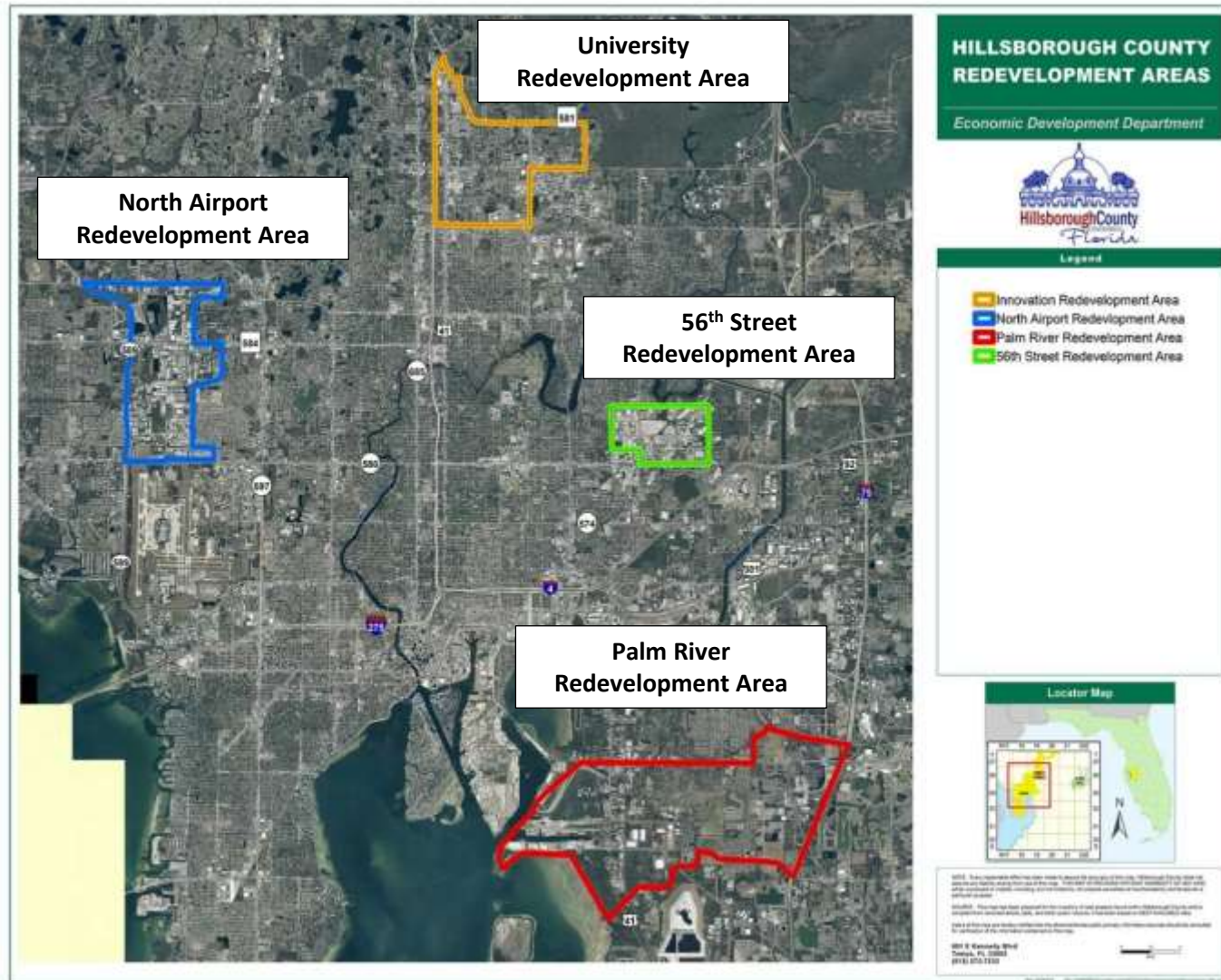


Hillsborough County

Redevelopment Incentives for Pilot Project Areas

SUCCESS STORIES



Redevelopment Incentives for Pilot Project Areas

BOCC Approved

Redevelopment Applicant	Public Investment	Private Investment*	Total Investment
1 Florida Research Group	\$124,348.00	\$978,762.00	\$1,138,110.00
2 Westshore Logistics (Keating)	\$403,648.00	\$2,595,633.00	\$8,502,090.00
3 The Danger Zone	\$38,698.00	\$38,698.00	\$77,396.00
4 Franklin Properties	\$100,000.00	\$128,431.00	\$801,614.00
5 Agellan / 6422 Harney Rd.	\$53,041.00	\$265,206.00	\$8,218,247.00
6 Knox Realty / Aluminum Coils	\$100,000.00	\$117,000.00	\$217,000.00
*Grant Match			
Total:	\$819,735.00	\$4,123,730.00	\$18,954,457.00

