

### OMB Contract Review

<b>Contract Name</b>	Four applications for funding under the Penny for Pinellas Employment Sites Program.				
<b>GRANICUS</b>	24-2221A	<b>Contract #</b>	NA	<b>Date:</b>	01.08.25

**Mark all Applicable Boxes:**

Type of Contract									
<b>CIP</b>	<b>X</b>	<b>Grant</b>		<b>Other</b>		<b>Revenue</b>		<b>Project</b>	004149A

**Contract information:**

<b>New Contract (Y/N)</b>	Y	<b>Original Contract Amount</b>	\$10,204,097.00
<b>Fund(s)</b>	3001	<b>Amount of Change</b>	NA
<b>Cost Center(s)</b>	415100	<b>Contract Amount</b>	\$10,204,097.00
<b>Program(s)</b>	3039	<b>Amount Available</b>	\$10,204,097.00
<b>Account(s)</b>	5XXXXXX	<b>Included in Applicable Budget? (Y/N)</b>	Y
<b>Fiscal Year(s)</b>	FY26-FY30		

#### Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

This item is for the Conditional approval and funding of the four projects presented below following the successful completion of due diligence to comply with program guidelines as determined by the County Administrator.

Conditional funding is requested recommended to the following organizations for the stated developments:

- The BP Landing Holdings West, for the Bardmoor Palms Redevelopment located at 8333 Bryan Dairy Road, Largo. The total cost of the project is anticipated to be \$25,986,171.00. The requested County contribution towards this project is \$3,750,000.00 for the demolition of two existing buildings, funding for fill dirt, and construction cost.
- St. Joseph's Holdings LLC, for the Yo Mama's Food Headquarters located at 1125 Eldridge Street, Clearwater. The total cost of the project is anticipated to be \$3,190,000.00. The requested County contribution towards this project is \$400,000.00 for the redevelopment of a portion of the existing facility to convert manufacturing space into office space.
- Monin, Inc., for the Monin HQ Expansion located at 2100 Range Road, Clearwater. The total cost of the project is anticipated to be \$35,305,672.00. The requested County contribution towards this project is \$4,409,097.00 for the demolition of an existing building, removal and replacement of the existing vault system, as well as fill dirt for the new site.
- Pharmetric Laboratory, for the Pharmetric Laboratory Expansion located at 7265 Ulmerton Road, Largo. The total cost of the project is anticipated to be \$9,995,000.00. The requested County contribution is \$1,645,000.00 for the retrofits needed to upgrade the non-sterile space into a sterile manufacturing space, re-engineering of the electrical system, and replacement of the fire protection system.
- The total requested County contribution for all four of these projects is \$10,204,097.00.

Funding for this project is included in the FY25-FY30 Capital Improvement Program plan under the Economic Development Capital Projects (project 004149A). This project is funded by Local Infrastructure Sales Surtax (Penny for Pinellas), as part of the 8.3% countywide investment for Economic Development and Housing, half of which, or 4.15%, is set aside for Economic Capital Projects specifically.

The Economic Development Capital Projects (project 004149A) has a FY25 Budget of \$19,450,000.00. FY25 Expenditures are estimated at \$18,096,097.00.

**Analyst:**  
Gabriella Gonzalez

**Ok to Sign:** ☒

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