

**Development:** McCormick Stevenson Headquarters

**Organization:** McCormick Stevenson Corp.

**Address:** 28200 US Hwy 19 N, Dunedin

**Type:** Industrial

**Total Square Footage:** 16,000

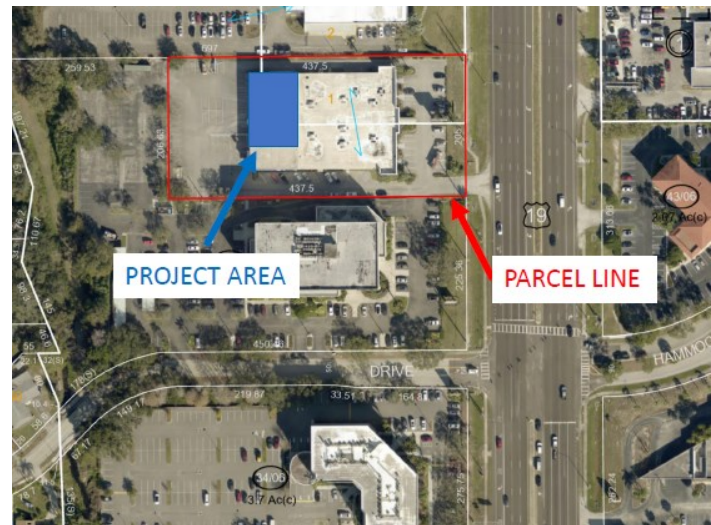
**Total Development Costs:** \$1,015,000

**Cost per SF:** \$63.44

**ESP Request:** \$221,000

**Per SF subsidy:** \$13.81

**ESP Criteria Score:** 100



**Summary:** ESP application 45398, McCormick Stevenson Corporation, plans to redevelop a former 16,000 square foot retail furniture space into their headquarter and manufacturing operations. They intend to repurpose the facility to permit the company to add Manufacturing, Assembly, and Test capabilities to its very successful Engineering Service offerings. Noel and Melissa McCormick founded McCormick Stevenson in Dunedin in 1999. Since that time the company has grown and prospered in North Pinellas and is poised for significant continued expansion. The facility modifications will enable McCormick Stevenson to realize its vision for continued growth by adding Military Systems Manufacturing and Test capability. The planned improvements will convert a portion of the existing retail space into manufacturing and laboratory areas and will require, among other things, raising the ceiling height in the premises to allow for on-site prototyping and precision measurement equipment, as well as the addition of a ground floor roll-up door to permit military vehicle access.

McCormick Stevenson is requesting \$ 221,000 in assistance through the ESP program to fund the retrofits required to convert the retail space into industrial space to accommodate the new manufacturing and test facility component of their expansion. This includes new overhead doors, raising the ceiling, electrical modifications, a new ventilation system and updates to the elevator and fire suppression system.

**Target Industry Linkage:** Since its founding in 1999, McCormick Stevenson (MCCST) has grown to become a significant leader in Pinellas County's Defense Industrial Base. Having created 50 engineering and technology positions during the past 25 years, the company expects to accelerate that growth with the addition of dozens of new science and engineering positions during the coming decade. As a growing Department of Defense Prime Contractor, MCCST brings federal investment directly to the Tampa Bay community in the form of high technology careers in service to our Nation's Defense. Economic Development's Business Development has been working with them since 2005 with expansions, workforce and training grants.

**Development Team:** McCormick Stevenson has brought on Coastal Builders to redevelop the existing space. Coastal Builders has an extensive background in this type of work.

**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 along a major corridor and the renovation will provide the County more industrial space where there once was retail uses.

**Development:** Palm Harbor  
**Organization:** AlloCyte, LLC  
**Address:** 3816 Desoto Blvd, Palm Harbor  
**Type:** Industrial Flex  
**Total Square Footage:** 25,560  
**Total Development Costs:** \$9,065,200  
**Cost per SF:** \$354.66  
**ESP Request:** \$1,901,500  
**Per SF subsidy:** \$74.39  
**ESP Criteria Score:** 78



**Summary:** ESP application 45399, AlloCyte, LLC, recently purchased the former Oscor manufacturing facility in Palm Harbor with the intent to use the facility to produce pharmaceutical liquid solutions used in human organ perfusion for transplantation. In addition to AlloCyte, a start-up 34 Lives will be housed in the facility. 34 Lives works to ensure that every possible kidney donated is transplanted and to begin to eliminate the over 8,000+ donated but unused kidneys every year. Because of a worldwide shortage in transplant preservation solutions that began during the COVID-19 pandemic, the 34 Lives' leadership and investors determined it in their best interest to control their own supply chain. In 2023, they launched AlloCyte to produce the organ preservation liquids that 34 Lives and all other transplant organizations need.

