

2019-2020 Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal
St. Pete-Clearwater International Airport (PIE)
Additional Responses

1. Program Requirements:

- A. ...includes marking, lighting, signage, grading, and drainage. The design services will enable St. Pete-Clearwater International Airport (PIE) to develop plans and specifications to construct the parallel taxiways that will serve as the connectivity between PIE and the aeronautical tenants that will be doing business on vacant property adjacent to PIE.

This property, referred to as "Airco" is a 130-acre vacant parcel that is contiguous to the Air Operations Area, which is the largest remaining undeveloped parcel in Pinellas County. Pinellas County is essentially "built out", with less than 4% of the County's land area consisting of vacant land suitable to develop.

- E. ...meet the demand for additional hangar space, aircraft parking, and maintenance, repair, and overhaul services. The Federal Aviation Administration (FAA)-required Environmental Assessment for the parallel taxiway and land development is underway and anticipated to be completed by fall 2019. Because this property is owned by PIE, the FAA requires that the land that abuts PIE is designated as aeronautical use only. PIE anticipates that approximately 50-60 acres will be dedicated to aeronautical use.
- G. Providing for design services to create new parallel taxiways is one of the preliminary implementation projects of the development of the Airco Business Park. Pinellas County is developing this approximately 125-acre site to include office, aviation and industrial uses. The Airco Business Park will be the most transformative aviation project Tampa Bay has seen in decades and have massive economic impacts across the four-county metropolitan statistical area (MSA). Pinellas is almost entirely developed with less than 4% of the remaining land in the county still available and it is, in effect, Florida's first "built out" county. This is an important consideration for the county because, historically, reaching built out status has foreshadowed a long and slow economic decline for cities and counties as new industrial projects pass over redevelopment as companies seek to develop on greenfield sites. The Airco site is a former golf course and is the largest greenfield development site left in Pinellas County.

Airco is located near several major roads including Interstate 275, US-19, SR 688, and SR 686. The site is also located near the Carillon Office Park, the largest suburban office park in the Tampa Bay Region and is in the heart of

Pinellas County's Gateway. Gateway itself is the economic engine for Pinellas County as it encompasses the county's central core and is a combination of office and industrial projects across many diverse industries. The area is home to three Fortune 500 companies (Tech Data, Jabil, and Raymond James) along with divisional headquarters of such firms as HSN and General Dynamics. Pinellas County and the state of Florida already are making very big plans for the Gateway region. Forward Pinellas, the regional Metropolitan Planning Organization, is conducting a master plan for the Gateway area that will cover the region for the next 25 years. FDOT currently is in partnership with Pinellas County and the Federal Highway Administration building the Gateway Express, a limited access connector system to tie together US19, I-275 and other arterial roadways.

Duke Energy selected the Airco site for its Site Readiness Program. This program included a site plan analysis for Airco that estimates its development potential. In the Duke site plan, more than 1.2 million square feet of developable space is potentially available. Of that, 354,000 square feet of aviation related development could be placed on the site and would directly adjoin the taxiway on approximately 49 acres.

Based on an average aviation job density between 400 and 450 persons per square foot, this impact analysis uses high, median and low estimates for the ratio between total aviation space and the number of jobs that could be located there. Under these scenarios, the Airco aviation acreage could directly support between 787 and 885 jobs at full development. This analysis was completed for both Pinellas County and for the Tampa-St. Petersburg-Clearwater MSA. Estimates based on these high and low job figures were then run through IMPLAN using IMPLAN's code 408 for air transportation.

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Jobs	Low	Median	High	Jobs	Low	Median	High
Direct	787	836	885	Direct	787	836	885
Indirect	734	776	825	Indirect	704	748	792
Induced	719	764	808	Induced	572	608	643
Total	2234	2379	2519	Total	2063	2192	2321

Income per job is a measure of the quality of jobs created by the project and this project would create jobs that are above Pinellas County's and the Tampa Bay MSA's prevailing wages.

Income/Job			
Tampa-St Petersburg-Clearwater MSA		Pinellas County	
Direct	\$75,270.83	Direct	\$61,837.95
Indirect	\$57,038.40	Indirect	\$52,768.50
Induced	\$44,548.36	Induced	\$42,239.55
Total	\$59,435.73	Total	\$53,308.14

Monetary figures for the MSA and Pinellas county, found in the IMPLAN appendix, also are projected to experience healthy gains as a result of the new aviation jobs on the Airco site. The dollar impacts are massive for Pinellas County and Tampa Bay. Recent estimates from Emsi suggest that Pinellas County has a Gross Regional Product (GRP) of \$50.3 billion and that the MSA's GRP is \$158.3 billion. Using IMPLAN's value added field as an analogue finds GRP would increase by approximately \$217 million (0.43%) in the county and that the MSA's GRP would increase by \$255 million (0.16%). Coming from a single project, these are huge impacts across a region containing nearly 3 million people.

