



# Pinellas County

## Master

**File Number: 21-1196A**

**File ID:** 21-1196A

**Type:** Contract/Agreement

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**Department:** Economic  
Development

**Department:** Economic Development

**Cost:**

**File Created:** 06/08/2021

**Subject:**

**Final Action:** 07/13/2021

**Title:** Three applications for funding under the Penny for Pinellas Employment Sites Program.

### Internal Notes:

### Code Sections:

**Agenda Date:** 07/13/2021

**Indexes:**

**Agenda Item Number:** 25.

**Sponsors:**

**Enactment Date:**

**Attachments:** BCC Presentation, Penny IV Affordable Housing and Economic Development Program Guidelines, Project Summary Sheets, Tracking Document for Economic Development Capital Projects 004149A

**Enactment Number:**

**REF #:**

**Hearing Date:**

**Drafter:** bwills@pinellascounty.org

**Effective Date:**

**Related Files:**

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/8/2021	Cindy Margiotta	Approve	6/10/2021
1	2	6/8/2021	Kevin Knutson	Approve	6/10/2021
1	3	6/8/2021	OMB Gatekeeper	Delegated	
1	4	6/8/2021	Andrew Brown	Approve	6/10/2021
1	5	6/9/2021	OMB Manager	Approve	6/10/2021
<b>Notes:</b> This is first set of applications so consider providing more background regarding scoring, particularly min and max scores and what threshold needs to be met to be recommended. Type of item should not be Presentations and Awards.					
1	6	6/10/2021	Becky Wills	Approve	6/11/2021
<b>Notes:</b> We have updated the Staff Report to include OMB's recommended changes. The scoring has no minimum or maximum thresholds and is used internally for staff review. We have updated the "Type," but are waiting on further direction from the Agenda Coordinator, and will make an additional change if necessary.					
1	7	6/11/2021	Matthew Tolnay	Approve	6/14/2021
1	8	6/12/2021	Jo Lugo	Approve	6/15/2021
1	9	6/14/2021	Kevin Knutson	Approve	6/16/2021
1	10	6/14/2021	Della Klug	Approve	6/16/2021
1	11	6/14/2021	Jo Lugo - FYI	Notified - FYI	
1	12	6/14/2021	Katherine Carpenter - FYI	Notified - FYI	

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of County Commissioners	07/13/2021	approved				Pass
	<b>Action Text:</b> A motion was made by Commissioner Long, seconded by Commissioner Flowers, that the applications of Brooker Creek V, LLC, and CMNY Transitions, LLC, be approved as recommended by staff. The motion carried by the following vote:						
	<b>Notes:</b> Applications for funding conditionally approved following successful completion of due diligence to comply with the program guidelines, and authority delegated to the County Administrator to negotiate and execute all agreements and associated documentation, as set forth in the Staff Report, for the following projects:						
	<ul style="list-style-type: none"> <li>Brooker Creek V, LLC in the amount of \$908,500.00</li> <li>CMNY Transitions, LLC in the amount of \$1,723,000.00</li> <li>Multi-Use Sensitive Compartmented Information Facility (SCIF) in the amount of \$183,655.00</li> </ul>						
	<p>Business Development Manager Teresa Brydon referred to a PowerPoint presentation titled <i>Employment Sites Program First Round Applications</i>, providing information regarding the Employment Sites Program (ESP), its timeline, and a summary of market statistics for Pinellas County that contributed to the creation of the ESP. She noted that the majority of industrial and office buildings are outdated, placing the County below its competition in the market</p>						

for bringing in new business opportunities.

Ms. Brydon indicated that funding for Brooker Creek V, LLC would be used for a purchase of fill dirt required for construction; whereupon, she, with input by Mr. Burton, responded to queries by the members concerning the project costs and funding objectives, assuring that the agreements would include checks and balances.

