

Entity Information

Proposal ID: INF-05726

Owner

Record Type	Proposal Status	Contact
Public Infrastructure	In Review	Frank Calascione (/...

Name of Entity

Citrus County BOCC

Contact

Frank Calascione

Secondary Contact Name

Gina Eason

Second Contact Title

Growth Management Coordinator

Second Contact Phone

(352) 527-5200 (tel:3525275200)

Azure Folder Name

County

Citrus

RAO

No

Permits Secured

No

Program Requirements

Detailed Description

The project will consist of building a 24,000 square foot commercial aviation hangar at the Citrus County owned Inverness Airport.

Location

Citrus County Owned-Inverness Airport, 4250 S Airport Road, Inverness, FL 34450

Public Owned

Yes

Option to Purchase

Property Owner

Citrus County Board of County Commissioners

Future Land & Zoning

The future land use and zoning designation on the site of the project is Transportation-Communications- Utilities and conforms to the uses of the project.

Program Specifics

Project Ready to Commence

Yes

Project Not Ready To Commence Details

Proposed start Date

12/30/2023

Proposed duration

365

Project Local Match

Yes

Project Local Match Details

Citrus County has shown commitment to this project by passing Resolution 2023-046 on June 6, 2023, which committed \$300,000 of local economic development funds to the design and permitting of the 24,000 square foot commercial hangar.

Program Budget

Requested Total

\$4,500,000.00

Source - City / County

\$300,000.00

Source - Private

\$0.00

Source - Other

\$0.00

Source - Other Details

0

Source - Total

\$300,000

Detailed Budget Narrative

Resolution 2023-046 passed on June 6, 2023, committed \$300,000 of local economic development funds to the design and permitting of the 24,000 square foot commercial hangar. Upon award of the grant from the FL Department of Commerce/DEO, the funds will be contracted to the design firm, construction plan concepts and estimates have been already been obtained and will be finalized and contracted for construction.

Approvals and Authority

Authorized signatory on Board's behalf

NA

Approvals Needed

Proposal Status

In Review

Stage

Proposed

Public Use or Benefit Public

Yes

Single Entity

No

Description of Econ Benefits

The new commercial aviation hangar will be used to expand the commercial capacity of the Citrus County owned Inverness Airport. Activities including aviation maintenance, aviation storage, aviation mechanic training, flight training, aircraft assembly, aircraft sales, and aircraft repair can take place in the new hangar. These activities are expected to create 170 jobs according to Lightcast Labor Market Analytics and the International Civil Aviation Organization's guidelines. Furthermore, many of these jobs will be in high skill high wage occupations in NAICS Codes 488190 Aircraft Maintenance and Repair, 611512 Flight Training Schools, 115112 Aerial Crop Dusting, 441228 Aircraft Dealers, and others. A 2023 Lightcast Labor Market Analytics economic impact study of industrial infrastructure estimated an increase in local GDP of over \$30M through the addition of this hangar. Active business recruitments are in progress and include two commercial helicopter aviation operators and an avionics repair company.

Permits Needed

A Citrus County building permit will be required. Citrus County will submit the Federal Aviation Administration Notice of Proposed Construction or Alteration Form 7460-1 for the federally required airspace analysis as well.

Permits Details

Local permits will be prioritized by Citrus County which is the local permitting jurisdiction and grant applicant. Submission of local permits will take place at 90% completion of the project design. The Federal Aviation Administration Form 7460-1 will be submitted a minimum of 3-months prior to the commencement of construction.

Amendment Needed

No

Amendment Needed Details

Cost - Construction

\$4,500,000.00

Cost - Reconstruction

\$0.00

Cost - Design and Engineering

\$300,000.00

Cost - Land Acquisition

\$0.00

Cost - Land Improvement

\$0.00

Cost - Other

\$0.00

Cost - Other Details

0

Cost - Total

\$4,800,000

Attestation Name of Entity

Citrus County Board of County Commissioners

Attestation Name and Title of Auth Rep

Steve L. Howard, County Administrator

Attestation Representative Signature

If awarded the grant the acceptance action will be placed on the agenda of the Citrus County Board of County Commissioners for approval. The BOCC meets the second and fourth Tuesday of each month. Citrus County BOCC Resolution 2023-045 approved on 6/6/2023 authorized County staff to submit the grant application.

INF-05726

Record Type

Public Infrastructure

Proposal Status

In Review

Contact

Frank Calascione (/...

Steve L. Howard

Attestation Signature Date

6/27/2023

Meeting Notice Days

Yes, 30-45 days' notice.

Authority Proof

Award Year Information

FY22

FY23

FY24

Created By

Frank Calascione 6/27/2023 2:34 PM

Record Type

Public Infrastructure

FY25

FY26

Last Modified By

Mike Mueller



**OFFICE OF THE COUNTY ADMINISTRATOR
Citrus County Board of County Commissioners
Economic Development Department**

**3600 W. Sovereign Path, Lecanto, FL 34461
Phone: (352) 527-5487 Fax: (352) 527-5204**

"We will be a user-friendly and common-sense organization dedicated to responsive citizen services."

June 27, 2023

Alex Kelly, Secretary of Commerce
Florida Department of Economic Opportunity
107 East Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

Citrus County Board of County Commissioners' request for a Florida Department of Economic Opportunity Job Growth Grant Fund for Infrastructure award of \$4,500,000 to fund the construction of a 24,000 square foot commercial aviation hangar at Inverness Airport is just one piece of extensive economic development efforts underway at the airport.

Citrus County currently has three private aviation businesses on a waiting list for commercial aviation hangars. The construction of this large hangar could accommodate those businesses and according to Lightcast Analytics would increase annual local GDP by \$30,000,000 and create 170 new jobs.

Citrus County has shown commitment to this project by passing Resolution 2023-046 on June 6, 2023, which committed \$300,000 of local economic development funds to the design and permitting of the 24,000 square foot commercial hangar.

Additional investments at Inverness Airport are in progress and proposed. They include the development of the 80-acre Inverness Airport Business Park, taxiway extensions, and a new Inverness Airport Fire Station.

These combined improvements are expected to create over 700 jobs and increase annual local GDP by \$200,000,000.

I appreciate your consideration of the grant request. If you would like to visit the airport site for a tour, it would be our pleasure to host you in Citrus County.



CITRUS COUNTY ECONOMIC DEVELOPMENT

Florida Department of Commerce JGGF Timeline for Commercial Aviation Hangar Construction



Notification of
grant award



Agreement and scope of
services for design to BOCC
for approval (4-6 weeks)



Design and
permitting
(6 months)



Construction bid
open (30-days)



Top construction bid
to BOCC for approval
(4-6 weeks)



Construction phase
(12 months)



Total Project Timeline of (22-24 Months)

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Calascione', with a stylized flourish at the end.

Frank Calascione, CEcD
Economic Development Director
Citrus County Board of County Commissioners