Project Highlights

- Agellan Capital Partners, 6422 Harney Rd.



- SMARTMONEY, LLC, 5301 E. Diana St.



- Keating Resources, Jetview Logistics Center, 5400 Southern Comfort Blvd.



AGELLAN CAPITAL PARTNERS

6422 Harney Rd., LLC

Aleksander Stokke / Agellan Capital
Partners / 6422 Harney Rd., LLC

6422 Harney Road

Phone

416-593-6800 ext. 230

Email:

astokke@agellancapital.com

Phase I - includes installation of a new roof and fire suppression system within a 617,736 square foot office/warehouse building.

Phase II - includes construction of new office space inside the warehouse.

Notes of Significance of Speculative Office Space on Project:

* The speculative office will contain an open concept area, capable of housing 15 cubicle office stations. The office will also contain 3 private office spaces, as well as conference room, reception, storage area, kitchenette, and bathroom.

* The office will be provided with a new entrance along the Eastern wall of the building. The new entrance complies with ADA and will feature new exterior ramp and stairs.

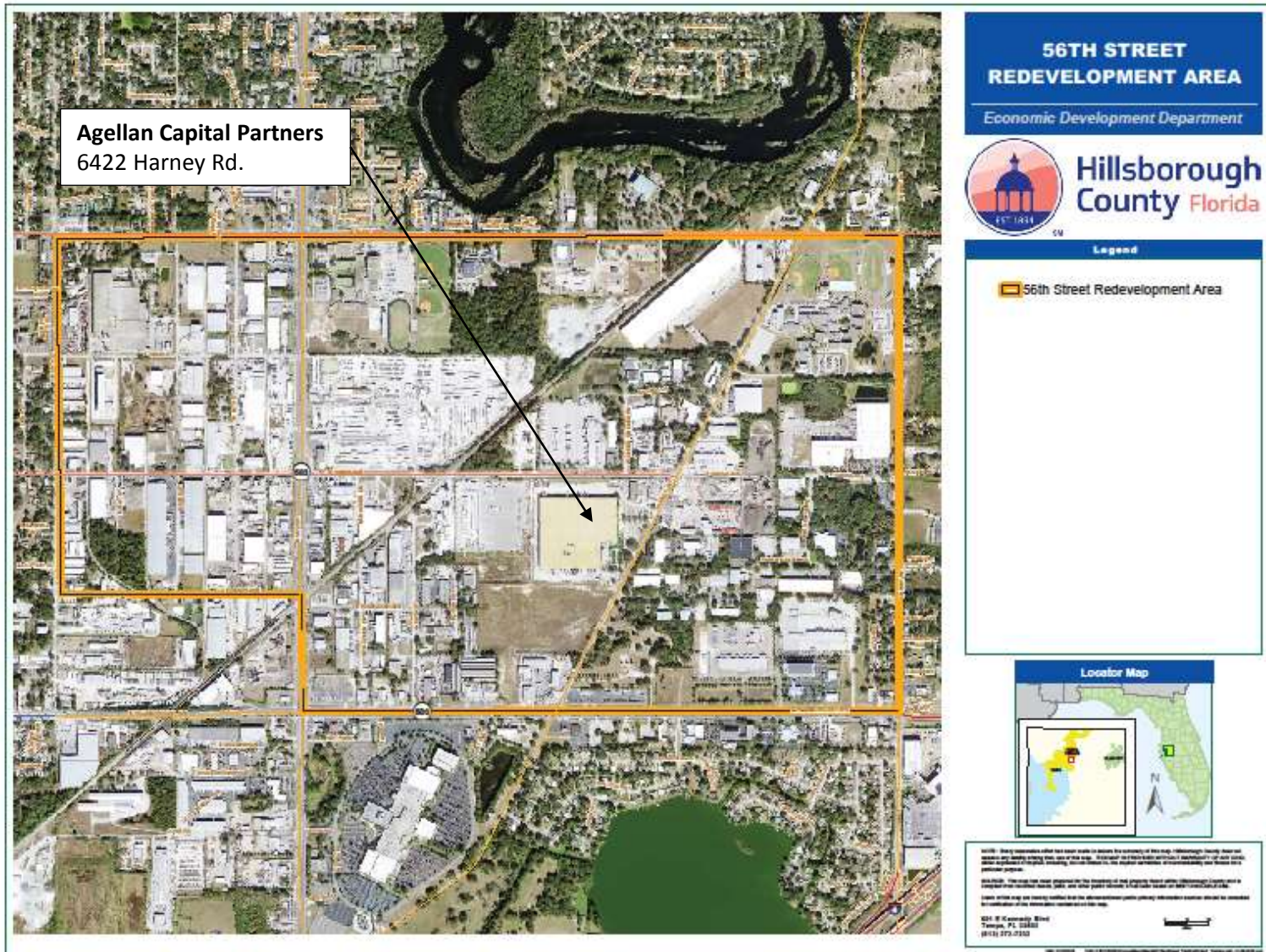
* The vacancy of this building, at the time of the WTL+a Market Study, was noted - based on square footage, as one of the top 5 underutilized leasable spaces in the 56th St. Area Redevelopment Pilot Project Areas.