AlloCyte is requesting \$1,901,500 to assist in bringing the outdated facility into compliance and suitable for manufacturing organ preservation liquids. The facility is a two-story E2 Class B Manufacturing building constructed in 1986 with existing cleanrooms and administrative space. Significant updates are needed including retrofitting cleanrooms for ISO 7 re-certification, installing a water injection system which requires an external mechanical building, a refrigeration system, property updates to comply with codes and insurance requirements, and upgrading the infrastructure load.

**Target Industry Linkage:** When co-founders decided to pursue manufacturing for AlloCyte and as well to expand to a second location for 34 Lives, they looked for an area in the Southeast with a business-friendly environment, excellent Quality of Life, and proximity to major transplant hospitals. When they discovered the subject facility in Palm Harbor, they knew it would be an ideal fit. The existing first-floor manufacturing capabilities have many of the foundational requirements for pharmaceutical solution production. The second floor has "clean rooms", which are needed for organ preservation. These facilities are uniquely built like operating rooms, with certain air filtration and other requirements for sanitation. Once AlloCyte is launched, they will be the ONLY manufacturer of preservation liquids for transplant in the United States. When finished, they will hire 60 new employees for the site.

**Development Team:** The founders of AlloCyte and 34 Lives have extensive medical careers and are well positioned for the manufacturing process of liquids and the "rescuing" of donated kidneys. They have selected experienced organizations - Atkins Fick Group and Nelson to rehabilitate the facility. Both have worldwide recognition on medical structures.

**Staff Recommendation:** Funding approval. This project aligns with the overarching goals of the program to assist in developing new space for target industries through redevelopment. It provides the County with an upgraded medical manufacturing facility.

**Development:** Northbend HQ  
**Organization:** Hero Products, LLC  
**Address:** Lot 16, Northbend Dr, Tarpon Springs  
**Type:** Industrial  
**Total Square Footage:** 8,650  
**Total Development Costs:** \$1,343,998  
**Cost per SF:** \$155.38  
**ESP Request:** \$115,000  
**Per SF subsidy:** \$13.29  
**ESP Criteria Score:** 100

---



**Summary:** ESP application 45406, Hero Products, LLC plans to construct a new 8,650 square foot industrial building to manufacture and distribute their food storage containers for supermarkets and food delivery bags for meal prep industry under the name Disposaware. They also have another division that sells high quality pet beds throughout South America. They relocated to Tarpon Springs when the building they were renting in Pasco County was sold. Hero Products looked throughout the Tarpon Springs area to purchase an industrial facility, however, there were none to be found so they are building this facility.

Hero Products is requesting \$115,000 in assistance through the ESP program to fund the fill dirt required to raise the site to accommodate a loading dock for the industrial building. The funds will also cover the additional costs associated with the increased height with concrete cell fill and rebar to meet building codes.

**Target Industry Linkage:** Hero Products will be able to expand their customer base, and hire more staff to assist in the manufacturing and assembly of their products. They are projecting that they will add an additional six positions with the new facility.

**Development Team:** They have selected A.O. Construction company to do the work on this project and the business has extensive background in projects similar to the Hero Products facility.

**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 the County with a new industrial facility.

**Development:** Gateway Logistics Center Phase II

**Organization:** Greystar

**Address:** 2690 Gateway Centre Pkwy, St. Petersburg

**Type:** Industrial

**Total Square Footage:** 331,792

**Total Development Costs:** \$57,189,016

**Cost per SF:** \$172.36

**ESP Request:** \$4,925,408

**Per SF subsidy:** \$14.84

**ESP Criteria Score:** 150



---

**Summary:** ESP application 45407, Gateway Jabil Phase II Property Owner, LLC, plans to develop three Class-A rear-load industrial buildings featuring 32' clear heights. This development will be the second phase to the Gateway Logistics Center where Phase I delivered 291,000 square feet of Class A industrial space across three buildings. Phase I underwent construction challenges that carry over into the Phase II parcel. After closing on the land and beginning construction on Phase I, previously unidentified geotechnical considerations were discovered. These discoveries were not contemplated as part of the original business plan. In order to move forward with the planned project, extensive ground improvement programs were required to be implemented. Similar ground improvement programs will need to be implemented on the Phase II parcel in order to proceed with the planned project. Phase II includes 331,792 square feet across three buildings. The first building will provide 92,838 square feet. The second and third buildings are 119,477 square feet mirrored buildings that share a truck court. All three buildings will feature tilt-wall construction and 32' clear heights.

Gateway Jabil Phase II Property Owner is requesting \$ 4,925,408 in assistance through the ESP program to fund the geotechnical issues of the site, the surcharging of the building pads due to poor soil conditions and help the financial gap with concrete for the project.

**Target Industry Linkage:** This project will assist with filling a void of available functional industrial space in the County. Although the facility is speculative in nature and the developer does not currently have a tenant lined up, they anticipate the facilities will accommodate in excess of 600 direct jobs.

**Development Team:** Gateway Jabil Phase II Property Owner, LLC is under the management of Greystar Development. They have developed numerous projects similar to this one throughout Florida and the United States.

**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 the County with a new industrial facilities that are expected to be quickly absorbed due to the low vacancy rates for industrial buildings at this time throughout Pinellas.

