



**Lealman Community Redevelopment Area Advisory Committee  
Meeting Minutes  
Lealman Exchange, 5175 45th St N, St. Petersburg 33714  
February 27, 2019 ~ 6:00 PM**

The special meeting was held on Wednesday, February 27, 2019 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, Brian Ellis, Father Carlos Rojas and Marsha McCoy

**Members Absent:** None

**County Staff Present:** David Sadowsky, Chris Moore and Tanya Kurtin

**I. Call to Order (Steve Cleveland)**

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

**II. Advisory Committee and Staff Introductions**

Advisory Committee members and staff introduced themselves.

**III. Approval of the December 19, 2018 Meeting Minutes**

The minutes of the December 19, 2018 meeting were approved as written by consensus vote.

**IV. Officer Elections**

After a discussion, Steve Cleveland and Enoch Nicholson were selected as Chair and Vice Chair, respectively, by unanimous consensus vote.

**V. Bylaws Amendments**

Staff presented on a series of proposed bylaws amendments under consideration. The amendments primarily centered around allowing for alternate members to serve on the Committee to alleviate previous challenges with establishing a quorum consistently at meetings, as well as an addition to have a Pinellas County Commissioner serve Chair of the Committee in an ex-officio, non-voting member role. Staff indicated its intent behind the ex-officio recommendation was to further streamline communication between residents, Advisory Committee members, staff and the Board of County Commissioners, and to further streamline implementation of the Lealman CRA Plan and associated decision-making processes. During the discussion, Committee members recognized the potential benefits of these changes, but ultimately they could not support the amendments. Reasons for not supporting the ex-officio role included a belief that it could create the appearance of a conflict of interest and potentially allow for an elected official to unduly influence agendas of a citizen-based advisory committee. Members also pointed out that the same benefits presented for creating the ex-officio role could be achieved without the role being created. Reasons given for not supporting alternate members included the recent influx of four new members to the Committee and a desire to more strongly enforce attendance policies for all members, and as opposed to adding alternates, consider adding more regular members but keeping the quorum threshold the same should absences become an issue again. At the conclusion of the discussion Committee Member Grooms made a motion recommending the proposed bylaws amendments not be



adopted, and the motion was approved by a consensus vote, with all but one member opposed to the amendments.

#### **VI. County Administrator Delegated Authority**

Mr. Moore presented on a proposed resolution to the Pinellas County Community Redevelopment Agency recommending that it grant the County Administrator certain delegated approval authority in furtherance of implementing the Lealman CRA Redevelopment Plan. Adoption of the 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. After a discussion, a motion recommending that the Pinellas County Community Redevelopment Agency adopt the resolution was approved.

#### **VII. Lealman CRA Redevelopment Plan Amendments**

Mr. Moore presented on proposed amendments to the Lealman CRA Plan that would include updating the 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 would 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. After a discussion, a motion recommending that the proposed Plan amendments be adopted was approved by a unanimous consensus vote.

#### **VIII. CRA Grant Programs**

Mr. Moore presented program guidelines for two new CRA grant programs proposed 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, first responders and veterans interested in relocating to the Lealman CRA.

After a discussion, a motion made by Committee Member Father Carlos Rojas recommending approval of the Community Activities Sponsorship program was approved by a unanimous consensus vote. The discussion continued on the Affordable Homeownership Program. All members indicated a desire to support for a down payment assistance program in general. Support was mixed for inclusion of the teachers, first responders and veterans, as, while members agreed these occupations were worthy of recognition, so, too, are many others. Members also voiced a desire to allow for not only residents living in the CRA to be eligible, but also those who have been working for a business located in the CRA for at least one year to be eligible as well. A motion was made by Member Grooms to recommend approval of the program contingent upon amending the eligibility criteria to include these workers, while keeping the remainder of the criteria the same. The motion was approved by consensus vote with six members in favor and three opposed.

#### **IX. FY18 Annual CRA Report**

Staff presented a draft of the fiscal year 2018 annual CRA report as required by Chapter 163 of Florida Statutes. After a discussion, which included complementary comments on the overall design and content of the report, the report was recommended for approval by a unanimous consensus vote.

#### **X. Advisory Committee Member Comments**

Member Father Rojas indicated a desire to see program guidelines developed for the arts and culture program. Member Nicholson indicated a desire to see the Ray Neri apprenticeship program created and for Pinellas County Code Enforcement to attend the next meeting to provide an update on activities in the area. Member DiCicco inquired as to whether a scholarship could be created for families who could not afford childcare and early education program supporting education could be created. Mr. Moore indicated his staff has been researching all these items and will provide updates at the next meeting.

#### **XI. Citizen Member Comments**

Scarlet Amey-Wyns with United Methodist Cooperative Ministries made an announcement about efforts to promote nutrition in the community and a community composting event desired to be hosted at the Lealman Exchange.

#### **XII. Adjourn**

There being no further business, the meeting adjourned at 8:05 pm.