

**OMB Contract Review**

<b>Contract Name</b>	Employment Sites Program Funding Agreement for a sum of not-to-exceed \$2,802,000.00 to MicroLumen Corporation for the rehabilitation of an existing 101,000 square foot industrial manufacturing building.				
<b>GRANICUS</b>	24-0850D	<b>Contract #</b>	NA	<b>Date:</b>	8.30.24

**Mark all Applicable Boxes:**

Type of Contract									
<b>CIP</b>	<input checked="" type="checkbox"/>	<b>Grant</b>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>	<b>Revenue</b>	<input type="checkbox"/>	<b>Project</b>	004149A

**Contract information:**

<b>New Contract (Y/N)</b>	Y	<b>Original Contract Amount</b>	\$2,800,000.00
<b>Fund(s)</b>	3001	<b>Amount of Change</b>	\$2,000.00
<b>Cost Center(s)</b>	415100	<b>Contract Amount</b>	\$2,802,000.00
<b>Program(s)</b>	3039	<b>Amount Available</b>	\$2,802,000.00
<b>Account(s)</b>	58xxxxx	<b>Included in Applicable Budget? (Y/N)</b>	Y*
<b>Fiscal Year(s)</b>	FY24-29		

**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 is for the approval and execution by the County Administrator of an Employment Sites Program (ESP) Funding Agreement for a sum of not-to-exceed \$2,802,000.00 to MicroLumen Corporation for the rehabilitation of an existing 101,000 square foot industrial manufacturing building located in Oldsmar.

- Funding for the renovation of the 101,000 square foot industrial manufacturing building in the amount of \$2,800,000.00 was approved by the Board at its June 11, 2024 meeting, and delegated authority was given to the County Administrator to negotiate and execute all agreements and documentation (Granicus Item 24-0875A).
- This agreement will fund the demolition of existing office space, including the removal of drop ceilings, an existing sprinkler system, and HVAC ducting. The back wall of the building will be removed, and new dock doors installed and instillation of a new fire wall to meet building code requirements between manufacturing space and warehousing.
- Total project budget is estimated to be \$19,835,000.00 million. The total requested County portion of this project is a not-to-exceed amount of \$2,802,000.00. The \$2,000.00 increase from the originally recommended amount of \$2,800,000.00 is due to the cost of ESP Financial Reviews, which will cover some or all of the cost associated with a third party review.
- MicroLumen Corporation will assume responsibility of rehabilitating the 101,000 square foot industrial manufacturing facility located at 601 Brooker Creek Blvd., Oldsmar, FL, securing all necessary permits for the project, and keeping the industrial building in operational use.
- Work on this project must be completed within the designated timeframe. Permits for this project are to be secured within sixty days of the effective date of this agreement. In the event of unanticipated delays, MicroLumen Corporation may request a ninety day extension to secure all necessary permits Construction on this project must be completed within five years after the all permits have been secured. In the event of any postponements, MicroLumen Corporation may request a one year extension.
- Following the receipt of a Certificate of Completion, the County will issue payment to MicroLumen Corporation.
- The redevelopment of the industrial manufacturing building will provide Pinellas County with an upgraded facility that should provide employment opportunities to the county residents and to bring in new revenue opportunities
- The business intends to add 150 new manufacturing jobs with the project completion.

Funding is budgeted in the FY24-FY29 Capital Improvement Program plan under 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.

\*There is sufficient funding to approve this funding request. Attached to the Granicus item is a tracking document that shows the FY24-FY29 Budget, as well as all expenditure activity, both historical and planned.

**Analyst:**  
Gabriella Gonzalez

**Ok to Sign:**

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