**Development:** ML8 Manufacturing Expansion

**Organization:** MicroLumen Inc.

**Address:** 601 Brooker Creek Blvd, Oldsmar

**Type:** Industrial

**Total Square Footage:** 101,000

**Total Development Costs:** \$19,835,000

**Cost per SF:** \$196.39

**ESP Request:** \$2,800,000

**Per SF subsidy:** \$27.72

**ESP Criteria Score:** 120



**Summary:** ESP application 45408, MicroLumen Incorporated, intends to renovate a former call center space into industrial manufacturing space for their future expansion. Ultimately, this structure will be used to support the growth of the family-owned, private manufacturing company headquartered in Oldsmar since 2011. MicroLumen manufactures medical tubing, which is used in medical devices all over the world. Over the past 13 years, MicroLumen has grown to fill the 65,000 square foot new construction at 1 MicroLumen Way, and purchased an additional 80,000 sf at 700 Brooker Creek Blvd, which is currently being renovated to increase current manufacturing capacity. During this time, MicroLumen has grown from under 100 employees, to our current population of 330 employees. The new building at 601 Brooker Creek Blvd will be the next phase of expansion, to support additional production capacity, warehousing, and engineering space to support manufacturing.

MicroLumen is requesting \$ 2,800,000 in assistance through the ESP program to fund the demolition of the office space, including the removal of the drop ceilings and existing sprinkler system and HVAC ducting. The back wall of the building will be taken down in four separate areas and new dock doors and truck courts will be installed for truck delivery and shipment operations. A fire-rated demising wall will also need to be installed along the middle of the building to separate production from warehousing space.

**Target Industry Linkage:** The new building at 601 Brooker Creek Blvd will be the next phase of expansion, to support additional production capacity, warehousing, and engineering space to support manufacturing. Renovating this space to be able to use it for manufacturing will allow MicroLumen to continue its path of 10% YOY growth, and to hire an additional 150 manufacturing and administrative support employees from the local area. MicroLumen is a clean manufacturer, with no negative effects to the local environment, and uses common carrier to ship products, so there is negligible impact to the roads and infrastructure from its manufacturing processes. Economic Development's Business Development team has been assisting this company since 2000, helping them locate to the market, expand and assist in international activities.

**Development Team:** MicroLumen has selected Arco Murray to be the general contractor on this project. They have extensive background in this type of work.

**Staff Recommendation:** Funding approval. This project aligns with the overarching goals of the program to assist in redeveloping space for target industries. The project is located in an industrial area and within a Target Employment Center overlay. It provides the County with an industrial facility.

**Development:** Centerpoint Meats—US Hwy 19 N

**Organization:** Pinellas Provision Holdings, LLC

**Address:** 10288 US Hwy 19 N, Pinellas Park

**Type:** Industrial Flex

**Total Square Footage:** 17,000

**Total Development Costs:** \$8,714,000

**Cost per SF:** \$512.59

**ESP Request:** \$1,196,000

**Per SF subsidy:** \$70.35

**ESP Criteria Score:** 80



**Summary:** ESP application 45413, Pinellas Provision Holdings, will be constructing a new 17,000 square foot state of the art USDA meat processing and cold storage facility to be used by a third-generation meat processing company that has outgrown their existing location in Pinellas County. The owners were looking for sites in southern Pinellas County as well as Manatee County and have honed in on the current 1.8 AC site located on the west side of US Hwy 19 N in Pinellas Park. The site is tight and after meetings with FDOT, it was learned that a previous curb cut will not be allowed to be utilized and must be closed to vehicular traffic. Additionally, the developer will need to modify/expand the current access point to US Highway 19 N to provide a 50' bulb-out to provide safe ingress/egress for semi trucks. And in order to maximize the site, it will require underground retention/vaulting as well as fill dirt to make suitable for proposed use.

Pinellas Provision Holdings, LLC is requesting \$ 1,196,000 in assistance through the ESP program to fund the cost for added infrastructure to meet site needs around governing agencies (Local, State, SWFMD and FDOT), building height (dock high) requires added fill, a 50' bulb out of ingress/egress access point onto US Highway 19N, and a FDOT requirement that is site specific and costly will be the closure of northern curb cut. Additionally drive aisles/lanes are required to be concrete to accommodate 53' trailers due to site limitations created by FDOT requirements and there will need to be vaulting of onsite ground water retention will be necessary due to size and shape limitations of the site in addition to turning radiuses required by FDOT.

**Target Industry Linkage:** This facility will allow the county to retain a 52 year business in the community and preserve 23 full-time positions. The larger facility will allow Centerpoint Meats to add an additional 10 to 12 full-time jobs.

**Development Team:** Pinellas Provision Holdings is co-managed at this time by Centerpoint Meats and ASCENSION Real Estate Partners who have an extensive development background throughout the county and in particular on projects that require unique ways to build out a site.

**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 along a Primary Corridor roadway. It provides the County with a new industrial facility.