Beyond the aviation-related development, an additional 67 acres of the Airco site will be focused on new office and industrial space for targeted industry development. The Duke site plan estimates 863,900 square feet of additional space that could be constructed. The space would include 199,000 square feet devoted to office uses, 264,900 square feet for light industrial or flex space, and 400,000 square feet for manufacturing. Manufacturing, industrial, and flex space within the Airco development could potentially be used for aviation and aerospace related uses as Pinellas County is already one of the leading counties in Florida for aviation, aerospace, and defense manufacturing. Companies such as Honeywell, Raytheon, and Lockheed Martin have major long-standing facilities in the county and others such as L3Harris, SS White, and GE Aviation are also located in Pinellas. Pinellas' other target industries include advanced manufacturing, information technology, business and financial services, life science and medical technologies. These are all also Enterprise Florida's targets.

Using very conservative estimates, the number of jobs potentially located in these 67 acres are considerable. At approximately 250 sq.ft./job, the 199,000 square feet of office space could support roughly 796 employees. Many developers in Pinellas are now looking at 100 to 150 sq.ft. of office space per employee, so these numbers could easily increase substantially. Assuming the light industrial or flex space and manufacturing space each require 500 square feet per employee, those combined uses could accommodate another 1,330 jobs. Together, these components could support, at minimum, over 2,000 jobs directly and this number could climb substantially to more than 3,000 direct jobs.

The remaining 9.5 acres on the Airco site may be used for retail and hotel space. The site plan would be able to fit an additional 19,000 square feet of retail on the site along with a 100-room hotel. Although these are not target industries, the additional retail and hotel space would provide more amenities to the employers at Airco.

IMPLAN Output Appendix

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Labor Income	Low	Median	High	Labor Income	Low	Median	High
Direct	\$59,213,305	\$62,913,995	\$66,614,685	Direct	\$48,646,061	\$51,686,324	\$54,726,586
Indirect	\$41,849,071	\$44,464,539	\$47,080,006	Indirect	\$37,170,657	\$39,493,735	\$41,816,812
Induced	\$32,012,451	\$34,013,153	\$36,013,855	Induced	\$24,156,378	\$25,666,094	\$27,175,810
Total	\$133,074,827	\$141,391,687	\$149,708,546	Total	\$109,973,096	\$116,846,152	\$123,719,208

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Value Added	Low	Median	High	Value Added	Low	Median	High
Direct	\$131,734,497	\$139,967,590	\$148,200,682	Direct	\$113,651,906	\$120,754,879	\$127,857,852
Indirect	\$65,347,934	\$69,432,024	\$73,516,114	Indirect	\$58,583,530	\$62,244,861	\$65,906,192
Induced	\$58,216,118	\$61,854,487	\$65,492,855	Induced	\$44,723,927	\$47,519,066	\$50,314,204
Total	\$255,298,549	\$271,254,100	\$287,209,651	Total	\$216,959,363	\$230,518,806	\$244,078,248

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Output	Low	Median	High	Output	Low	Median	High
Direct	\$294,634,408	\$313,048,356	\$331,462,304	Direct	\$276,475,482	\$293,754,541	\$311,033,599
Indirect	\$115,183,922	\$122,382,643	\$129,581,363	Indirect	\$104,156,408	\$110,665,936	\$117,175,463
Induced	\$99,157,782	\$105,354,907	\$111,552,032	Induced	\$76,514,417	\$81,296,386	\$86,078,354
Total	\$508,976,112	\$540,785,906	\$572,595,699	Total	\$457,146,307	\$485,716,862	\$514,287,416

2. Additional Information:

A. ...Complete Construction: October 2022 (365 days)

D. The Airport Zoning chapter from Pinellas County Municipal Code is found at: https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH142AIZO_ARTIISTPEEAINAI All improvements will conform to the uses described in the link.

Aeronautical development of this site is depicted on the current Airport Layout Plan, as well as the Airport Master Plan and Pinellas County's Comprehensive Plan. Taxiway connectivity to this site will enable PIE to support aviation-related development and increase aeronautical revenues to PIE that strengthen PIE's ability to remain financially self-sustaining. The appraised fair market value of the entire site is \$1,532,000. PIE's current operational revenues are projected to grow by 11% when the site is completely leased.

F. ...construction schedule noted in 2.A. has already taken these items into consideration.