



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Pinellas County Board of County Commissioners

Government Federal Employer Identification Number: 59-6000800

Primary Contact Name: Thomas R. Jewsbury

Title: Airport Executive Director

Mailing Address: St. Pete-Clearwater International Airport
14700 Terminal Boulevard, Suite 221 Clearwater, FL 33762

Phone Number: 727-453-7800

Email: jewsbury@fly2pie.com

Secondary Contact Name: Yvette M. Aehle

Title: Deputy Director Airport Finance & Administration

Phone Number: 727-453-7804

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. ([View Florida's Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the Public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

The Airco parcel totals 124 +/- acres in central Pinellas County, Florida, is north of Ulmerton Road with proximity access to St. Pete-Clearwater International Airport (PIE), the Gateway Employment District, the Howard Frankland Bridge, the future Gateway Expressway, and less than a mile from Old Tampa Bay. (cont'd)

B. Provide location of public infrastructure, including physical address and county of project.

St. Pete-Clearwater International Airport (PIE), 14700 Terminal Boulevard, Clearwater, FL 33762. The property is physically located on Evergreen Avenue. Pinellas County

C. Is this infrastructure currently owned by the public?

Yes No

If no, is there a current option to purchase or right of way provided to the County?

D. Provide current property owner.

Pinellas County Florida Board of County Commissioners

E. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

Airco redevelopment will benefit both aviation and non-aviation users.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

Yes No

Because this property is owned by Pinellas County's PIE, the FAA requires that the land that abuts PIE is designated as aeronautical use only. PIE's grant assurances do not allow for a single tenant to benefit. Airco, when completely built out, will be the home to several companies that will accommodate aviation and non-aviation tenants.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here.](#))
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Airco is located near several major roads including Interstate 275, US-19, SR 688, and SR 686. The site is also located near the Carillon Office Park, the largest suburban office park in the Tampa Bay Region and is in the heart of Pinellas County's Gateway. Gateway itself is the economic engine for Pinellas County as it encompasses the county's central core and is a combination of office and industrial projects across many diverse industries. The area is home to three Fortune 500 companies (Tech Data, Jabil, and Raymond James) along with divisional headquarters of such firms as HSN and General Dynamics. Pinellas County and the state of Florida already are making very big plans for the Gateway region. Forward Pinellas, the regional Metropolitan Planning Organization, completed a master plan for the Gateway area that provides a vision and an action-oriented redevelopment strategy to guide the area's growth for the next 25 years. (cont'd)

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Depending upon when funding is received, design and site planning would begin in Fall 2022 after a competitive RFQ process for a design firm is completed. The construction of the various infrastructure elements would take at least 365 days.

B. What permits are necessary for the public infrastructure project?

Permits necessary for this project are to be determined during the design/site planning process. We can expect that construction permits will be acquired by the contractor from Pinellas County as well as the State's Southwest Florida Water Management District to handle the drainage and storm water on the site.

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Because the design process has not yet begun, no permits have been secured for this project yet. The permits would be prioritized because of the project's importance to the Tampa Bay Gateway region, and so many entities have been working on this project for many years.

- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The parcel is within Pinellas County's Comprehensive Plan, which identifies the most parcel's Future Land Use (FLU) category as Employment (E, 116.5-acres), and the southernmost tip of the parcel has a FLU of General Commercial (CG, 7.4-acres).

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

If Pinellas County is awarded this grant, the grant must be approved by the Board of County Commissioners which is a 6-8 week long process. After the grant is signed, then the procurement process must take place for a general engineering consultant to perform the work. The construction schedule noted in 2.A. has already taken these items into consideration.

- G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

Pinellas County would use approximately \$10M from its American Rescue Plan Act of 2021 award to provide a match.

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

See the attached map.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$ 10,000,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 10,000,000.00

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 10,000,000.00

B. Public Infrastructure Project Costs:

Construction \$ 26,555,535.00

Reconstruction \$

Design & Engineering \$ 2,389,998.00

Land Acquisition \$

Land Improvement \$

Other \$ 1,593,332.00

Please Specify: CA & CM

Total Project Costs \$ 30,538,865.00

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The budget outlined above is based upon Stantec's Preliminary Planning, Engineering Investigations and Real Estate Consulting Services for the Airco property revised October 2021. If funding were obtained by FDOT, the Airport would need to obtain the grant, put it through a 6-8 week contract review process before being officially approved by the Board of County Commissioners. The local share is already in hand.

Pinellas County would need to put out an RFQ/RFP for a design engineer to begin work, which typically takes between 6-9 months. It is estimated that grant billing requests would begin in approximately 1 year.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The Grant must be approved by the Board of County Commissioners (BCC) which is a 6-8 week long contract review process.

If board authorization is not required, who is authorized to sign?

N/A

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

List of upcoming BCC meetings: January 11 (2022), January 25, February 8, February 22, March 8, April 12, April 26, May 10, May 24, June 7, June 21, July 19

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

The Board of County Commissioners' power to execute this proposal and accept a grant falls within the Pinellas County Charter, which is found at:

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeld=PTICH

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Pinellas County Government

Name and Title of Authorized Representative: Charlie Justice, Board of County Commissioners Chairman

Representative Signature: _____

Signature Date: _____

APPROVED AS TO FORM

By: Michael A. Zas
Office of the County Attorney