improvements & Administration** category up to the **Residential and Neighborhood Revitalization** category, not to be fully funded by TIF but more for stabilization.

After a question was asked regarding "TIF/Other", Ms. Booth clarified that "Other" as depicted in the Funding Source column could be grants, general fund or CIP.

After discussion, the Committee came to a census on the 30 year breakdown, the priority of the programs as well as the percentages.

Upon motion by Mr. Gary Grooms, seconded by Ms. Cheryl DiCicco, the Lealman CRA TIF budget over a 30 year period would be expended over the four categories of Commercial/Non-commercial; Residential and Neighborhood Revitalization; Education, Job Readiness & Workforce Development; and Healthy Community at 35% - 35% - 15% -15% for years one (1) through five (5). The recommendation was unanimously approved.

Upon motion by Mr. Gary Grooms, seconded by Mr. Jorge Mercado, the Lealman CRA TIF budget over a 30 year period would be expended over the four categories of Commercial/Non-commercial; Residential and Neighborhood Revitalization; Education, Job Readiness & Workforce Development; and Healthy Community at 30% - 30% - 20% -20% for years six (6) through thirty (30). The recommendation was unanimously approved.

CATEGORY I. COMMERCIAL / NON-RESIDENTIAL PROGRAMS

- o Lealman CRA Business Partnership Program
- o Corridor Parking, Streetscape & Landscape Program
- o Small Business Development and Lending Program
- o Business Recruitment/Retention Program
- o Tax Exemption Program

CATEGORY II. RESIDENTIAL AND NEIGHBORHOOD REVITALIZATION PROGRAMS

- o Homeownership Program
- o Residential Rehab Program
- o Housing Development Program
- o Developer Assistance Program
- o Expedited Permitting
- o Land Acquisition Program **(moved up to the Residential & Neighborhood Revitalization Category from the Capital Improvements & Administration category after discussion)**

CATEGORY III. EDUCATION, JOB READINESS AND WORKFORCE DEVELOPMENT

- *Young Citizens Opportunities Program*
- *Mentoring/Apprenticeship Sponsor Program*
- *Quick Response Business Training Program*

CATEGORY IV. HEALTHY COMMUNITY PROGRAMS

- *Access to Health Care Program*
- *Crime Reduction Program*
- *Proactive Code Enforcement Program*
- *CRA/Grant Administration Program*

Upon motion by Ms. Cheryl DiCicco, seconded by Mr. Steve Cleveland, the Lealman CRA priorities as identified for the four categories of Commercial/Non-commercial; Residential and Neighborhood Revitalization; Education, Job Readiness & Workforce Development; and Healthy Community were accepted. The recommendation was unanimously approved.

6. Comments

- The Committee expressed interest in the status of Mr. Marcel Mohseni's outreach efforts within Lealman's business community and would like a copy of the businesses that have been visited as well as their feedback. Ms. Booth responded that she would get the information to the committee.
- Mr. Mercado stated that he would be available for the next meeting; however, starting September 4th on Wednesdays he would be unavailable for the CRA meetings due to a conflict.

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

- August 24, 2016
- Strategic Action Plan (CRA Plan)

8. Adjournment

There being no further business, Mr. Neri asked if there was a motion to adjourn. **Mr. Jorge Mercado made the motion and Mr. Steve Cleveland seconded the motion. The meeting adjourned at 7:25 p.m.** The next meeting is scheduled for Wednesday, August 24, 2016 at 6:00 pm.