Improvements Include:

* The spec office buildout in Suite C at Harney Rd., is to increase the functionality, appeal, and lease-ability of the vacancy. Previously, Suite C did not contain any office, for immediate occupancy to house management, employees, kitchenettes, breakrooms and restrooms.

Benefits to Hillsborough County:

- * Increases Higher-Wage Job Opportunities
- * Promotes and Encourages Private Capital Investment - 5:1 Private/Public Ratio, or higher
- * Increases the Tax Base
- * Removes Blighting Conditions
 - Increases the Growth and Expansion of Small Business
 - Promotes Transit and Transit Accommodations



56th Street Redevelopment Area

BEFORE 2,465 square foot / Office addition



AFTER 2,465 square foot / Office addition



AGELLAN CAPITAL PARTNERS

6422 Harney Rd., LLC

Aleksander Stokke / Agellan Capital
Partners / 6422 Harney Rd., LLC
6422 Harney Road
Phone
416-593-6800 ext. 230
Email:
astokke@agellancapital.com

Phase III - construction of truck parking court adjacent to newly renovated office/warehouse anticipated to begin early 2018

Notes of Significance of Water Reservoir Demolition Project:

*The ponds were originally designed as water reservoirs to feed the buildings original water sprinkler system, in case of a fire. Since the landlord has invested to upgrade the building ESFR and connected the new system to the city water lines, the ponds no longer served a functional purpose.

* Demo of pond will clear the way to build additional truck court which will enable cross-docking capability, as well as provide additional trailer storage, a sought after commodity for prospective tenants.

Improvements Include:

* The primary objective for the demolition of pond structures is to clear the way for the addition of a new truck court that improve the appeal and functionality of the buildings existing suites.

* Phase III / Construction of truck parking court is anticipated to begin early 2018

Benefits to Hillsborough County:

- * Increases Higher-Wage Job Opportunities
- * Promotes and Encourages Private Capital Investment - 5:1 Private/Public Ratio, or higher
- * Increases the Tax Base
- * Removes Blighting Conditions
 - Increases the Growth and Expansion of Small Business
 - Promotes Transit and Transit Accommodations



BEFORE







Stantec

Stantec Consulting Services Inc.
21100 Highway 100, Suite 100
Tampa, FL 33613
Tel: 813.281.1000
Fax: 813.281.1001
stantec.com

Copyright Statement
This document is the property of Stantec Consulting Services Inc. and is not to be distributed, copied, or reproduced in any form without the written permission of Stantec Consulting Services Inc. All rights reserved.