Ms. Brydon explained that the requested funds for CMNY Transitions, LLC would be utilized for reconstruction of a stormwater pond system. Responding to a query by Chair Eggers, she indicated that it is anticipated that the facility may create over 190 jobs, noting that the number of jobs for this and the Brooker Creek projects are speculative; whereupon, Commissioner Flowers expressed concerns regarding flooding in the area.

Ms. Brydon related that the Multi-Use SCIF project is being developed by Florida International University's National Forensic Science Technology Center; and that it would benefit over 800 companies in Pinellas County, which work with the United States Department of Defense (DOD), noting that MacDill Air Force Base remains closed to the public as a result of the pandemic. Commissioner Long requested delaying consideration of the SCIF for three weeks to potentially allow for a greater local opportunity, and discussion ensued, with some members expressing concerns regarding the request and Ms. Brydon and Mr. Burton indicating that additional opportunities may still be considered if presented later; whereupon, Ms. Brydon summarized the staff's recommendation for conditional approval of the applications, noting that due diligence will be conducted by staff with regard to the agreements, and discussed the next steps in the ESP application process.

Responding to queries by the members, Ms. Brydon, with input from Mr. Burton, related that the agreements for the aforementioned projects would be presented to Mr. Burton, rather than to the Board, for approval; that a SCIF is a self-contained unit where individuals with proper security clearance may communicate with or work on projects in collaboration with the DOD; and that the unit would be manufactured in Jacksonville by SCIF Solutions, a veteran-owned small business, and placed inside the National Forensic Science Technology Center's existing structure on Bryan Dairy Road in Largo.

During continued discussion regarding the agreements approval process recommended by staff and in response to a query by Chair Eggers, Attorney White advised that if the members wish to approve the agreements for the three projects rather than delegate the authority to the County Administrator, the delegation can be eliminated, noting that the approval is within the Administrator's monetary authority.

Aye: 4 Chair Eggers, Commissioner Flowers, Commissioner Gerard, and  
Commissioner Long  
Nay: 1 Vice-Chair Justice

Absent: 2 Commissioner Peters, and Commissioner Seel

1 Board of County Commissioners 07/13/2021 approved Pass

**Action Text:** A motion was made by Commissioner Flowers, seconded by Commissioner Gerard, that the item be approved. The motion carried by the following vote:

**Notes:** A motion was made by Vice-Chair Justice to approve the Multi-Use SCIF project application under the condition that the agreement be brought back to the Board for final approval. The motion failed for lack of a second.

Aye: 4 Chair Eggers, Vice-Chair Justice, Commissioner Flowers, and  
Commissioner Gerard

Nay: 1 Commissioner Long

Absent: 2 Commissioner Peters, and Commissioner Seel

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**Text of Legislative File 21-1196A**

**Subject:**

Three applications for funding under the Penny for Pinellas Employment Sites Program.

**Recommended Action:**

Conditional approval and funding of the three projects presented here following the 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 Employment Sites Program project funding.

A total of four applications were received and evaluated. Based on scoring evaluations and the determination of these projects' readiness to proceed, these three applications are recommended for conditional funding at this time.

- Brooker Creek V, LLC in the amount of \$908,500.00 to assist with construction of a new 130,000-square-foot manufacturing facility in Oldsmar.
- CMNY Transitions, LLC in the amount of \$1,723,000.00 to assist with construction of a new 86,350-square-foot manufacturing facility in Pinellas Park.
- Multi-Use SCIF in the amount of \$183,655.00 to fund the acquisition of a Sensitive Compartmented Information Facility in unincorporated mid-County.

**Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the county and the region

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public's resources

**Summary:**

The first application cycle for the Employment Sites Program opened on January 11, 2021 and closed on March 11, 2021. Four applications were submitted requesting project funding assistance in a total amount of \$11,555,155.00. Pinellas County Economic Development staff scored each application based on objective evaluation criteria based on the public policy goals. Then County staff from multiple departments reviewed and provided input on all proposed projects. Three projects are recommended for funding.

