



Employment Sites Program Supported by the Penny for Pinellas

Development: Mastry's Brewing Co Pinellas Park

Organization: Mastry's Brewing Co, LLC

Address: 5805 Park Blvd. Pinellas Park,

Type: Industrial

Total Square Footage: 19,600 funding / 29,600 total

Total Development Costs: \$9,965,552

Cost per SF: \$336.67

ESP Request: \$1,624,000

Per SF subsidy: \$82.86

ESP Criteria Score: 83



Summary: ESP application 45395, Mastry's Brewing Co, intends to construct in Pinellas Park a new headquarters and primary manufacturing facility in a mixed-use layout that will encompass a new 5000+ square foot beverage manufacturing operation and over 16k square feet of expandable operations space. The site was purchased from Pinellas Park and is located within the new City Center.

Mastry's Brewing had been interested in the site since 2019, however, due to economic changes brought on by the pandemic, the cost of the project today has seen an increase of 40-50% since the first evaluation in 2019. They are asking for assistance to buy down the cost of construction for the manufacturing facility and the operation space to be used for their headquarters and future growth. They intend to add an additional 45 persons once they are operational.

The applicant is seeking assistance in the amount of \$1,624,000 due to the significant building cost increases in both labor and material acquisition. Examples that are increasing the project costs considerably, including construction of a 30 foot high ceiling instead of 20 foot, using chilled water or a Direct Expansion (DX) cooling system, and using a steel frame building compared to a concrete block or tilt wall construction.

Target Industry Linkage: The new facility and systems will ultimately triple Mastry's current manufacturing capabilities, which will increase the onsite sales capabilities, regional distribution, while still maintaining the St. Pete Beach location, where Mastry's Brewing Co. will continue to produce beer.

Development Team: The Sinclair Group will be the general contractor for the project. They have an extensive background in hospitality development and breweries.

Staff Recommendation: Funding approval. This project provides funding to a small business that is showing growth within their market. The project is located in a new City Center area for Pinellas Park and it will be a good anchor to assist with placemaking and small business growth. It provides space for the growth of a successful Pinellas manufacturer and will generate new job opportunities.

Development: Amaratek Defense Manufacturing

Organization: Amaratek

Address: 150 Douglass Avenue, Dunedin

Type: Industrial

Total Square Footage: 33,600

Total Development Costs: \$5,612,446

Cost per SF: \$167.04

ESP Request: \$673,500

Per SF subsidy: \$20.74

ESP Criteria Score:



Summary: ESP application 45396, Amaratek, will be relocating and expanding their business operations from California to an existing location in Dunedin. The project will be to significantly rehabilitate and modernize the 33,600 square foot facility to hold their headquarters, R&D space along with manufacturing capability. The business will create 30 new positions with this project.

The subject property is a 30,320 square foot one story warehouse originally built in 1970. In 1984 it was remodeled and had an additional 3280 square feet added. The joined structures underwent a façade update and now the building measures 33,600 square feet with an average ceiling height of 14 feet. Amaratek will conduct an extensive rehabilitation of the structure and site in order to modernize the facility for manufacturing and research.

Amaratek is asking for assistance from ESP in the amount of \$673,500 to help the financial gap related to the building not having a fire suppression system and that will require a costly installation of sprinklers and alarms. There is no wastewater protection in the building where chemicals were being handled and stored by the previous manufacturer and the applicant plans on adding a catchment system. A new roof is required and new security fencing to protect the facility and restrict access to restricted and classified defense information as well as matching the aesthetic requirements of Dunedin.

Target Industry Linkage: Amaratek will occupy the space to complete the manufacture of defense products and to research new technologies to provide for our Nation's defense. By relocating Amaratek to Pinellas County, jobs will be added that span the economic spectrum. There will be a high percentage of professional scientists and engineers, skilled tradesmen (welding, machinists, electronics assembly, and boxbuild engineers), office and sales workers, and support staff. Amaratek provides an intimate fit with Pinellas County targeting of Defense and Homeland Security.

Development Team: Qualified Services Corporation is the contractor for the project. They have an extensive background in the development and redevelopment of industrial buildings.

Staff Recommendation: Funding approval. This project aligns with the overarching goals of the program to assist in developing new space for target industries. It provides space for the relocation of a successful manufacturer and will generate new job opportunities.