CONSTRUCTION PLANS FOR HARNEY ROAD WAREHOUSE TRUCK COURT EXPANSION

SITE DEVELOPMENT
CONSTRUCTION PLANS
for
MERIDIAN DEVELOPMENT
GROUP
TAMPA, FLORIDA




6422 HARNEY ROAD
SEC. 35 TWP. 28S RGE. 19E
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



LOCAL USES	
USE 1: WAREHOUSE	USE 2: TRUCK COURT
USE 3: OFFICE BUILDING	USE 4: RETAIL STORE
USE 5: RESTAURANT	USE 6: GAS STATION
USE 7: CAR WASH	USE 8: LAUNDRY
USE 9: AUTO REPAIR	USE 10: STORAGE
USE 11: FUEL TANK	USE 12: FENCE
USE 13: SIGNAGE	USE 14: LIGHTING
USE 15: PAVING	USE 16: DRAINAGE
USE 17: EROSION CONTROL	USE 18: LANDSCAPING
USE 19: UTILITIES	USE 20: OTHER

September, 2017
Project Number: 215613984

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/01/17	ISSUED FOR PERMIT
2	09/01/17	ISSUED FOR PERMIT
3	09/01/17	ISSUED FOR PERMIT
4	09/01/17	ISSUED FOR PERMIT
5	09/01/17	ISSUED FOR PERMIT
6	09/01/17	ISSUED FOR PERMIT
7	09/01/17	ISSUED FOR PERMIT
8	09/01/17	ISSUED FOR PERMIT
9	09/01/17	ISSUED FOR PERMIT
10	09/01/17	ISSUED FOR PERMIT

SMARTMONEY

Florida Research Group

<http://www.frgvet.com/>

Dr. Purna Bikkasani / Dr. Kothra Sekharam
5301 E Diana Street

Phone

352-697-0073

Email

pbikkasani@yahoo.com

Phase I – consists of interior and exterior improvements to an existing building and site.

Phase II – consists of interior and exterior improvements to an adjacent cold-storage building.

Notes of Significance on Project:

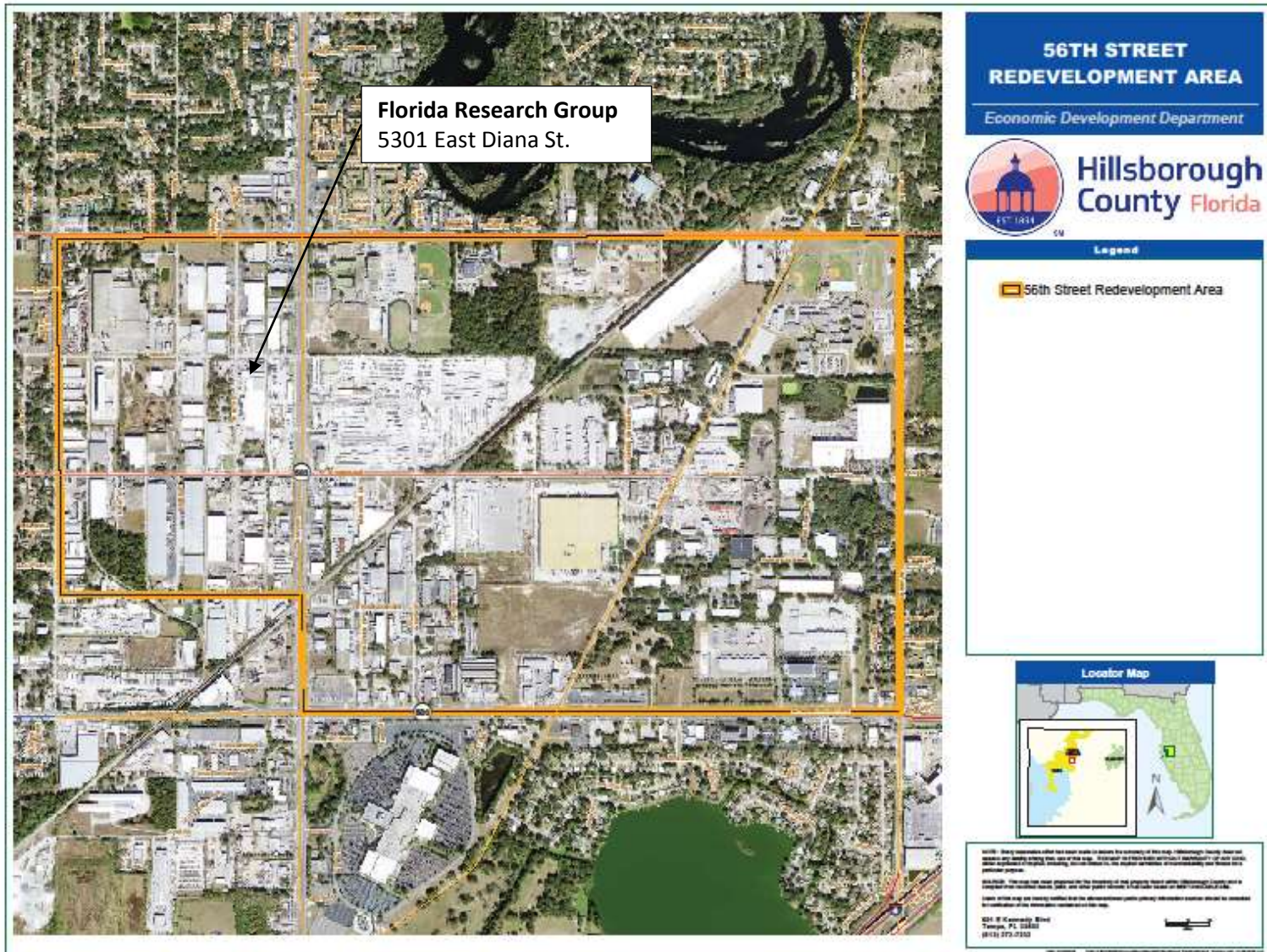
- * Relocated from 8,000 sq. ft. of leased space, to ownership of a 28,000 sq. ft. facility at 5301 E. Diana St.
- * Phase II will include an additional +/-17,600 sq. ft. of climate controlled space
- * Employee numbers will increase from 15 to +/-30 in a few months.
- * FRG's present customers include several in top 10 veterinary companies in the country
- * In addition to capital costs, FRG has invested a considerable amount of money toward the purchase high speed production and packaging equipment for the new facility.

