



# Pinellas County

## Staff Report

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File #: 21-606A, Version: 1

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### **Subject:**

Part three of certificate as to project site, rights-of-way, and easements as required by a grant award from the U.S. Economic Development Administration for the construction of the Tampa Bay Innovation Center incubator.

### **Recommended Action:**

Approval of part three of the certificate as to project site, rights-of-way, and easements (Site Certificate) as required by a grant award from the U.S. Economic Development Administration for the construction of the Tampa Bay Innovation Center incubator.

- Special Award Condition Number 5 requires the County to submit a certificate as to project site, rights-of-way, and Site Certificate.
- Part three of the Site Certificate is a certificate regarding eminent domain.
- Pinellas County has not and will not use any powers of eminent domain for the project.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality:

- 4.1 Proactively attract and retain businesses with targeted jobs to the county and region
- 4.2 Invest in communities that need the most
- 4.4 Invest in infrastructure to meet current and future needs

### **Summary:**

In 2019, Pinellas County accepted a grant from the U.S. Economic Development Administration (EDA) to construct a 45,000-square-foot business incubator facility.

Among the grant requirements are Special Award Conditions including the required submission of an Engineering Certificate/Certificate of Title, also known as the Certificate as to Project Site, Rights-of-Way and Easements (Site Certificate). The Site Certificate must be submitted to the EDA prior to solicitation of bids for construction of the project. Part One of the Site Certificate is being completed by the Architect for the project and is therefore still in draft form. Part Two is being completed by the County Attorney's Office (CAO) and is therefore still in draft form. The CAO has determined that Part Three of the Site Certificate should be executed by the Board Chair. Part Three is the Owner's Certification Regarding Eminent Domain. Pinellas County has not and will not use any powers of eminent domain for the project.

### **Background Information:**

The project is to design and construct an approximately 45,000-square-foot business incubator space and outsource the operation to a third-party operator. This project will be a partnership between the EDA, Pinellas County, the Star-Tec Enterprises/Tampa Bay Innovation Center (Star-Tec) and the City of St. Petersburg. The site for this project is a vacant 2.5-acre MOL parcel located at the southwest corner of 11th Avenue South and 4th Street South. The City provided the property to the County for this project and the incubator will be operated by Star-Tec. The incubator will focus on growing the

target industries of Pinellas County to provide economic diversity and opportunities for higher paying employment.

**Fiscal Impact:**

There is no fiscal impact for this action. The property has already been donated to the County by the City of St. Petersburg. This is simply a statement that eminent domain was not utilized.

**Staff Member Responsible:**

Mike Meidel, Director, Economic Development

**Partners:**

U.S. Economic Development Administration  
Tampa Bay Innovation Center/STAR-TEC Enterprises, Inc.  
City of St. Petersburg

**Attachments:**

Grant Award Letter with Special Award Requirements  
Certificate as to Project Site, Rights-of-Way, and Easements (Site Certificate)