Inverness Airport FY 2023 – 2027 CIP Projects

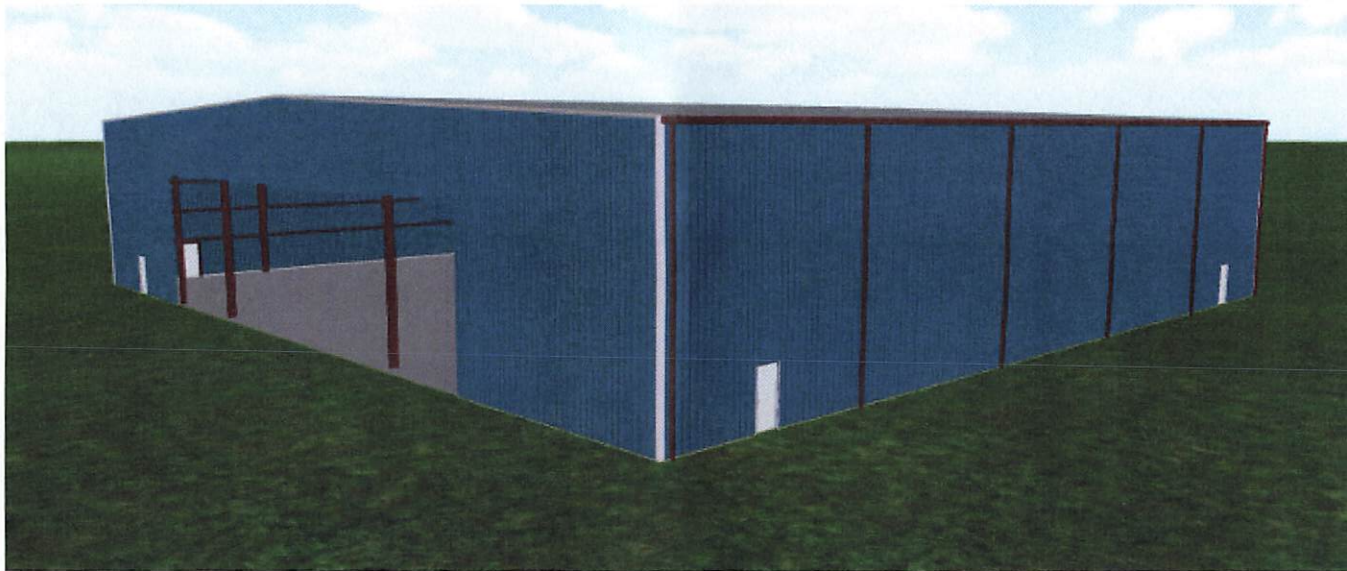


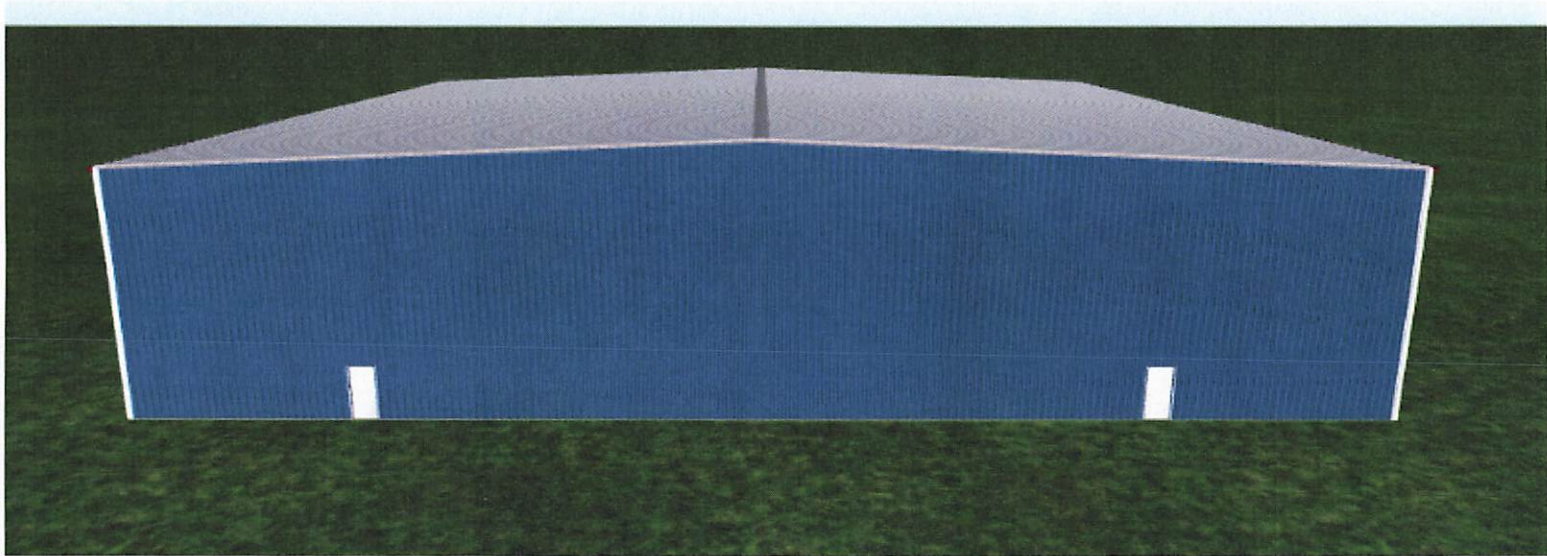
Legend
— Inverness Airport Boundary

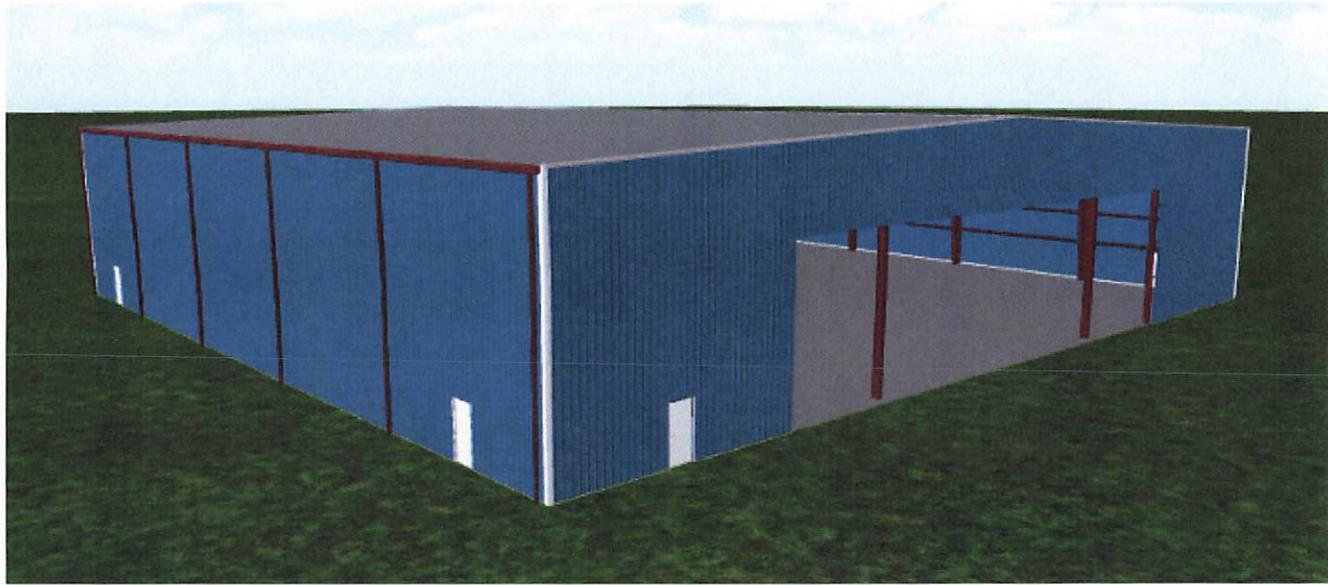
Inverness Airport
 Capital Improvements

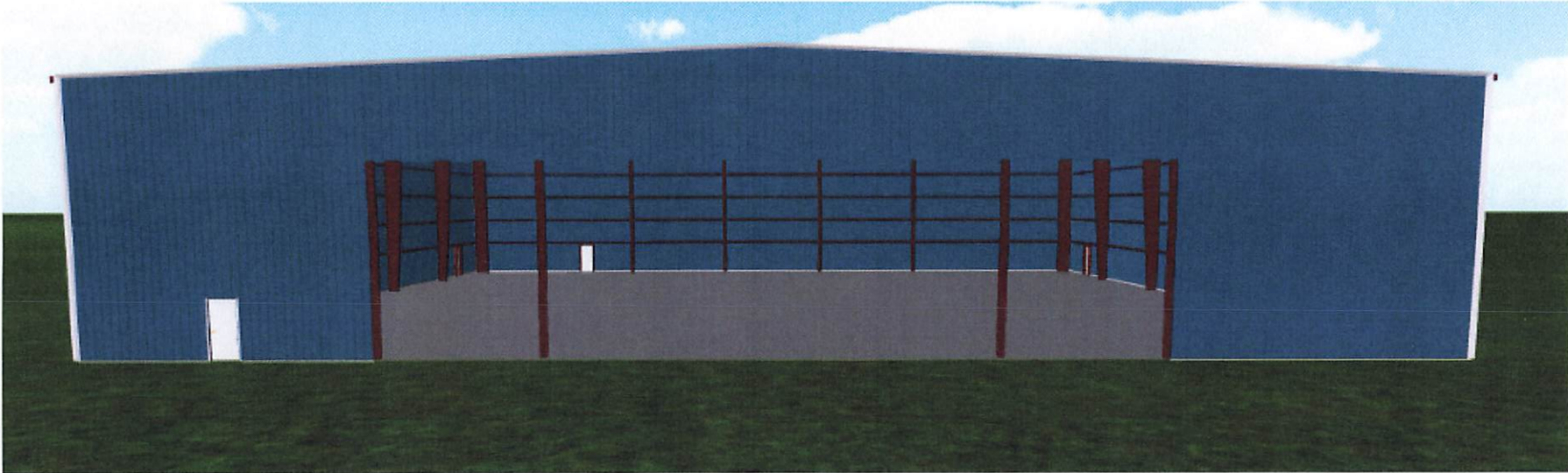
Geographic Information Systems
 Prepared By: Steven O'Connell
 Date: May 5, 2022
 Source: Esri/Aerial Imagery
 Map Number: S0001224

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 Director









PROJECT NUMBER: S1J-23122
 PROJECT NAME: Inverness Airport Hangar
 PROJECT LOCATION: Inverness, FL COUNTY: Citrus
 CUSTOMER: Reel Steel Construction Saint Cloud, FL



PROJECT LOADS

DESIGN CODE: FBC 2020 BUILDING END USE: 3C
 ROOF LIVE LOAD: 20 PSF MBMA OCC. CLASS: II - Standard Buildings
 GROUND SNOW LOAD: 0 PSF SNOW EXP. FACTOR, Ce: 1
 SNOW IMPORTANCE FACTOR, Is: 1
 WIND: 141 WIND IMPORTANCE FACTOR, Iw: _____
 EXPOSURE: B WITHIN HURRICANE COASTLINE YES NO
 UL 90 YES NO RAIN INTENSITY (in/hr) N/A

