

Development: Dairy Mix Expansion
Organization: Coryn Investment Group Ltd
Address: 3020 46th Ave N, Lealman CRA
Type: Industrial Manufacturing
Total Square Footage: 9,285 new square feet
Total Development Costs: \$9,325,000
Cost per SF: \$1,004.30
ESP Request: \$137,500
Per SF subsidy: \$14.80
ESP Criteria Score: 95



Summary: ESP application 45334, Coryn Investment Group Ltd, intends to expand the current business with the addition of 9,285 square feet of manufacturing space along with a new asphalt area for loading/unloading, and improvements to come into compliance with current stormwater regulations. Once completed, the improved operations will allow for nine (9) new jobs to the organization.

The subject site is comprised of five parcels that make up 3.172 acres. Four of the parcels have been part of the Dairy Mix compound for several years and in order to do the expansion, the organization purchased a section of vacant land to the west of their existing manufacturing compound. The new manufacturing space will use the same building materials as the other structures, and they will integrate solar panels to reduce electricity demand to the manufacturing and refrigeration systems. When completed, the Dairy Mix compound will have a total of 39,935 square feet, twenty-five new parking spaces and a new stormwater retention system.

The applicant has requested \$137,500 from ESP in order to cover the costs associated with meeting the Pinellas County Stormwater requirements by undergrounding (a vault system) the new stormwater retention. There is no space to place a pond on the subject site and in order to be able to do the expansion and the new asphalt, the stormwater will need to be constructed in a Contech vault system.

At this time the Lealman CRA has not contributed any funds for the project since they do not offer any incentives that would be applicable to the manufacturing expansion.

Target Industry Linkage: The expansion will provide the manufacturer the ability to add nine (9) new positions to the organization that currently staffs 24 persons. The work also will allow the organization the ability to be more competitive in their market and be able to produce more goods for market outside of Pinellas County.

Development Team: Dairy Mix has been in business for more than 70 years. They have hired Deuel & Associates to design and meet all necessary county regulations in order to construct the new expansion. Deuel & Associates 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 the private sector in developing new space for target industries. The project is located in an industrial area and within a Target Employment Center overlay and they are located within the Lealman CRA.