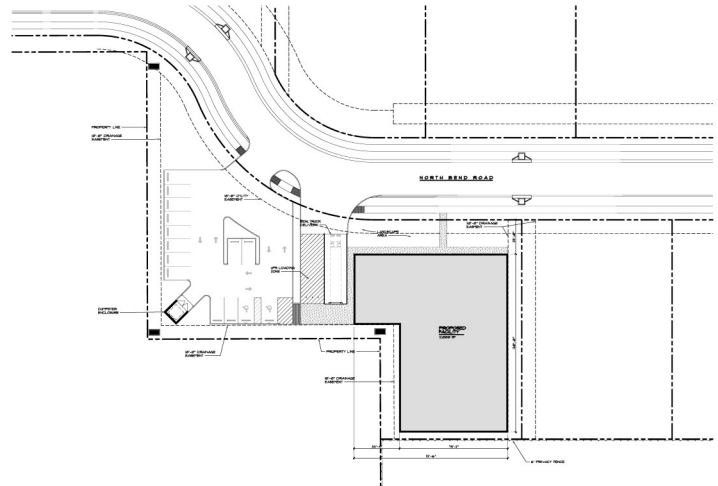


Development: Auburn Supply Group
Organization: Auburn Supply Group Int., Inc.
Address: North Bend Drive, Tarpon Springs
Type: Industrial Manufacturing
Total Square Footage: 12,000
Total Development Costs: \$2,000,000
Cost per SF: \$166.67
ESP Request: \$327,000
Per SF subsidy: \$27.25
ESP Criteria Score: 90



Summary: ESP application 45369, Auburn Supply Group, intends to relocate their business to a new construction industrial building that will hold their headquarters, research & development as well as inventory warehouse space, and shipping areas. The new facility will be 12,000 square feet, doubling the research & development footprint for the company and will allow them to create an additional 7 new jobs.

The subject property is a vacant .89 acre industrial site located in Tarpon Spring’s Riverbend Business Park. A new building will be a custom engineered metal building, eight foot concrete block exterior walls, with 24 foot ceiling height throughout the structure. The building is planned to have LED lighting throughout, and solar panels. River Bend Business Park has a completed master storm drain system to accommodate all requirements for the Park.

Auburn Supply Group is seeking assistance with decreasing the overall cost of construction and site acquisition in the amount of \$327,000 through ESP. In addition to the land acquisition, the rising costs related to construction including a 25% increase in steel, 60% increase in metal buildings, coupled with extremely low countywide industrial vacancy rate of just 1.9% for 4th quarter 2021, has created a severe hurdle for businesses like Auburn Supply Group to overcome.

Target Industry Linkage: Auburn Supply Group is a team of passionate people offering innovative, non-toxic product alternatives to solve the complexities of transitioning from plastics to a variety of eco-friendly food and beverage supply products for businesses. The new facility will expand their operations and will allow Auburn Supply Group to not only meet the growing needs and demands from businesses in our area for sustainable and toxic-free products, but also to secure sufficient industrial space for R&D, inventory and offices in this challenging real estate market. The new facility will allow them to grow their team by seven persons over a two year period.

Development Team: The team for the project includes staff from Oliveri Architects and Pioneer Developers of America as their general contractor. 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.