GENERAL NOTES

1. MATERIALS	ASTM DESCRIPTION	MATERIALS	ASTM DESCRIPTION
STRUCTURAL STEEL PLATE	A529 / A572 / A1011	ROOF AND WALL SHEETING	A653 / A792
HOT ROLLED MILL SHAPES	A36 / A529 / A572 / A500	BOLTS	A307 / A325 / A490
HSS ROUND	A500	CABLE	A475
HSS RECTANGULAR	A500	RODS	A529 / A572
COLD FORM SHAPES	A653 / A1011		

2. **STRUCTURAL PRIMER NOTES:**
 SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. **BUILDING ERECTION NOTES:**
 THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR. THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (PURLINS, GIRTS AND/OR JOIST) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST /SAFETY TIE OFF.\P

4. **A325 & A490 BOLT TIGHTENING REQUIREMENTS:**
 IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES SEE THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CAN/CSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION.
 THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRETENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:
 A) ALL A490 BOLTS SHALL BE "FULLY-PRETENSIONED".
 B) ALL A325 BOLTS IN PRIMARY FRAMING (RIGID FRAMES AND BRACING) MAY BE "SNUG-TIGHT", EXCEPT AS FOLLOWS: "FULLY-PRETENSION" A325 BOLTS IF:
 a) BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
 b) BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER-OF-RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
 c) THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR IBC-BASED CODES, "HIGH SEISMIC AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF "D", "E", OR "F". SEE THE "BUILDING LOADS" SECTION OF THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
 d) ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-SC". "SLIP-CRITICAL (SC)" CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.
 C) IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACES.
 SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

5. **GENERAL DESIGN NOTES:**
 1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CAN/CSA S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
 2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
 3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISI 100 OR THE CAN/CSA S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
 4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
 5) THIS MANUFACTURING FACILITY IS IAS AC-472 ACCREDITED AND CAN/CSA A660 AND W47.1 CERTIFIED (IF APPLICABLE) FOR THE DESIGN AND MANUFACTURING OF METAL BUILDING SYSTEMS.
 6) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.758 OF OSHA SAFETY STANDARDS FOR STEEL ERECTION, DATED JANUARY 18, 2001.

6. **GLOSSARY OF ABBREVIATIONS:**

A.B. = ANCHOR BOLTS	Max = MAXIMUM	Req?d = REQUIRED
BS = BOTH SIDES	M.B. = MACHINE BOLTS	Rev. = REVISION
B.U. = BUILT-UP	MBS = METAL BUILDING SUPPLIER	SIM = SIMILAR
Dia = DIAMETER	Min = MINIMUM	SL = STEEL LINE
Flg = FLANGE	N/A = NOT APPLICABLE	SLV = SHORT LEG VERTICAL
F.S = FAR SIDE	NIC = NOT IN CONTRACT	TBD = TO BE DETERMINED
Ga. = GAUGE	N.S. = NEAR SIDE	Typ = TYPICAL
H.S.B. = HIGH STRENGTH BOLTS	O.A.L. = OVERALL LENGTH	U.N.O. = UNLESS NOTED OTHERWISE
Ht. = HEIGHT	O.C. = ON CENTER	
LLV = LONG LEG VERTICAL	BS = BOTH SIDES	

?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON FOR CONSTRUCTION DRAWINGS

SEISMIC INFORMATION Ss:0.063, S1:0.034
 Design Sds/Sd1: _____ Site Class: D
 Seismic Imp. Factor Ie: 1 Seismic Design Category: _____
Analysis Procedure: Equivalent Lateral Force Method
Basic SFRS:

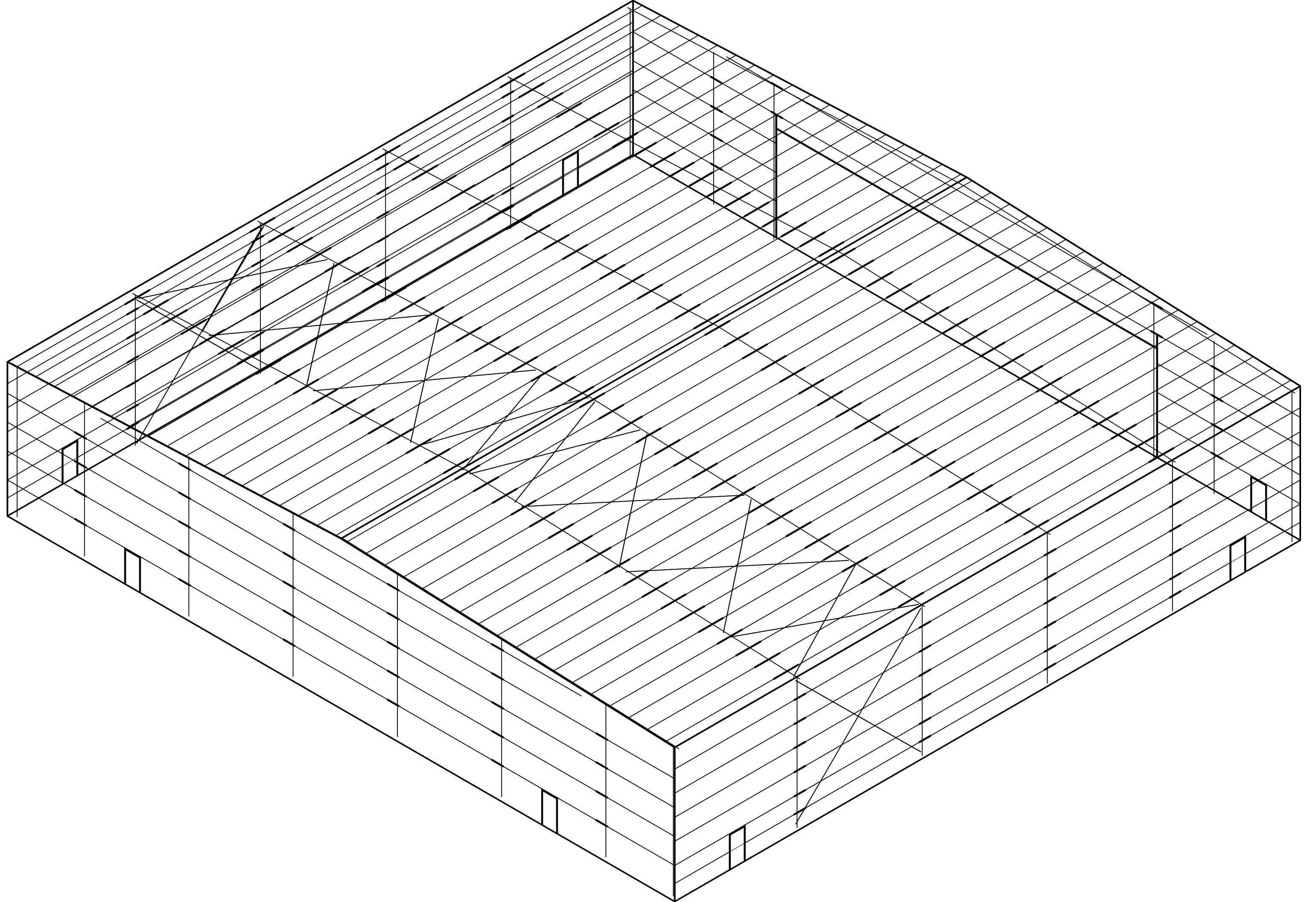
NOTES:
 1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 200 POUNDS, OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.
 2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