Improvements Include:

- * Electric Power needs to be upgraded to handle new high speed production equipment
- * AC units, and cooling units for cold storage area are very old and need to be upgraded
- * Electrical wiring and lighting needed to be upgraded to high grade laboratory standards
- * Cosmetic improvement to walls, roof, grounds, frontage, parking lot

Benefits to Hillsborough County:

- * Increases Higher-Wage Job Opportunities
- * Promotes and Encourages Private Capital Investment - 5:1 Private/Public Ratio, or higher
- * Increases the Tax Base
- * Removes Blighting Conditions
- * Increases the Growth and Expansion of Small Business



56th Street Redevelopment Area

BEFORE



AFTER



KR Jetview, LLC

5400 Southern Comfort Blvd.

Gerard Keating, CEO / Westshore Logistics
5400 Southern Comfort Boulevard
Phone
630-248-9969
Email
gerard@keatingresources.com

Redevelopment of four vacant concrete industrial buildings totaling approximately 167,000 square feet.

Notes of Significance for Westshore Logistics Center:

- * The property has been vacant for approximately 10 years and is severely distressed.
- * Major demolition and rehabilitation of all 4 buildings built in 1975 to upgrade the buildings per code and market requirements.
- * Redevelopment Incentive: \$ 403,648.00
- * Owner's Grant Matching Funds: \$2,595,833.00
- * Total owner investment: \$8.5M

Improvements Include:

- * Complete demolition of interior construction, asbestos abatement, new roofs including all new metal decking, new LED lights, interior and exterior paint, new doors (overhead, dock & man doors), new store fronts and windows, parking lot repair including seal & stripe, new fire sprinkler system, new perimeter fencing and access gates, new signage and new office build out for each building.

Benefits to Hillsborough County:

- * Increases Higher-Wage Job Opportunities
- * Promotes and Encourages Private Capital Investment - 5:1 Private/Public Ratio, or higher
- * Increases the Tax Base
- * Removes Blighting Conditions
- * Increases the Growth and Expansion of Small Business
- * Promotes Transit and Transit Accommodations

BEFORE



AFTER

