



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

LFIR # 2647

1. Project Title 2. Senate Sponsor 3. Date of Request

4. Project/Program Description

The Airco parcel totals 124 +/- acres in Pinellas County, Florida, is north of Ulmerton Road with proximity access to the 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. This property is currently being developed for aeronautical and non-aeronautical tenants, but some infrastructure improvements need to be extended to this property for it to be attractive for potential lessees.

In 2016, the Airco parcel was evaluated under the Duke Energy Site Readiness Program as a high-quality industrial site in its service area. While some utilities like electric, water, natural gas, and telecom were evaluated for extendibility, and wastewater evaluations revealed a potential need for a new lift station. The entire site is within the 100-year flood zone.

5. State Agency to receive requested funds State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2023-2024

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	5,000,000
Total State Funds Requested	5,000,000

7. Total Project Cost for Fiscal Year 2023-2024 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	5,000,000	50%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	5,000,000	50%
Other	0	0%
Total Project Costs for Fiscal Year 2023-2024	10,000,000	100%

8. Has this project previously received state funding?

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future funding likely to be requested? a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.



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10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

Yes

If yes, indicate the amount of funds received and what the funds were used for.

CARES grant - \$8,737,268 (personnel salaries/benefits); ACRGP grant - \$4,561,942 (personnel salaries/benefits); ARPA grant - \$9,809,329 (personnel salaries/benefits)

Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Construction

a. What is the current phase of the project?

☒ Planning ☐ Design ☐ Construction

b. Is the project "shovel ready" (i.e permitted)?

No

c. What is the estimated start date of construction?

October 1, 2025

d. What is the estimated completion date of construction?

December 1, 2026

12. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

Pinellas County Board of County Commissioners - owner of St. Pete-Clearwater International Airport and the Airco property

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs: Other		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study	A general engineering consultant would be selected through a competitive process to design and engineer the improvements necessary to extend to future aeronautical and non-aeronautical tenants. During construction, we are required to have consultants perform Construction Administration, Construction Management and Testing. Permits would be necessary from Pinellas County and the Southwest Florida Water Management District.	1,000,000
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Airco site improvements prior to tenant construction include such as the installation of electricity , water, natural gas, telecom, sanitary sewer extensions and a possible lift station.	4,000,000



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Total State Funds Requested (must equal total from question #6)

5,000,000

14. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?

Before aeronautical and non-aeronautical tenants can begin construction, they need to have the ability to connect to utilities, mitigate flooding that could occur by PIE's location adjacent to the Old Tampa Bay, and be able to handle the persons, equipment and buildings that could occur on the property. PIE is currently designing taxiways that will provide airfield connectivity to serve future aeronautical tenants. To spark this economic development, PIE needs to provide investment for the infrastructure improvements.

b. What activities and services will be provided to meet the intended purpose of these funds?

Pinellas County is Florida's first "built out" county, as less than 4% of the land in the county remains undeveloped. Located within Pinellas' Gateway Region, the Airco site is the largest greenfield development site left in the county that is available to target industry employers. The Gateway area is home to some of the region's most critical infrastructure. This appropriated funding will be the first step to develop the Airco site and give developers a start to provide a wide range of target industry jobs, including manufacturers in aviation/aerospace, defense/national security, medical technology, business and financial services, and information technology.

c. What direct services will be provided to citizens by the appropriation project?

Water, sanitary sewer, electricity, telecom, waste water, flood mitigation, natural gas, and lift stations.

d. Who is the target population served by this project? How many individuals are expected to be served?

The Federal Aviation Administration (FAA) requires that the land that directly abuts PIE is designated as aeronautical use only. PIE's FAA grant assurances do not allow for a single tenant to benefit. Airco, when completely built out, will be the home of several companies that will accommodate aviation (fixed base operator, hangar development, aircraft maintenance, repair and overhaul (MRO), defense manufacturing, or cargo processing) and non-aviation tenants (office building, parking garage, hotel(s), restaurant(s), light manufacturing, or distribution). Because of the Gateway's location between Clearwater and Tampa, approximately 3.22 million people could expect to be served. Direct jobs of the Airco site have been estimated at 3,120 jobs.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

Because Airco is the largest greenfield parcel left undeveloped in Pinellas County, the benefit of its development could generate economic impact of \$332 million. The FAA will work with PIE to ensure that the aeronautical benefits will serve PIE well and offer services to its aeronautical tenants that it currently does not serve.

The methodology by which this outcome will be measured is the assurance that requires that the fee and rental structure of any development will make the airport as self-sustaining as possible under the circumstances at the particular airport such as the volume of traffic and economy of collection.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?

Liquidated damages should be sought from the contractor if it does not follow the timeline or covenants in the contract that controls when the infrastructure should be completed so that the tenants can begin their own construction.

15. Requester Contact Information

a. First Name Last Name

b. Organization

c. E-mail Address

d. Phone Number Ext.



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16. Recipient Contact Information

a. Organization

b. Municipality and County

c. Organization Type

- ☐ For Profit Entity
- ☐ Non Profit 501(c)(3)
- ☐ Non Profit 501(c)(4)
- ☒ Local Entity
- ☐ University or College
- ☐ Other (please specify)

d. First Name Last Name

e. E-mail Address

f. Phone Number

17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number