Staff is continuing due diligence on the fourth project. The three recommended projects meet the eligibility criteria and comply with the public policy goals as set forth in the program guidelines.

### **Background Information:**

Penny IV Funds are provided through an extension of the Infrastructure Sales Surtax, a voter-approved 1.0% sales tax that is dedicated to infrastructure improvement projects in Pinellas County. Penny IV was approved by 83% of Pinellas County voters on November 7, 2017. The approved ballot language included “capital projects to support economic development” as permissible uses of funds. On August 1, 2017, prior to the vote on the Penny IV ballot initiative, an Interlocal Agreement between Pinellas County and the 24 municipalities was approved to allocate the proceeds from the 2020-2029 infrastructure surtax. Under the Interlocal Agreement, 8.3% of the net proceeds of the surtax is dedicated to countywide investments in the areas of Economic Development Capital Projects, as authorized in Section 212.055(2)(d)3, Florida Statutes, and “Housing” land acquisition in support of residential housing, as authorized in Section 212.055(2)(d)(1)(e), Florida Statutes.

The Board established a Joint Review Committee (JRC) to develop guidelines for the use of Penny IV Funds for affordable housing and economic development capital projects. The JRC was comprised of City and County representatives and met monthly between March and October of 2019. The County engaged a consultant to assist the JRC by conducting market research to inform policy regarding the deployment of Penny IV Funds. This research indicated that there is strong demand for the development of industrial and office properties within Pinellas County. However, while there is a potential market for future development, attraction and retention of targeted industry employers will likely be limited by various factors including:

- 1) Competition for target industry employers from other markets
- 2) Presence of obsolete buildings that do not meet modern target industry employers’ needs
- 3) Unavailability of sites
- 4) Inadequate infrastructure
- 5) Financial feasibility of new office and industrial development
- 6) Lack of workforce housing

Program guidelines prescribe that the Penny IV funds be used for strategic investment in economic development capital projects to address these identified challenges which prevent or limit desired economic development. These guidelines were approved by the Board on December 10, 2019 and establish minimum criteria and project eligibility requirements. Based on the guidelines, staff developed an application along with evaluation criteria that align with the public policy goals. The guidelines identified three primary categories for funding:

- 1) New construction, expansion, and/or rehabilitation of office and industrial buildings
- 2) Site-readiness
- 3) Public infrastructure

The initial application cycle for the first category of funding focused on the private sector's ability to complete new and/or substantially improved office and/or industrial spaces to accommodate target industry jobs. All proposals were required to submit an online application that included a financial plan to demonstrate and document a financial gap. Following conditional Board approval, due diligence will be completed to ensure compliance with program guidelines. A summary sheet for each project application is included as an attachment.

Staff recommends the Board approve the following not-to-exceed funding amounts for three project applications and authorize the County Administrator to negotiate and approve the terms and final funding:

\$ 908,500.00 - Brooker Creek V, LLC  
\$ 1,723,000.00 - CMNY Transitions, LLC  
\$ 183,655.00 - Multi-use Sensitive Compartmented Information Facility (SCIF)

\$ 2,815,155.00 Total not-to-exceed funding

**Fiscal Impact:**

Total Not-to-Exceed Expenditure - \$2,815,155.00

Funding to support the recommended applications is budgeted in the County's Capital Improvement Program, funded by the Local Infrastructure Sales Surtax (Penny for Pinellas) in project 004149A Penny IV Economic Development Capital Projects. This funding is from the Penny for Pinellas countywide investment for Economic Development Capital Projects and Housing.

**Staff Member Responsible:**

Kevin Knutson, Interim Director, Economic Development  
Teresa Brydon, Business Development Manager, Economic Development

**Partners:**

City of Oldsmar  
City of Pinellas Park

**Attachments:**

Project Summary Sheets  
Penny IV Affordable Housing and Economic Development Program Guidelines

