



ANNUAL REPORT



#### Dear EDC Investors,

Without a doubt, 2019 was a banner year for St. Lucie County and your EDC. The City Electric Supply/TAMCO facility is up and running in the Tradition Center for Commerce and OCULUS Surgical will begin development on a neighboring lot in the first quarter 2020. Cleveland Clinic's Lerner Research Institute and Florida International University will be conducting important bio-science research at the former Vaccine Gene and Therapy Institute facility, opening an exciting new chapter for research on the Treasure Coast.

To the north, Derecktor is building America's first shipyard designed specifically for megayacht repair and refit at the Port of Fort Pierce, Pursuit Boats began an expansion that will triple the size of their manufacturing campus, a new 57-foot tall MRO hangar is under construction at the Treasure Coast International Airport, Aviator College and Indian River State College are adding aviation and marine training programs. And, recently, the Fort Pierce City Commission approved the \$85-million Kings Landing multi-use development.

In 2016, the EDC asked the POLICOM Corporation to outline goals for job creation that would have the greatest economic impact for the county. While the goals extend out to 2031, we have made extremely impressive gains in just two short years. The analysis presented to our investors in November shows us outpacing the strongest goal of 228 additional primary jobs, instead adding a whopping 381.

Your EDC staff and board work on all these initiatives and much more. None of this would be possible without the generous investors, sponsors and partners that have contributed so much over the years to fostering economic development in St. Lucie County. I look forward to working with all of you in the year to come.

Rob Lord

## **Economic Development Council of St. Lucie County Executive Committee**



Rob Lord 2019 Chairman, EDC Board of Directors

> Pete Tesch President. EDC

Christopher Fogal Chair-Elect & Treasurer



Richard Houghten, PhD Secretary



Ed Massey, PhD Past-Chairman



Kelly Enriquez



Azlina Siegel



John Tompeck

# **Economic Expansion Strong**

#### Calendar Year 2017

	Industry	Location	Project Scope	Baseline Employment	Projected New Jobs	2019 Total Employment	Facility Square Footage
A&G Concrete Pools	Manufacturing	Port St. Lucie	EXPANSION	60	10	89	19,000
ABC Home Medical Supply Company I	Headquarters	St. Lucie County	NEW	0	35	115	10,000
Builders FirstSource	Manufacturing	St. Lucie County	NEW	0	40	52	45,000
City Electric Supply/TAMCO	Manufacturing	Port St. Lucie	EXPANSION	210	50	211	411,000
Expert Shutter Services	Manufacturing	Port St. Lucie	EXPANSION	31	10	69	24,800
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	273	100	433	106,000
Precast Specialties I	Manufacturing	Fort Pierce	NEW	0	100	203	75 acres
Pursuit Boats	Marine	St. Lucie County	EXPANSION	324	30	404	17,000
Radical Cosmetics	Manufacturing	Fort Pierce	NEW	0	50	78	55,000
Rocla Concrete Tie/Vossloh	Marine	St. Lucie County	NEW	ο	42	46	22,000
				898	467	1,700	709,800

#### Calendar Year 2018

	Industry	Location	Project Scope	Baseline Employment	Projected New Jobs	2019 Total Employment	Facility Square Footage
ABC Home Medical Supply Company II	Headquarters	St. Lucie County	EXPANSION	77	100	115	7,500
American Concrete Industries	Manufacturing	St. Lucie County	EXPANSION	24	15	37	15,000
Concrete Impressions	Manufacturing	Fort Pierce	NEW	0	15	0	18 acres
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	200	150	420	65,000
Hypower	Professional Services	Fort Pierce	NEW	0	50	50	2,000
Lawnwood Regional Medical Center	Life Sciences	Fort Pierce	EXPANSION	1,501	30	1,529	12,000
Martin Health System	Life Sciences	Port St. Lucie	EXPANSION	1,241	150	1,241	45,000
Natalie's Orchid Island Juice Company	Manufacturing	St. Lucie County	EXPANSION	150	50	189	100,000
OCULUS Surgical	Manufacturing	Port St. Lucie	EXPANSION	27	50	46	55,000
Precast Specialties II	Manufacturing	Fort Pierce	EXPANSION	0	25	203*	12,000
PlusOneAir	Aviation	St. Lucie County	NEW	0	20	16	14,600
The Porch Factory	Manufacturing	St. Lucie County	EXPANSION	24	4	31	7,500
				3,244	659	3,887	335,600

