



2019-2020 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to 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 [REDACTED]

Primary Contact Name: Thomas R. Jewsbury

Title: Airport Executive Director

Mailing Address: St. Pete-Clearwater International Airport (PIE)

14700 Terminal Blvd., Suite 221, Clearwater, FL 33762

Phone Number: 727-453-7800

Email: jewsbury@fly2pie.com

Secondary Contact Name: Yvette 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.

Provide design services for a parallel taxiway that tracks 4,400 linear feet along the southeast side of Runway 04/22 and 3,000 linear feet along the east side of Runway 18/36. This project also (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, Florida 33762.
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

The new parallel taxiway will provide runway connectivity to a 130-acre undeveloped parcel ("Airco") that will enable PIE to construct new aviation-related development that will (cont'd)

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

Yes



No

No; in keeping with Pinellas County purchasing policy, this land development will be competitively bid in a Request for Negotiation for either a single developer or a combination of several developers.

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](#)).

o 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.

o 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.

Providing airfield connectivity to this Airco site is critical to enable PIE to meet the demand for future increased aircraft operations as projected in PIE's most recent FAA-approved forecasts (April 2018). It is expected that additional aircraft activity beyond the FAA's Terminal Area Forecast will be generated as a result of the development of Airco. The induced aircraft operational activity as a result of this development is expected to increase aircraft operations beyond the FAA's Terminal Area Forecast by 2.9% in 2021 and 5.6% by 2026. (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.

The proposed design project schedule is as follows: Begin Design: June 2020; Complete Design: March 2021 (300 days)

The proposed construction schedule is as follows: Begin Construction: October 2021; (cont'd)

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

Permits necessary for this project are to be determined during the design process. However, because this is an airport taxiway project, we 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 drainage and storm water created by the construction.

- 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 begun, no permits have been secured for this project yet. The permits will be prioritized because of the project's importance to the Tampa Bay Gateway region.

- 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?

Because the taxiway construction is located on PIE's airfield, the Airport Zoning chapter from Pinellas County Municipal Code is found at the link on the attached page. (cont'd)

- 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

An amendment to the local comprehensive plan has already taken place for construction on the Airco property; none is needed for taxiway construction.

- 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 (cont'd)

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

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

PIE's Airport Fund would provide a 10% 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 with the proposed taxiway locations noted.

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** \$ 1,897,380
 Florida Job Growth Grant Fund

A. Other Workforce Training Project Funding Sources:

City/County \$ 210,820

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 2,108,200

B. Public Infrastructure Project Funding Sources:

Construction \$

Reconstruction \$

Design & Engineering \$ 2,108,200

Land Acquisition \$

Land Improvement \$

Other \$

Please Specify: _____

Total Project Costs \$ 2,108,200

Note: The total amount requested must equal the difference between the workforce training project costs in 3. and the other Public infrastructure project funding sources in 2.

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

The design and construction of the "Airco" parallel taxiways is already listed in PIE's Capital Improvement Program (CIP) with Pinellas County beginning in FY2020 and ending in FY2022. There would not require any other adjustments to our CIP, unless the bids exceed the estimates in this document or the timing of the project changes. When the Board of County Commissioners passes its annual budget, the CIP is also approved.

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)?

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 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.

i. Here are a list of upcoming meetings: August 20; September 12; September 24; October 8; October 22; November 12; December 10; January 7; January 21; February 4; February 18. January and February meetings have yet to be confirmed until the beginning of the new fiscal year in October.

- 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?nodeId=PTICH

PUBLIC INFRASTRUCTURE GRANT PROPOSAL

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 Board of County Commissioners

Name and Title of Authorized Representative: Karen Williams Seel, Chair

Representative Signature: Karen Seel

Signature Date: October 22, 2019

ATTEST: KEN BURKE, CLERK

By: Norman D. Lay
Deputy Clerk



APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY
M. Zas
ATTORNEY

2019-2020 Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal
St. Pete-Clearwater International Airport (PIE)
Additional Responses

1. Program Requirements:

- A. ...includes marking, lighting, signage, grading, and drainage. The design services will enable St. Pete-Clearwater International Airport (PIE) to develop plans and specifications to construct the parallel taxiways that will serve as the connectivity between PIE and the aeronautical tenants that will be doing business on vacant property adjacent to PIE.

This property, referred to as "Airco" is a 130-acre vacant parcel that is contiguous to the Air Operations Area, which is the largest remaining undeveloped parcel in Pinellas County. Pinellas County is essentially "built out", with less than 4% of the County's land area consisting of vacant land suitable to develop.