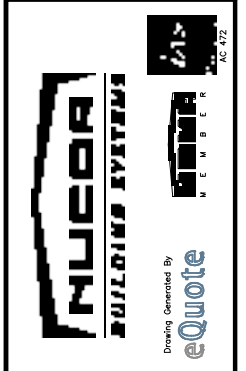
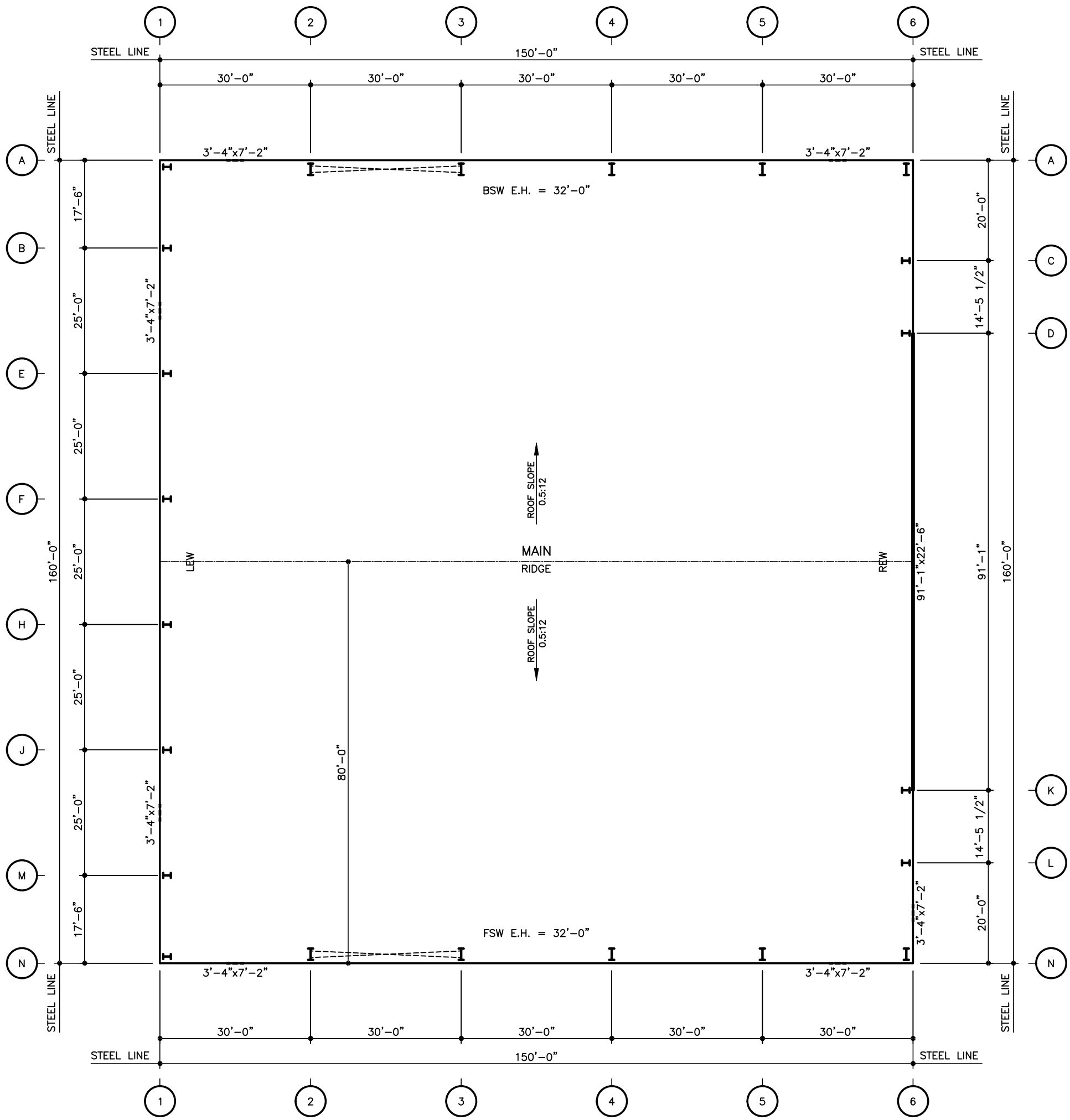
	BUILDING
	Main
ROOF DEAD (PSF):	2.9
PRI. COL. (PSF):	5
SEC. COL. (PSF):	5
SNOW Ct:	1.2
SNOW Cs:	
ROOF SNOW (PSF):	0
WIND ENCLOSURE:	Enclosed
GCpi:	
SEISMIC R:	
SEISMIC Cs:	
BASE SHEAR (KIPS):	



PROJECT NAME:
INVERNESS AIRPORT HANGAR
 INVERNESS, FL
 CUSTOMER NAME:
REEL STEEL CONSTRUCTION
 SAINT CLOUD, FL

DO NOT USE FOR FINAL CONSTRUCTION
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PRELIMINARY COVERSHEET DRAWING
 SHEET NUMBER:
 C1
 QUOTE NUMBER:
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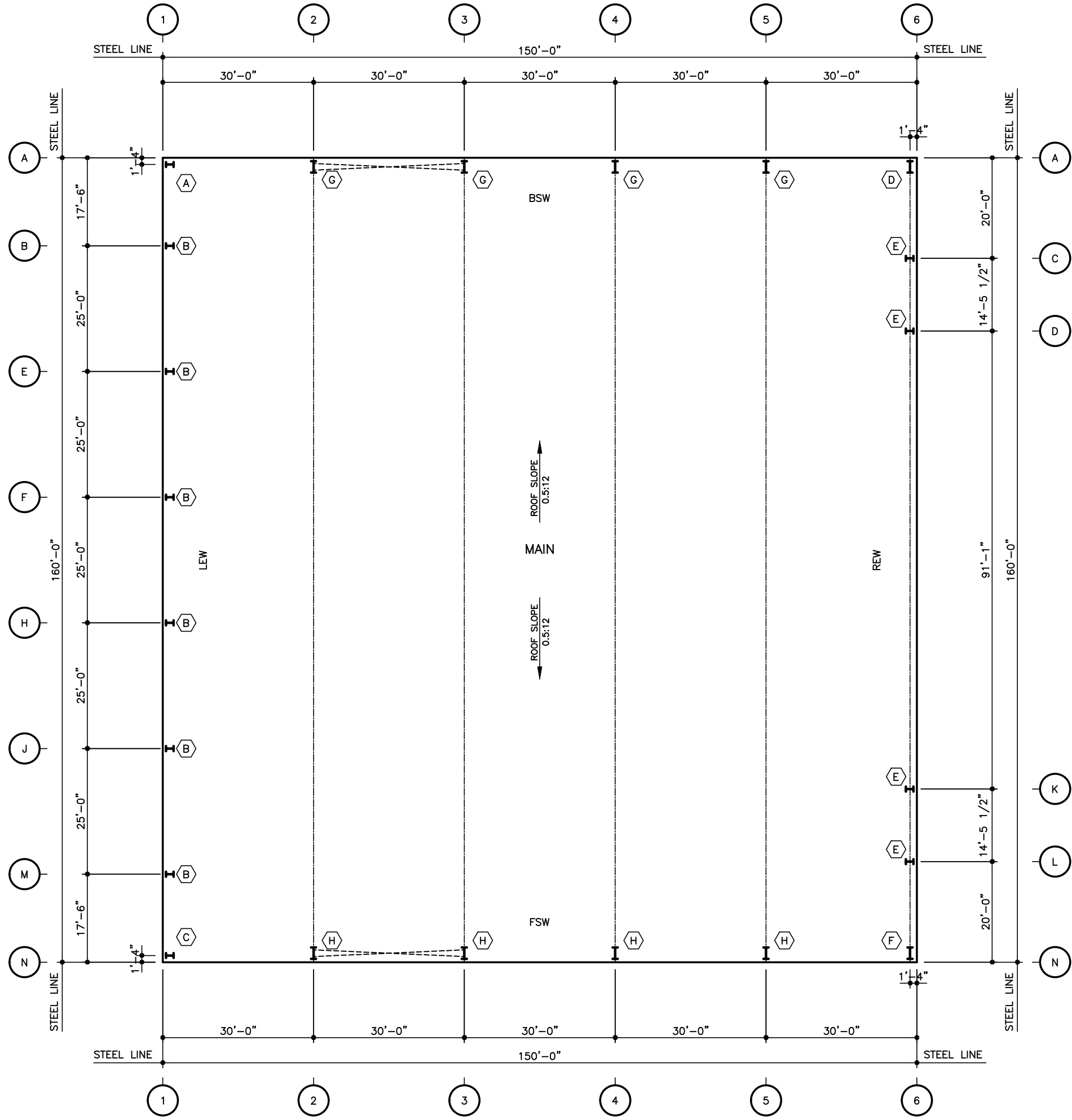
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INVERNESS AIRPORT HANGAR
INVERNESS, FL

CUSTOMER NAME:
REEL STEEL CONSTRUCTION
SAINT CLOUD, FL

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
PRELIMINARY FLOOR PLAN
DATE: 4/25/2023 8:10 PM

SHEET NUMBER:
FP1
QUOTE NUMBER:
S1J-23122



Finish floor elevation assumed to be 100'-0" unless noted otherwise.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 4/25/2023 8:10 PM

PRELIMINARY ANCHOR BOLT PLAN

SHEET NUMBER: QUOTE NUMBER:

AB1

S1J-23122

PROJECT NAME:

INVERNESS AIRPORT HANGAR

INVERNESS, FL

CUSTOMER NAME:

REEL STEEL CONSTRUCTION

SAINT CLOUD, FL



Drawing Generated By eQuote



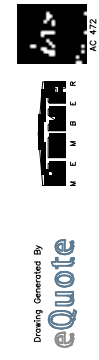
AC-672

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.
2. NUCOR BUILDING SYSTEMS IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY NUCOR BUILDING SYSTEMS.
4. THIS DRAWING IS NOT TO SCALE.
5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.