\* Total employees for 2019 captured in 2017 graph

# **Strong Economic Expansion Continues**

Hickey & Associates had the privilege of representing City Electric Supply/TAMCO in establishing an economic partnership... that resulted in the major expansion of CES/TAMCO operations to the Tradition Commerce Center. This project was a success in large part due to the strong leadership and support provided by the Economic Development Council of St. Lucie County. Their efforts in establishing a comprehensive working partnership with the City, County, State and Florida Power & Light Economic Development leadership were key in bringing the new CES/TAMCO facility to Port St. Lucie.

-Mark Beattie, Principal, Hickey & Associates, LLC.

	Industry	Location	Project Scope	Baseline Employment	Projected New Jobs	2019 Total Employment	Facility Square Footage
A-1 Roof Trusses	Manufacturing	St Lucie County	EXPANSION	257	28	257	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	0	125	0	150,000
Aerex	Manufacturing	St Lucie County	EXPANSION	25	10	25	10,000
Amazon	Distribution	St Lucie County	NEW	0	500	1,243	60,000
Aquaco Farms	Aquaculture	St Lucie County	NEW	0	6	8	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	0	50	0	60,000
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	0	150	420	55,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	44	31	44	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	0	25	13	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	0	15	16	25,000
Pursuit Boats	Marine	St Lucie County	EXPANSION	404	200	404	236,000
ROSS Mixing	Manufacturing	Port St. Lucie	EXPANSION	40	16	40	55,000
Vaxine	Life Sciences	Port St. Lucie	NEW	0	50	0	40,000
				770	1,206	2,470	802,000





**A-1 Roof Trusses** is one of the longest operating truss manufacturers in the state, owned for over 40 years by one of the original company founders. In 2016, the company expanded their corporate offices and engineering department at their existing 100,000-sq.ft. campus in Fort Pierce. In 2019, A-1 began planning for a second expansion of its manufacturing and distribution footprint with a 60,000-sq.ft. expansion of its production, distribution and warehouse space, the creation of 28 new jobs and incumbent worker advancement as new employees and machinery are onboarded.



**ACCEL International** is a manufacturer of high-performance conductors servicing the aerospace, medical, industrial and computer marketplace with silver-plated, nickel-plated and tinplated copper products. The company, privately owned and headquartered in Connecticut, was seeking a location to expand their southeast operations and selected a site in the Tradition Center for Commerce. The company is planning a 150,000-sq.ft. manufacturing and distribution facility and the creation of 125 new jobs.



**Aerex Global Water Solutions** has been serving the water and wastewater industry for over two decades through innovation and expertise at their single source production facility located in Fort Pierce. The company's existing manufacturing and assembly facility is comprised of over 30,000 sq.ft. of production and warehouse space and employs 28. Aerex will be expanding its production operations with 13,000 sq.ft. of new facility space and the creation of approximately 10 new jobs.



**Aquaco Farms** is a new aquaculture facility that will be producing Florida-farmed pompano. The company established their headquarters and production operations at an existing site, where they refurbished over 20,000 sq.ft. of space for the only inland recirculating aquaculture facility in the U.S. Aquaco is capable of growing 10,000 lbs. of pompano, a species that is both local to and popular in Florida. Capital investment was over \$2.5 million and has created six jobs to date.



**Cleveland Clinic** 

Lerner Research Institute

**Amazon** established its first delivery center in the Treasure Coast region earlier this year in Fort Pierce, serving as last-mile delivery to local customers. Amazon is currently leasing a 60,000-sq.ft. warehouse and distribution facility and employs over 500 full-time and part-time team members. In addition to the fulfillment center operations, the Amazon project created seven small, privately owned businesses within the Delivery Service Partner program which serves Amazon's package delivery business needs employing over 500 full-time and part-time drivers.