- E. ...meet the demand for additional hangar space, aircraft parking, and maintenance, repair, and overhaul services. The Federal Aviation Administration (FAA)-required Environmental Assessment for the parallel taxiway and land development is underway and anticipated to be completed by fall 2019. Because this property is owned by PIE, the FAA requires that the land that abuts PIE is designated as aeronautical use only. PIE anticipates that approximately 50-60 acres will be dedicated to aeronautical use.
- G. Providing for design services to create new parallel taxiways is one of the preliminary implementation projects of the development of the Airco Business Park. Pinellas County is developing this approximately 125-acre site to include office, aviation and industrial uses. The Airco Business Park will be the most transformative aviation project Tampa Bay has seen in decades and have massive economic impacts across the four-county metropolitan statistical area (MSA). Pinellas is almost entirely developed with less than 4% of the remaining land in the county still available and it is, in effect, Florida's first "built out" county. This is an important consideration for the county because, historically, reaching built out status has foreshadowed a long and slow economic decline for cities and counties as new industrial projects pass over redevelopment as companies seek to develop on greenfield sites. The Airco site is a former golf course and is the largest greenfield development site left in Pinellas County.

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, is conducting a master plan for the Gateway area that will cover the region for the next 25 years. FDOT currently is in partnership with Pinellas County and the Federal Highway Administration building the Gateway Express, a limited access connector system to tie together US19, I-275 and other arterial roadways.

Duke Energy selected the Airco site for its Site Readiness Program. This program included a site plan analysis for Airco that estimates its development potential. In the Duke site plan, more than 1.2 million square feet of developable space is potentially available. Of that, 354,000 square feet of aviation related development could be placed on the site and would directly adjoin the taxiway on approximately 49 acres.

Based on an average aviation job density between 400 and 450 persons per square foot, this impact analysis uses high, median and low estimates for the ratio between total aviation space and the number of jobs that could be located there. Under these scenarios, the Airco aviation acreage could directly support between 787 and 885 jobs at full development. This analysis was completed for both Pinellas County and for the Tampa-St. Petersburg-Clearwater MSA. Estimates based on these high and low job figures were then run through IMPLAN using IMPLAN's code 408 for air transportation.

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Jobs	Low	Median	High	Jobs	Low	Median	High
Direct	787	836	885	Direct	787	836	885
Indirect	734	776	825	Indirect	704	748	792
Induced	719	764	808	Induced	572	608	643
Total	2234	2379	2519	Total	2063	2192	2321

Income per job is a measure of the quality of jobs created by the project and this project would create jobs that are above Pinellas County's and the Tampa Bay MSA's prevailing wages.

Income/Job			
Tampa-St Petersburg-Clearwater MSA		Pinellas County	
Direct	\$75,270.83	Direct	\$61,837.95
Indirect	\$57,038.40	Indirect	\$52,768.50
Induced	\$44,548.36	Induced	\$42,239.55
Total	\$59,435.73	Total	\$53,308.14

Monetary figures for the MSA and Pinellas county, found in the IMPLAN appendix, also are projected to experience healthy gains as a result of the new aviation jobs on the Airco site. The dollar impacts are massive for Pinellas County and Tampa Bay. Recent estimates from Emsi suggest that Pinellas County has a Gross Regional Product (GRP) of \$50.3 billion and that the MSA's GRP is \$158.3 billion. Using IMPLAN's value added field as an analogue finds GRP would increase by approximately \$217 million (0.43%) in the county and that the MSA's GRP would increase by \$255 million (0.16%). Coming from a single project, these are huge impacts across a region containing nearly 3 million people.

Beyond the aviation-related development, an additional 67 acres of the Airco site will be focused on new office and industrial space for targeted industry development. The Duke site plan estimates 863,900 square feet of additional space that could be constructed. The space would include 199,000 square feet devoted to office uses, 264,900 square feet for light industrial or flex space, and 400,000 square feet for manufacturing. Manufacturing, industrial, and flex space within the Airco development could potentially be used for aviation and aerospace related uses as Pinellas County is already one of the leading counties in Florida for aviation, aerospace, and defense manufacturing. Companies such as Honeywell, Raytheon, and Lockheed Martin have major long-standing facilities in the county and others such as L3Harris, SS White, and GE Aviation are also located in Pinellas. Pinellas' other target industries include advanced manufacturing, information technology, business and financial services, life science and medical technologies. These are all also Enterprise Florida's targets.