BERTNOTE



PROJECT NAME:
INVERNESS AIRPORT HANGAR
INVERNESS, FL

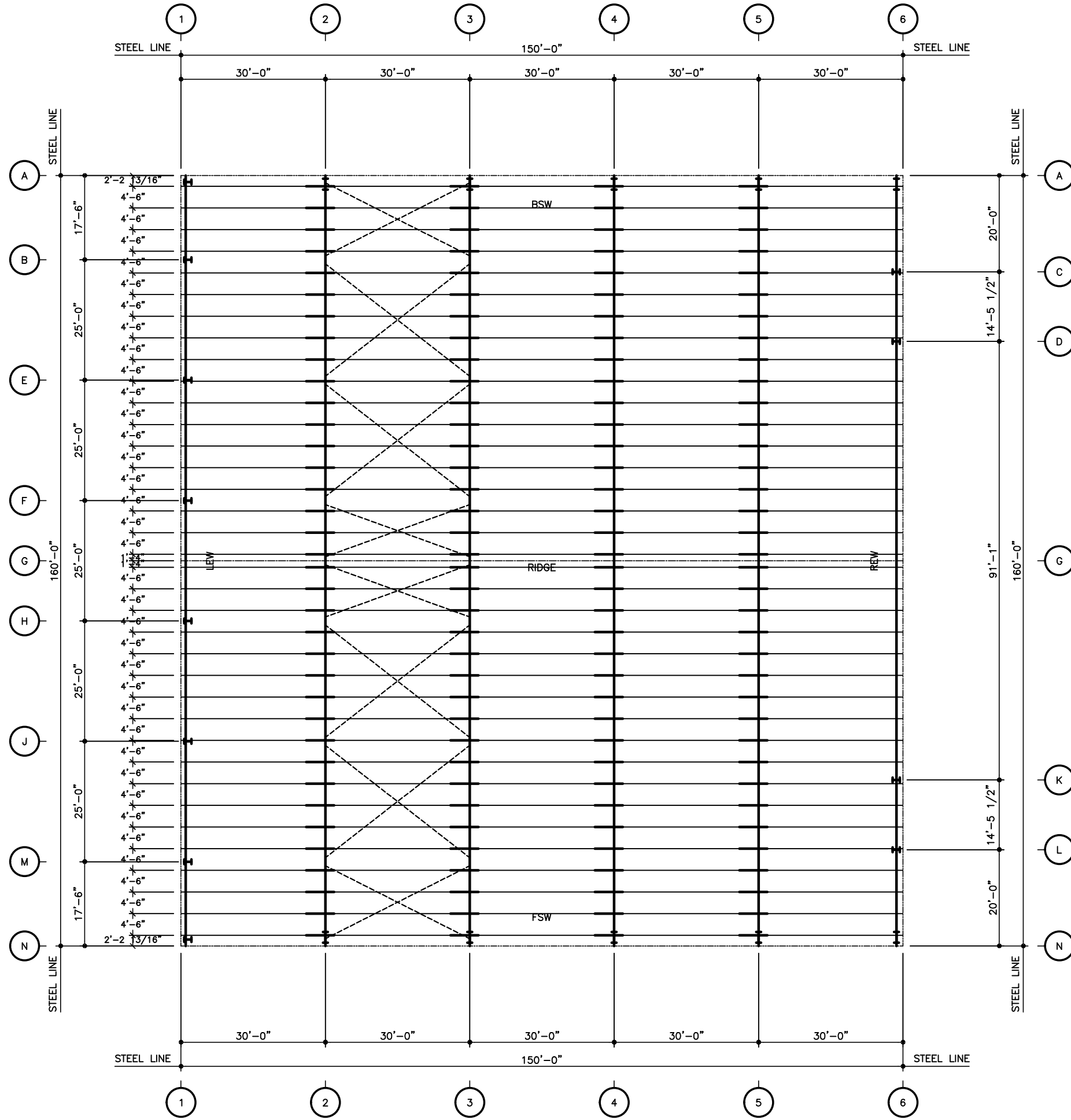
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REEL STEEL CONSTRUCTION
SAINT CLOUD, FL

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SHEET TITLE:
PRELIMINARY ANCHOR BOLT DETAILS

SHEET NUMBER:
AB1 OF 1

DATE:
4/25/2023 8:10 PM
QUOTE NUMBER:
S1J-23122



MAIN ROOF FRAMING PLAN

DO NOT USE FOR FINAL CONSTRUCTION

4/25/2023 8:10 PM

PRELIMINARY ROOF FRAMING PLAN

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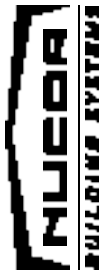
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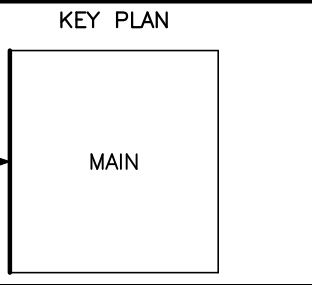
INVERNESS AIRPORT HANGAR
INVERNESS, FL

CUSTOMER NAME:

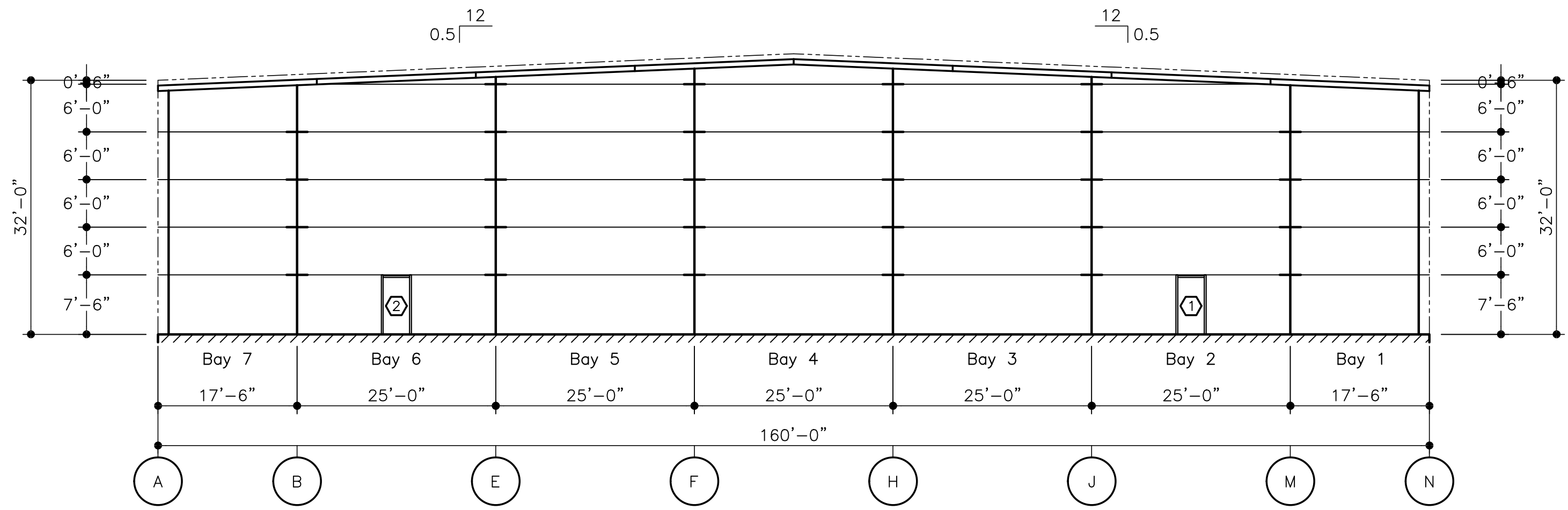
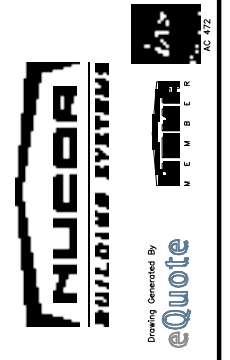
REEL STEEL CONSTRUCTION
SAINT CLOUD, FL



AC 672



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'-4"	7'-2"	0'-0"	FIELD
2	1	3'-4"	7'-2"	0'-0"	FIELD



ELEVATION AT LINE 1

PROJECT NAME:
INVERNESS AIRPORT HANGAR
 INVERNESS, FL

CUSTOMER NAME:
REEL STEEL CONSTRUCTION
 SAINT CLOUD, FL

DO NOT USE FOR FINAL CONSTRUCTION

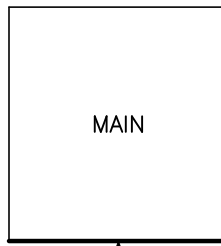
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PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER:
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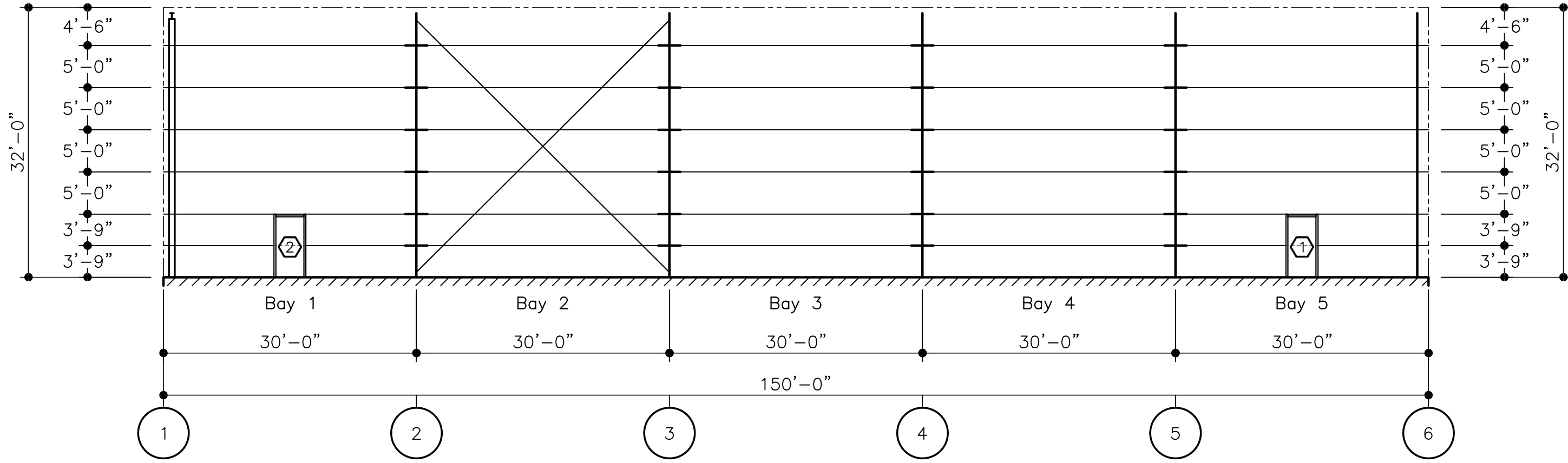
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QUOTE NUMBER:
S1J-23122