**Cleveland Clinic Lerner Research Institute** is a 98-year-old healthcare institution ranked as a top healthcare provider in the world. The Lerner Research Institute selected Port St. Lucie to make its first ever foray in research outside of its home base of Cleveland. The institute acquired the city-owed 100,000-plus-sq.ft., state-of-the-art research facility formerly occupied by the Vaccine and Gene Therapy Institute. The facility will be used to create a discovery and translational immunotherapy research institute designed to advance patient care and improve health outcomes. The Institute is currently working on collaborative partnerships with Vaxine Inc. and Florida International University in biomedical research, developing therapies in the areas of cancer, neuroscience, infectious disease and allergies. Capital investment is anticipated at \$50 million with the creation of 50 new jobs.

**Convey Health Solutions** is a leading provider of healthcare technology and services for government-sponsored markets. Due in part to the company's expansion and growth strategy, Convey relocated operations from north county to an existing 60,000-sq.ft. facility in Port St. Lucie to house an anticipated 400 employees. Convey identified a strong employee public transit ridership and recognized the opportunity to use access to the Treasure Coast Connector as a recruitment tool for employment growth. The EDC and St. Lucie County Transit worked with the company to establish a bus stop by its new location. As of December 2019, the company had ramped up to 420 employees.



**S**convey<sup>™</sup>

**Dirty Deeds Cleaning Services** is a construction and residential service provider. In true entrepreneurship, the company's principal, a St. Lucie County native, started a cleaning business at age 14. After obtaining her business degree, she continued to pursue her passion as an entrepreneur in establishing Dirty Deeds in 1999 and has grown the company to one of St. Lucie County's most respected cleaning service providers. Earlier this year, the company acquired a 6,000-sq.ft. facility on four acres to house service vehicles and over 40 service team members.



**Drexel Metals** is a manufacturer of quality engineered metal roofing systems, equipment and custom fabrication services serving the institutional, commercial and residential sectors since 1985. The business operates as a unit of Carlisle Construction Materials, a manufacturer of a complete range of roofing and waterproofing products under Carlisle Companies, a diversified global portfolio of businesses with over \$8 billion in annual sales. Drexel established operations in St. Lucie County in 2019 after the acquisition of a local company. Drexel has leased a 25,000-sq.ft. production facility in St. Lucie West and will create 15 new jobs.



**PlusOneAir** established operations in 2018 at the Treasure Coast International Airport with the acquisition of two 14,000-sq.ft. aviation hangars for private jet charter service, including concierge and airport transport, and five-star catering for transatlantic flights. With strong growth and expansion plans, PlusOneAir purchased adjacent land to construct two new 14,000-sq.ft. hangars; the first new hangar construction at the airport since 2006. Construction is slated to begin in 2020 with a capital investment of over \$20 million and the creation of 25 new jobs.



**Pursuit Boats** established its first Florida facility in Fort Pierce in 1983 with construction of a 75,000-sq.ft. facility, beginning the growth of the Pursuit brand. Over the past 35 years, the company has undertaken multiple expansions, now comprising over 213,000 sq.ft. of headquarters and manufacturing operations, employing 404 (90% are St. Lucie County residents). In 2018, Pursuit was acquired by Malibu Boats for \$100 million and a major expansion was planned to meet demands for the company's core boat categories. Pursuit acquired 72 acres of neighboring property and has begun construction on the first phase of a 239,715-sq.ft. expansion of new production space. The plans include the preservation and management of 41+ acres of scrub jay habitat in coordination with St. Lucie County's Environmental Resources Department. The company anticipates creating over 200 new jobs with a projected capital investment of \$20 million.



**ROSS Mixing** is a premier manufacturer of mixers and blenders for the food, chemical, coating, pharmaceutical, cosmetic, adhesive and plastic industries. Since its inception in Port St. Lucie in 1988, the company has expanded five times and now encompasses over 45,000 sq.ft., employing 40. In 2019, ROSS Mixing began planning its sixth expansion, which will include over 55,000-sq.ft. of new office and production space for continued growth of the company product lines. The new expansion is anticipated to begin in 2020.