Using very conservative estimates, the number of jobs potentially located in these 67 acres are considerable. At approximately 250 sq.ft./job, the 199,000 square feet of office space could support roughly 796 employees. Many developers in Pinellas are now looking at 100 to 150 sq.ft. of office space per employee, so these numbers could easily increase substantially. Assuming the light industrial or flex space and manufacturing space each require 500 square feet per employee, those combined uses could accommodate another 1,330 jobs. Together, these components could support, at minimum, over 2,000 jobs directly and this number could climb substantially to more than 3,000 direct jobs.

The remaining 9.5 acres on the Airco site may be used for retail and hotel space. The site plan would be able to fit an additional 19,000 square feet of retail on the site along with a 100-room hotel. Although these are not target industries, the additional retail and hotel space would provide more amenities to the employers at Airco.

IMPLAN Output Appendix

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Labor Income	Low	Median	High	Labor Income	Low	Median	High
Direct	\$59,213,305	\$62,913,995	\$66,614,685	Direct	\$48,646,061	\$51,686,324	\$54,726,586
Indirect	\$41,849,071	\$44,464,539	\$47,080,006	Indirect	\$37,170,657	\$39,493,735	\$41,816,812
Induced	\$32,012,451	\$34,013,153	\$36,013,855	Induced	\$24,156,378	\$25,666,094	\$27,175,810
Total	\$133,074,827	\$141,391,687	\$149,708,546	Total	\$109,973,096	\$116,846,152	\$123,719,208

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Value Added	Low	Median	High	Value Added	Low	Median	High
Direct	\$131,734,497	\$139,967,590	\$148,200,682	Direct	\$113,651,906	\$120,754,879	\$127,857,852
Indirect	\$65,347,934	\$69,432,024	\$73,516,114	Indirect	\$58,583,530	\$62,244,861	\$65,906,192
Induced	\$58,216,118	\$61,854,487	\$65,492,855	Induced	\$44,723,927	\$47,519,066	\$50,314,204
Total	\$255,298,549	\$271,254,100	\$287,209,651	Total	\$216,959,363	\$230,518,806	\$244,078,248

Tampa-St Petersburg-Clearwater MSA				Pinellas County			
Output	Low	Median	High	Output	Low	Median	High
Direct	\$294,634,408	\$313,048,356	\$331,462,304	Direct	\$276,475,482	\$293,754,541	\$311,033,599
Indirect	\$115,183,922	\$122,382,643	\$129,581,363	Indirect	\$104,156,408	\$110,665,936	\$117,175,463
Induced	\$99,157,782	\$105,354,907	\$111,552,032	Induced	\$76,514,417	\$81,296,386	\$86,078,354
Total	\$508,976,112	\$540,785,906	\$572,595,699	Total	\$457,146,307	\$485,716,862	\$514,287,416

PARCEL	ACREAGE	BLDG. AREA SHOWN
AVIATION	49.1 AC.	354,000 SF
OFFICE		199,000 SF
LIGHT INDUSTRIAL/FLEX	67.2 AC.	264,900 SF
MANUFACTURING		400,000 SF
RETAIL	9.5 AC.*	19,000 SF
HOTEL		100 ROOMS
TOTAL	125.8 AC.*	1,236,900 SF

* 1.9 AC RETAIL PARCEL OUTSIDE OF PROJECT BOUNDARY INCLUDED

** MAXIMUM IMPERVIOUS SURFACE = 85%

*** STORMWATER TREATMENT AND ATTENUATION WILL BE PROVIDED BY ROADSIDE SWALES AND UNDERGROUND STORAGE.

LEGEND:

	PROJECT BOUNDARY
	AVIATION BOUNDARY
	PROP. AVIATION RELATED BUILDING
	PROP. FLEX/OFFICE BUILDING
	PROP. MANUFACTURING BUILDING
	PROP. OFFICE BUILDING
	PROP. RETAIL BUILDING
	PROP. HOTEL
	PROP. DRAINAGE FACILITY
	PROP. PARKING/PAVEMENT AREA
	FUTURE TAXI WAY
	FUTURE SERVICE ROAD
	PROP. CULVERT CROSSING

