

Development: B&R Enterprise - FGCI

Organization: B&R Enterprise Management LLC

Address: 3110 44th Ave N, Lealman CRA

Type: Industrial Manufacturing

Total Square Footage: 22,551

Total Development Costs: \$3,266,150

Cost per SF: \$144.83

ESP Request: \$385,969

Per SF subsidy: \$17.12

ESP Criteria Score: 95



Summary: ESP application 45360, B&R Enterprise, has recently purchased an existing industrial building adjacent to other industrial structures that they own in the Joe's Creek Industrial Park located in the Lealman CRA to expand the manufacturing and distribution of its composite products. B&R Enterprises is the holding company for Fiberglass Coatings Incorporated (FGCI) and the purchased building will be retrofitted to accommodate their manufacturing needs with an additional 385 square feet added to the building. With the new building, FGCI will add 40 new jobs over a three year period.

The industrial building will undergo interior and exterior improvements consisting of stucco refinishing, HVAC, sprinklers, earthwork demolition, asphalt paving, curbing, sidewalks, aprons, landscaping, irrigation, under roadway water distribution and structural steel. With the small expansion of 385 square feet, the site was required come into building code compliance. For added resiliency, new sidewalks, relocating curbing & apron, asphalt repaving a dumpster enclosure along with the installation of fire sprinklers and a fire alarm system is being proposed. Total project cost is at \$3,266,150. They have applied for a CRA grant to help with some of the landscaping and sidewalk work.

B & R Enterprise is requesting \$385,969 in assistance through the ESP program to fund the unexpected infrastructure costs for the expansion. The additional requirements include the fire sprinkler system installation that had numerous costs including new steel reinforcement for the ceiling to support the system and the relocation of the main waterline from the St. Petersburg's line that is located on the west side of 34th Street.

Target Industry Linkage: FGCI is the largest independently owned composites distributor in Florida, serving thousands of customers in diverse industries ranging from marine to amusement to construction and sales that are 40% outside the state of Florida. Their product line includes polyester and epoxy resins, gelcoats, fiberglass fabrics and coring materials. Upon completion of the building renovations, FGCI will add 15 new jobs the first year and over three years will have a total of 40 new jobs.

Development Team: The team for the project includes staff from Osborn Engineering, Fullone Structural Group, and SDF Contracting. All have extensive backgrounds in the development and redevelopment of industrial buildings.

Staff Recommendation: Funding approval. This project aligns with the overarching goals of the program to assist in developing new space for target industries. The project is located in an industrial area and within a Target Employment Center overlay. It provides space for the growth of a successful Pinellas manufacturer and will generate new job opportunities.