KEY PLAN



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'-4"	7'-2"	0'-0"	FIELD
2	1	3'-4"	7'-2"	0'-0"	FIELD



ELEVATION AT LINE N

PROJECT NAME:
INVERNESS AIRPORT HANGAR
 INVERNESS, FL

CUSTOMER NAME:
REEL STEEL CONSTRUCTION
 SAINT CLOUD, FL

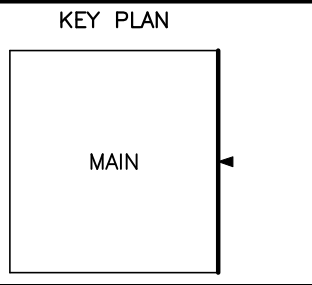
DO NOT USE FOR FINAL CONSTRUCTION

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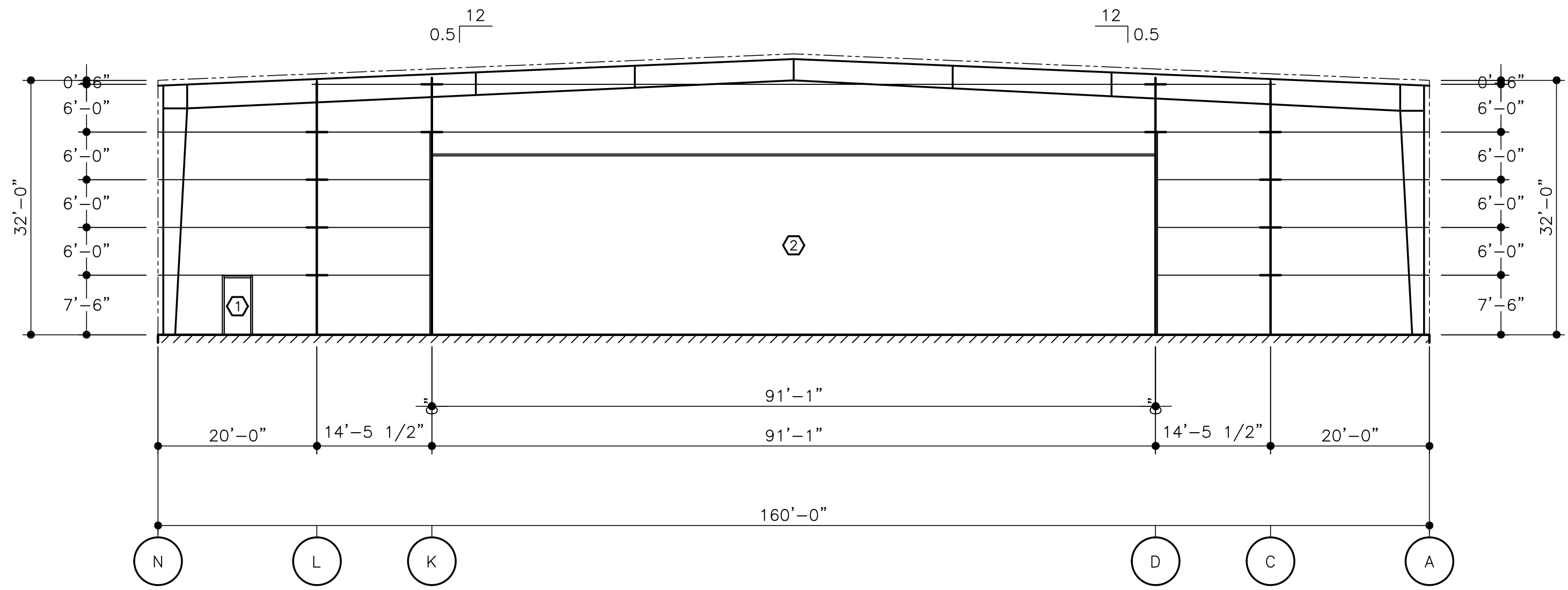
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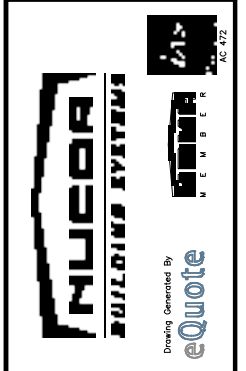
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S1J-23122



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'-4"	7'-2"	0'-0"	FIELD
2	1	91'-1"	22'-6"	0'-0"	FACTORY



ELEVATION AT LINE 6



PROJECT NAME:
INVERNESS AIRPORT HANGAR
 INVERNESS, FL

CUSTOMER NAME:
REEL STEEL CONSTRUCTION
 SAINT CLOUD, FL

DO NOT USE FOR FINAL CONSTRUCTION

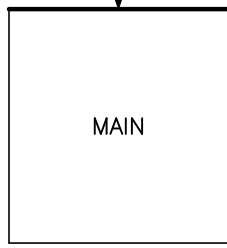
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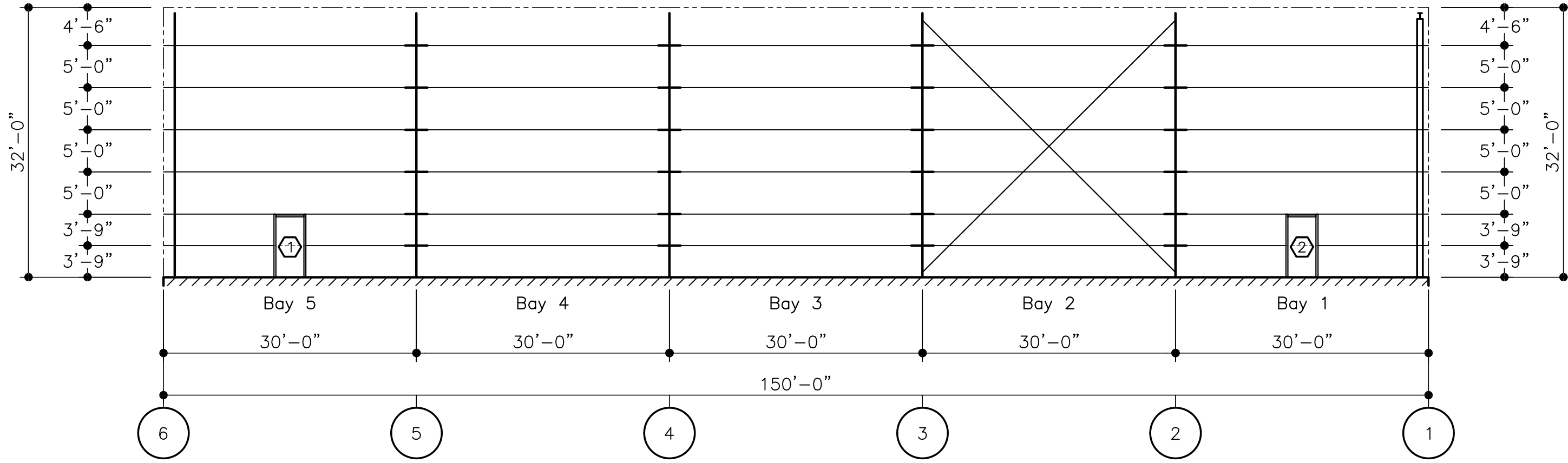
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 4/25/2023 8:10 PM

QUOTE NUMBER:
S1J-23122

KEY PLAN



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'-4"	7'-2"	0'-0"	FIELD
2	1	3'-4"	7'-2"	0'-0"	FIELD