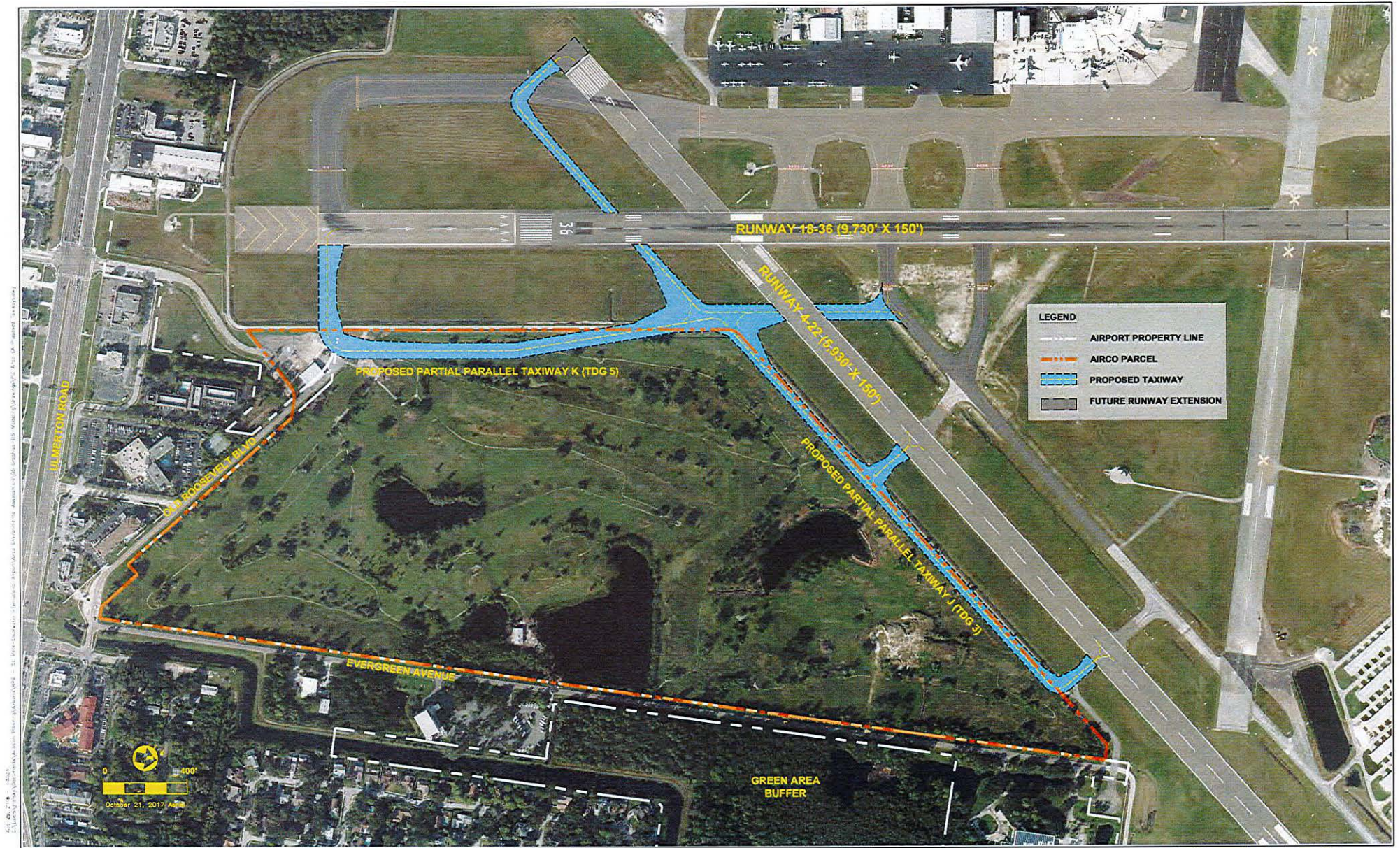
2. Additional Information:

A. ...Complete Construction: October 2022 (365 days)

D. The Airport Zoning chapter from Pinellas County Municipal Code is found at: https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH142AIZO_ARTIISTPEEAINAI All improvements will conform to the uses described in the link.

Aeronautical development of this site is depicted on the current Airport Layout Plan, as well as the Airport Master Plan and Pinellas County's Comprehensive Plan. Taxiway connectivity to this site will enable PIE to support aviation-related development and increase aeronautical revenues to PIE that strengthen PIE's ability to remain financially self-sustaining. The appraised fair market value of the entire site is \$1,532,000. PIE's current operational revenues are projected to grow by 11% when the site is completely leased.

F. ...construction schedule noted in 2.A. has already taken these items into consideration.



Source: ENVIRONMENTAL SCIENCE ASSOCIATES, 2018

St. Pete-Clearwater International Airport - Airco Environmental Assessment

PROPOSED TAXIWAYS