**Vaxine Inc.** is an Australian-based global vaccine company, developing and advancing immunotherapies for the treatment and prevention of infectious disease, cancer and allergies. The company will establish the Vaxine U.S. headquarters in the Cleveland Clinic Florida Research and Innovation Center, newly acquired by Cleveland Clinic Lerner Research Institute. Vaxine will continue to focus on advanced clinical and preclinical programs with a particular focus on cancer and allergy pipeline products and vaccine technology innovations, while establishing additional biotech partnerships in the U.S. and internationally. The capital investment is anticipated at \$15 million with the creation of 50 new jobs.

St. Lucie County has been a pleasure to work with – from the Commissioners, who have shown great interest in and support of our plans to invest, to the staff members who have been very helpful in guiding us through the planning and permitting process. It is a real pleasure when the Commissioners talk of welcoming new business and job creation and then are backed up by the actions of the whole organization. We are grateful to everyone we have worked with at the County, but, more importantly, we are grateful to the EDC which has shepherded us through the process, introducing us to the key decisionmakers every step of the way.

- Kevin Kryzda, President, Sharfi Holdings and PlusOneAir





Continuing its mission to ensure that the Treasure Coast is able to offer new and existing employers a high-quality skilled workforce, the EDC works closely with partners CareerSource Research Coast, Indian River State College, Keiser University, St. Lucie Public Schools and many others to address skills gaps. The primary focus is in the healthcare, manufacturing and skilled trades sectors although some programs include additional occupations as well.

### Skills Gap Study Update



The EDC led in-depth employment skills gap studies for the Treasure Coast in 2017 and again in 2019. The first study developed definitive information on the issues local companies were having in recruiting qualified staff to fill positions in key industries and provided a springboard for addressing ways to close the gaps. The 2019 Skills Gap Study 2.0 included an online survey, focus groups for healthcare, skilled trades, apprentices, logistics and manufacturing (including aviation and marine), and individual interviews. Study data indicates that Treasure Coast businesses plan to hire 1,754 positions in these industries over the next two years. Study recommendations underscored the need for

school-to-workforce programs, navigating talent to high demand careers – starting as early as middle school, expanding local training programs and instructional staff, and increasing apprenticeships. As with the 2017 study, the EDC and our partners will use the study and its recommendations to develop talent development initiatives in the coming years.

### > Lincoln Park Career Pathways Initiative

In 2018, the Allegany Franciscan Ministries Common Good Initiative provided a grant of \$411,000 to provide industry certification training to 176 Lincoln Park residents in three disciplines – manufacturing, healthcare and distribution/ warehouse. The first year cohorts graduated 57 in 2019. Additional support for Lincoln Park included a job fair with 13 employers in attendance, most from the manufacturing and distribution/warehouse sectors.



Lincoln Park - job fair

#### Boot Camps and Counselor Tours Continue



Boot Camp

A one-week Ready to Work Boot Camp was held in June. Twentythree graduating high school seniors participated in two industry exploration tracks - manufacturing/ warehouse/distribution and skilled trades. Industry partners included Pursuit Boats, St. Lucie Battery & Tire, Walmart Distribution Center, Phoenix Metal Products, PGA Golf Club, Maverick Boat Group, Southern

Eagle Distributing, Expert Shutter Services, A-1 Roof Trusses, Coca-Cola Distributing, The Porch Factory, Habitat for Humanity, Elite Electric, AApex Electric, A/C Care Heat and Air, NisAir Air Conditioning, O'Donnell Windows, Stryker Electric, Aqua Dimensions Plumbing, Homes by Auburton and K.G. Concrete. Fifteen companies participated in a "signing day" on the final day of the program with 69% of the participants receiving job offers.



Counselor tour

visiting 10 local employers. The counselors identify students for candidacy in workforce readiness programs and coordinate employer on-site school visits and informational sessions about the boot camp program.

Thank you for helping my son participate in the Ready to Work Boot Camp. I saw a huge difference in one week with him gaining confidence and pride in himself, and his excitement in sharing his activities of the day with me. I have tears of happiness as this has really helped him and me. This program is amazing and will help many young adults.