ELEVATION AT LINE A

PROJECT NAME:
INVERNESS AIRPORT HANGAR
 INVERNESS, FL

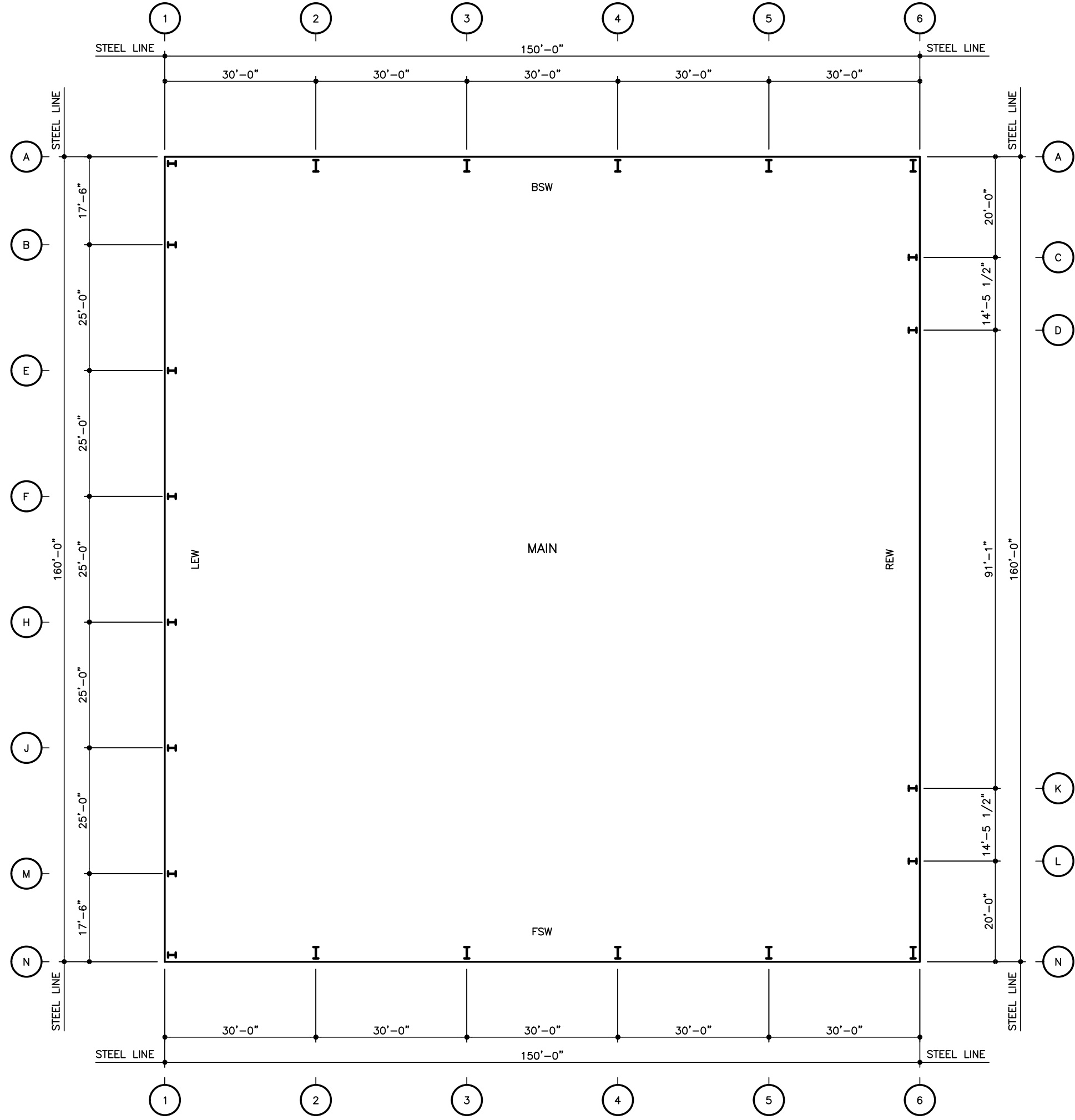
CUSTOMER NAME:
REEL STEEL CONSTRUCTION
 SAINT CLOUD, FL

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS
 4/25/2023 8:10 PM

SHEET NUMBER:
ST8

QUOTE NUMBER:
S1J-23122



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 4/25/2023 8:10 PM

PRELIMINARY CRANE PLAN

SHEET NUMBER: QUOTE NUMBER:

CP1

S1J-23122

PROJECT NAME:

INVERNESS AIRPORT HANGAR
INVERNESS, FL

CUSTOMER NAME:

