



Employment Sites Program Sixth Round Applications

June 2024

ESP Funds Committed

<u>First Five Rounds</u> 20 conditionally approved projects	\$25,970,963
<u>Completed Projects</u> 6 projects completed adding almost 450,000 square feet	\$10,952,469
<u>Under Construction / Pre-construction</u> 14 pending or under construction	\$15,018,494

Sixth Round Applications



Employment Sites Program Supported by the Penny for 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



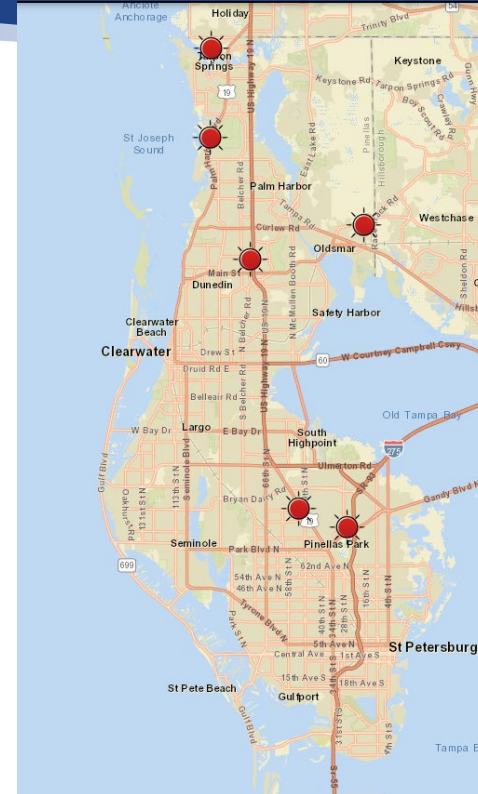
Summary: ESP application 45408, MicroLumen incorporated, plans to renovate a former call center space into industrial manufacturing space for their future expansion. Ultimately, this structure will be used to support the growth of the family-owned, private manufacturing company headquartered in Oldsmar 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 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 30-60 manufacturing and administrative support employees from the local area per year. MicroLumen is a clean manufacturer, with no negative effects to the local environment, and we use common carrier to ship our products, so there is negligible impact to the roads and infrastructure from our manufacturing processes.

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.



Details On the Project:

Project Cost - \$1,015,000 (\$63.44 per SF)

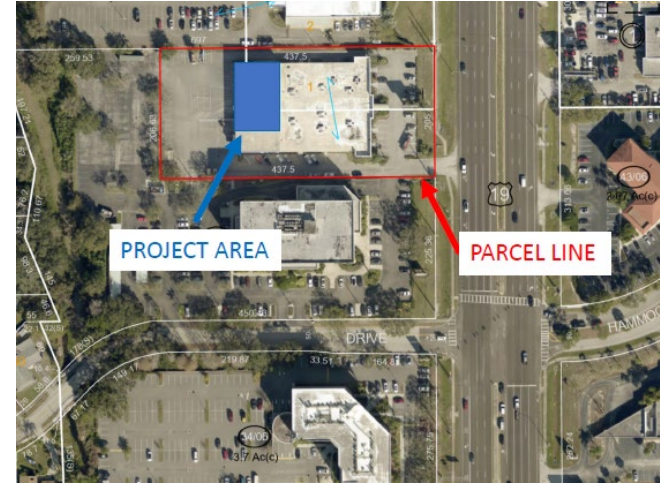
Funding Request - \$221,000 (22% of total cost)

Building SF – 16,000 Industrial Manufacturing

Dunedin market

Background:

- Request is to fund the retrofits required to convert a retail space into 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.
- Entitlements in place providing an imminent timeline to complete the project.
- Anticipates adding dozens of new science and engineering positions during the coming decade, and
- Staff has been working with them since 2005 with several expansions, workforce, and training grants.



Details On the Project:

Project Cost - \$9,065,200 (\$354.66 per SF)

Funding Request - \$1,901,500 (21% of total cost)

Building SF – 25,560 Industrial Flex

Palm Harbor

Background:

- Funding will be used to assist in bringing the outdated facility into compliance and suitable for manufacturing organ preservation liquids. Retrofitting cleanrooms for ISO 7 re-certification, installing a water injection system which requires an external mechanical building, property updates to comply with codes and insurance requirements, and upgrading the infrastructure load.
- This is a new start-up and when completed, they intend to hire 60 new positions.
- All required entitlements are in place, and
- Staff providing ongoing business retention assistance. They are excellent corporate citizens who provide internships to help grow and educate our future workforce.



Details On the Project:

Project Cost - \$1,343,998 (\$155.38 per SF)

Funding Request - \$115,000 (9% of total cost)

Building SF – 8,650 Industrial

Tarpon Springs market

Background:

- Funding will be used towards fill dirt required to raise the site to accommodate a loading dock and cost associated with the concrete cell fill and rebar needed for the dock space.
- They intend to hire six new positions once the space is completed.
- All required entitlements are in place, and
- Staff providing business expansion assistance.



Details On the Project:

Project Cost - \$57,189,016 (\$172.36 per SF)

Funding Request - \$4,925,408 (9% of total cost)

Building SF – 331,793 Industrial

St. Petersburg market

Background:

- Funding will be used to help to 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.
- This is a speculative development project; however, the three buildings will help fill a gap in available industrial space for Pinellas County. The Developer anticipates that the facilities will accommodate in excess of 600 direct jobs.
- All required entitlements are in place, and
- Staff providing ongoing business retention and expansion assistance.



MicroLumen Incorporated

Details On the Project:

Project Cost - \$19,835,000 (\$196.39 per SF)

Funding Request - \$2,800,000 (14% of total cost)

Building SF – 101,000 Industrial

Oldsmar market

Background:

- Funding will be used for the demolition of the office space, including the removal of the drop ceiling, the sprinkler system and HVAC. Funds will also go to the installation of new dock doors and a fire wall required by building code.
- This will be an expansion for the company to allow them additional production space. They anticipate adding another 30 – 150 persons once the space is operational.
- All required entitlements are in place, and
- Staff provided relocation assistance in 2000 helping them locate in Oldsmar.
- Ongoing technical business assistance with several expansions, and with international market activities.



Details On the Project:

Project Cost - \$8,714,000 (\$512.59 per SF)

Funding Request - \$1,196,000 (14% of total cost)

Building SF – 17,00 Industrial Flex

Pinellas Park market

Background:

- Funding will be used to help the financial gap related to FDOT site requirements, fill dirt to raise the site and a vault system to meet stormwater requirements.
- This project will allow a county business to remain in Pinellas and expand their operations. They will add an additional 10 to 12 full-time positions with this project.
- All required entitlements are in place, and
- A new building with cold storage is a great asset to have as it is very difficult to find buildings within the region that offer cold storage. It will also retain a long-time Pinellas business and provide them with the room to grow.





Recommended Action

Recommendation to fund the six Employment Sites Program (ESP) applications. The recommended Board action is for conditional approval, and funding of the projects following successful completion of due diligence to comply with program guidelines as determined by the County Administrator.

It is further recommended that the Board delegate authority to the County Administrator to negotiate and execute all agreements and documentation associated with the ESP project funding in the amounts authorized by the Board of County Commissioners or less.

Next Steps

- More in-depth due diligence to be conducted on applications
- Negotiate agreements – terms, benchmarks for payouts and claw-back mechanisms
- Review with County Administrator the final agreements for his signature
- Project monitoring and funding