High school

counselor

tours were held in the

spring with

more than

counselors

50 educators

fall and

and

# **GROUNDBREAKINGS**

## **Florida Job Growth Grant Fund Award Updates**

In 2019, the City of Fort Pierce and Fort Pierce Utilities Authority were awarded \$1.9 million to provide wastewater infrastructure to 37 industrial parcels. These parcels include 22 existing businesses currently being served by aging septic tanks and 13 greenfield parcels available for industrial development once the new wastewater infrastructure is constructed. The project is in final stages of design and the infrastructure improvements are expected to be completed by 2021.

In 2017, the City of Port St. Lucie was awarded \$3 million toward the construction of a half-mile road, to open access to 100 acres of land for industrial development. The road was completed in 2019 and, in November, TAMCO Group, the first business to establish operations on this newly accessible land, opened their doors with a 411,000-square-foot manufacturing, office and distribution facility on 38 acres.



### **Workforce Training Grants**

The EDC assists St. Lucie County employers applying for workforce training grants from the State of Florida. Islamorada Beverage Company received a \$4,973 Incumbent Worker Training Grant for sales and quality training and certifications while Silver-Line Plastics received a \$2,700 grant for leadership training.

#### Groundbreakings





Aquaco Farms announced a \$2.5 million capital investment to repurpose a 20,000-square-foot existing facility, generating five new jobs.

**OCULUS Surgical Inc.** acquired 10 acres in the Tradition Center for Commerce. The company's \$7 million capital investment and construction of a new 55,000-square-foot, state-of-the-art headquarters-manufacturingdistribution facility will create 50 new jobs and retain 27 existing jobs.

**Pursuit Boats** acquired 72 acres in Fort Pierce adjacent to their existing 220,000-square-foot campus for the construction of new facilities. The first phase consists of 236,000 square feet of construction and a \$20 million capital investment. Two additional phases of construction will add an additional 300,000 square feet. This investment adds 200 new jobs and retains 404 existing jobs.

## **Economic Impact Studies**

Two studies measuring the impact of the EDC's economic development activities were completed this year.

The Economic Impact Analysis Return on Investment 2018-2019 report by National Community Development Services noted that the 25 projects the EDC worked on during this period retained/created **3,033 jobs**. Multiplied throughout the area economy, using the IMPLAN® model, these projects in turn created **5,200 jobs**. The return on investment was **\$121.50 for each dollar invested**, returning \$30.79 in tax revenue to local municipalities and taxing districts.

Impact Measure	Total Impact		
Jobs	5,200		
Income	\$225,264,578		
Value Added	\$346,482,597		
Output	\$885,374,603		
Disposable Income	\$184,198,845		
Consumer Spending	\$176,646,693		
Savings Deposit Potential	\$14,091,212		
St. Lucie County Tax Revenue	\$6,485,457		
St. Lucie County - Municipalities Tax Revenue	\$6,028,583		
St. Lucie County - Special Taxing Districts Tax Revenue	\$9,190,566		
Private Sector Return on Investment	\$121.52 profits for \$1.00 invested		
Public Sector Return on Investment	\$30.79 in taxes for \$1.00 invested		

Source: NCDS, ESC I/O model for St. Lucie County, Florida.

Similarly, the POLICOM Corporation *Economic Development Performance Evaluation 2018* updated the 2016 Economic Development Goal Study which projects the condition of the county economy to 2031. The study measures primary jobs with employers that bring dollars into the county economy from outside, thus generating new revenue rather than simply recycling existing dollars. In 2018, this study showed an increase of **381 primary jobs**, outstripping the strongest goal of 228 by 167% and creating an economic impact of \$3.17 million in worker earnings.

## **Business Attraction**

EDC staff told the county's story at home and away throughout the year, including Florida's Research Coast Economic Development Coalition Site Consultant Mission, Chicago; International Council of Shopping Centers Conference and Deal Making, Orlando; International Council of Shopping Centers Idea Exchange, Weston; MRO Americas Aviation Week - Enterprise Florida Pavilion, Atlanta; Women in Economic Development Site Consultant Event, Chicago; NAIOP I.CON '19 Industrial Conference, New Jersey; Ryan, LLC Community Asset Tour; Team Florida Site Consultant Mission – New York; Treasure Coast International Airport advertorial - *FloridaTrend* magazine; Building Business in St. Lucie County Video campaign – Enterprise Florida Linkedin; and the South Florida Realtor Roadshow.



# **Local Ventures**

The EDC and community partners rolled out the **Small Business Assistance Program** in November. The program provides resources and services for every business in the community, including site selection, zoning and use expertise, demographic and market research data, building the talent pipeline and more.

By popular demand, nationally renowned speaker, author and trainer Phillip Van Hooser returned to the Treasure Coast. The EDC sponsored **Earning the Right to be Heard: Mastering 21st Century Communications Skills.** The lively deep-dive on leadership, conflict resolution and talent was held at the Keiser University campus in January.

The EDC's **EXCEL program** blossomed during 2019, attracting current and aspiring C-level young professionals seeking to enhance their career path, gain meaningful business connections, leadership training and talent development opportunities. Leadership roles and program development were established at the EXCEL strategic planning session; events will include CEO interviews, board of director roundtable discussions, business tours, leadership panels, and an executive training/certification program.





Now in its third year, the **Treasure Coast Manufacturers Association**'s membership roster exceeds 60 local companies. Staffed by the EDC, the organization continues to focus on improving the talent pipeline for area manufacturers, offering career options for non-college-bound students, as well as public policy advocacy on areas of concern pertaining to the industry.

# EDC 2019 and 2020 Finances

As a result of focused leadership, public and private sector investment, the financial position of the EDC continues to be on solid footing.



# LEADERSHIP . INSPIRATION . PARTNERSHIP

#### **Pete Hegener Leadership Award**

The prestigious Pete Hegener Leadership Award was presented to Tammy Roncaglione at the 7th Annual EDC Leadership Dinner held at the Harbour Ridge Yacht & Country Club in May. The award is presented annually to a dedicated business leader who has made significant contributions to St. Lucie County's economy and quality of life. Among other things, the nominations cited Roncaglione's significant leadership in promoting and advocating for manufacturing, including spearheading the formation of the Treasure Coast Manufacturers Association (TCMA) in 2016. The TCMA created a forum for local manufacturers, identified their challenges and opportunities, and created outreach and awareness events. Many thanks to our title sponsor Florida Power & Light Company and to all the event sponsors that made the Leadership Dinner possible.



Pete Tesch, Denise Hegener, Anthony Westbury, Tammy Roncaglione, Ed Massey



Nominee Joey Miller (center) with Mickey and Evan Miller



Nominee Amy Brunjes (center left) with Bob Brunjes, Jennifer Nunes and Christine Stonecipher



Leslie Haviland, Leslie Kristof, Helen Henderson, Linda Fitzpatrick, Kelly Nicol

#### **Leaders on the Links**

Leaders on the Links was held on November 21 and 22 at the PGA Golf Club. Many thanks to all our sponsors and guests for making this party and tournament the highlight of our year. Special thanks to Southern Eagle Distributing and Corona Premier, our title sponsors. Twenty-five percent of the proceeds from Leaders on the Links will go to the Peter W. Busch Family Foundation to help fund scholarships for local students in manufacturing, healthcare and skilled trades programs.



Rob Lord, Pete Tesch, Julia Busch & Travis Leonard at the Beneath the Lights party



The OCULUS Surgical team at Leaders on the Links: Emily Linsley, Kevin Narewski, W<u>ill O'Brien</u>



*Robert Figueroa and Teej Cummings at Beneath the Lights party* 



Golf Tournament 1st Place Team, Treasure Coast Sports Commission: Hyman Rains, Ryan Brown, Glenn Rains, Ryan Strickland

SAVE T H E Date

8<sup>th</sup> Annual Leadership Dinner - May 14, 2020 Harbour Ridge Yacht & Country Club

#### **Contact the EDC**

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