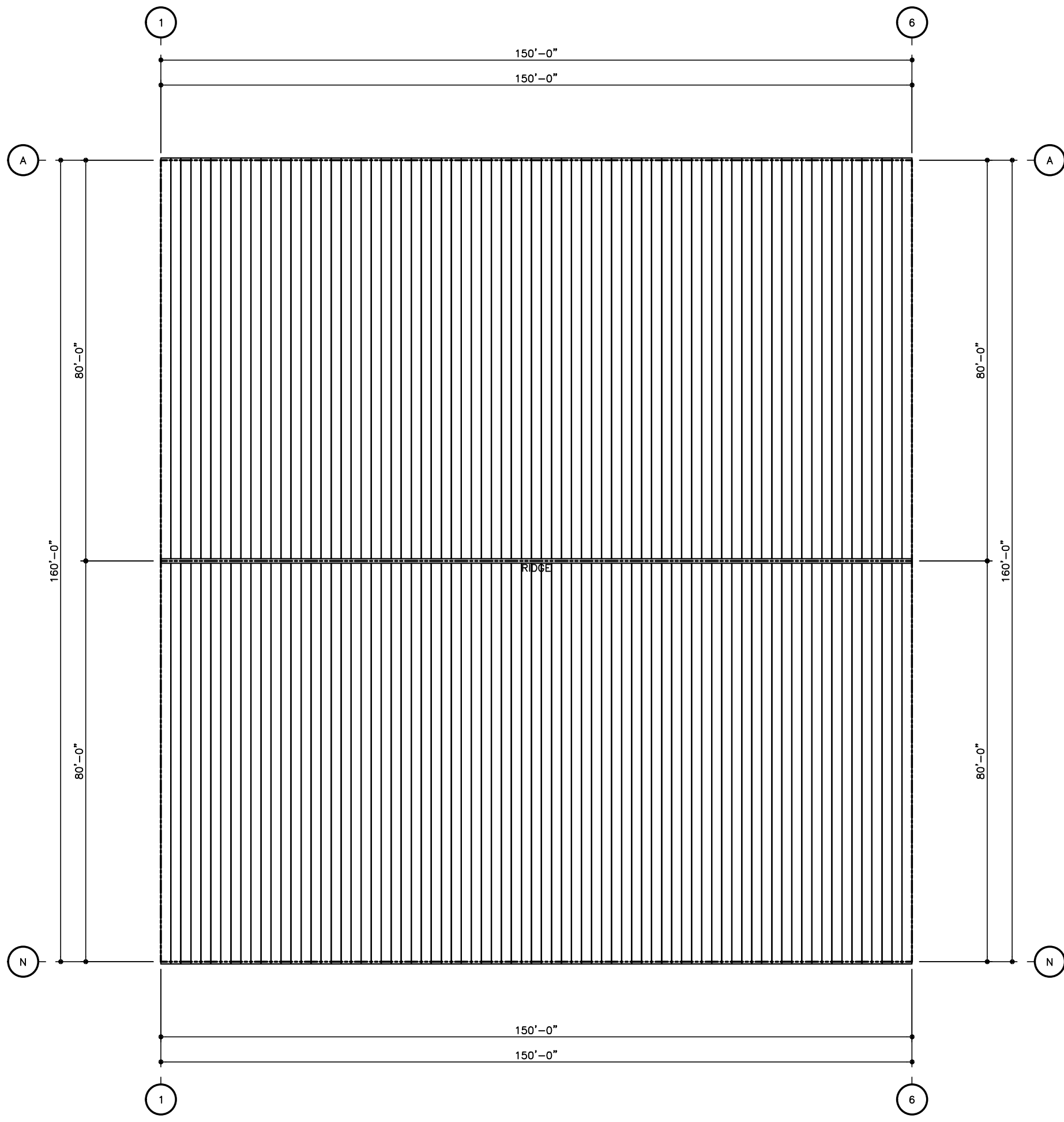
REEL STEEL CONSTRUCTION
SAINT CLOUD, FL



Drawing Generated By
eQuote



AC-672



ROOF SHEETING PLAN
 MAIN - PANELS: 24 GA. CFR - GALVALUME PLUS

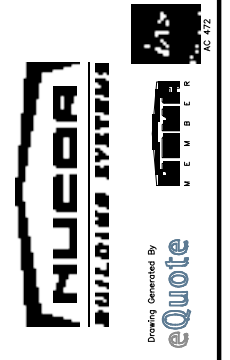
DO NOT USE FOR FINAL CONSTRUCTION

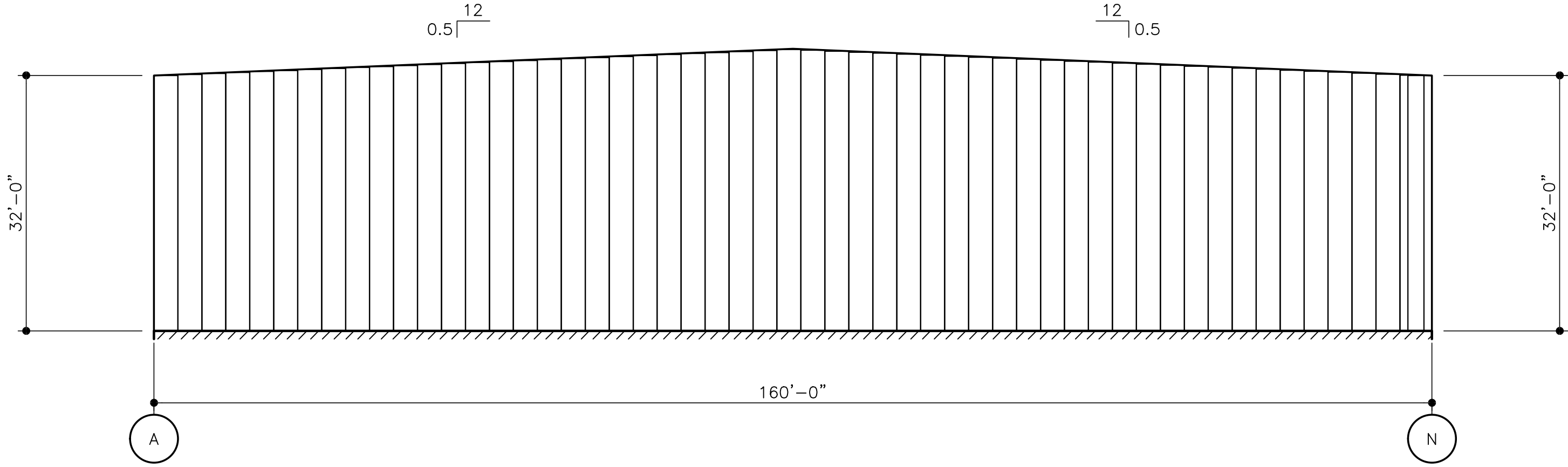
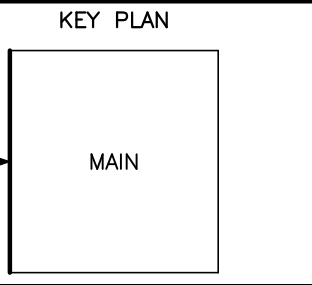
SHEET TITLE: 4/25/2023 8:10 PM
 PRELIMINARY ROOF SHEETING PLAN

SHEET NUMBER: RS1
 QUOTE NUMBER: S1J-23122

PROJECT NAME:
 INVERNESS AIRPORT HANGAR
 INVERNESS, FL

CUSTOMER NAME:
 REEL STEEL CONSTRUCTION
 SAINT CLOUD, FL





WALL SHEETING ELEVATION AT LINE 1

PANELS: 26 GA. R-PANEL - ROYAL BLUE (PVDF)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER:

WS5

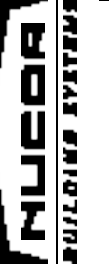
4/25/2023 8:10 PM

PROJECT NAME:

INVERNESS AIRPORT HANGAR
INVERNESS, FL

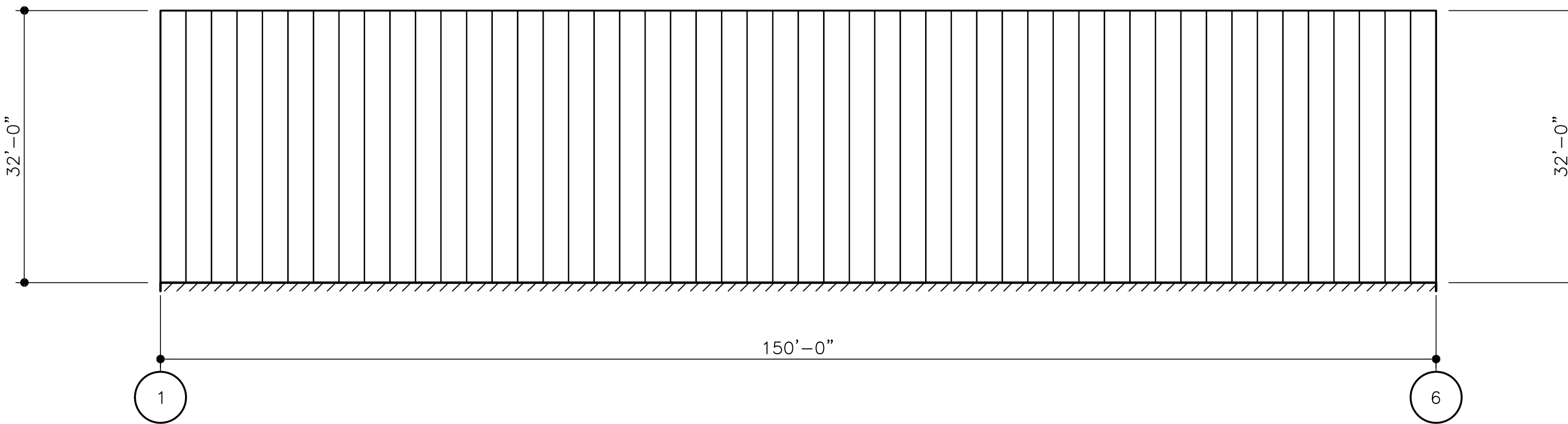
CUSTOMER NAME:

REEL STEEL CONSTRUCTION
SAINT CLOUD, FL



KEY PLAN

MAIN



WALL SHEETING ELEVATION AT LINE N

PANELS: 26 GA. R-PANEL - ROYAL BLUE (PVDF)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 4/25/2023 8:10 PM

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER: WS6

QUOTE NUMBER: S1J-23122

PROJECT NAME:

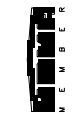
INVERNESS AIRPORT HANGAR
INVERNESS, FL

CUSTOMER NAME:

REEL STEEL CONSTRUCTION
SAINT CLOUD, FL

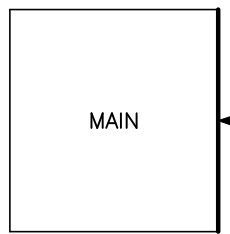


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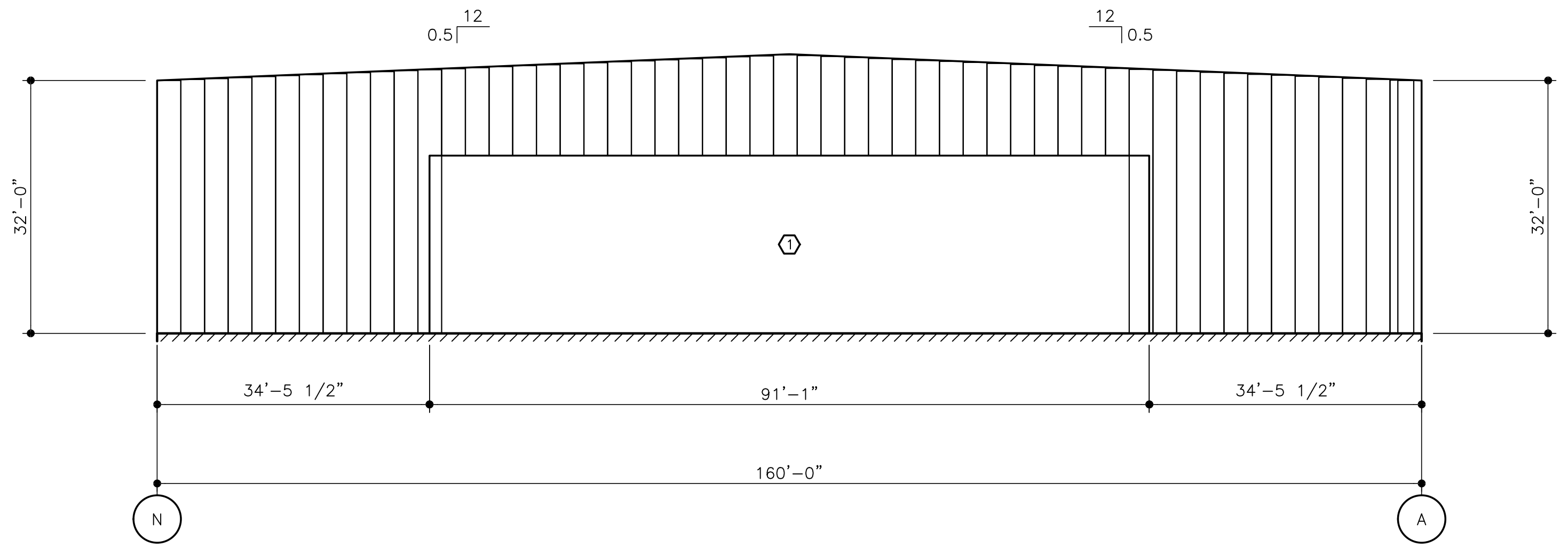
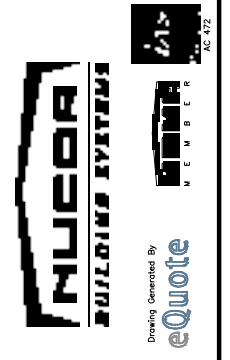


AC-672

KEY PLAN



FRAMED OPENING SCHEDULE				
ID	QTY	WIDTH	HEIGHT	LOCATED
1	1	91'-1"	22'-6"	FACTORY



WALL SHEETING ELEVATION AT LINE 6

PANELS: 26 GA. R-PANEL - ROYAL BLUE (PVDF)

PROJECT NAME:
INVERNESS AIRPORT HANGAR
INVERNESS, FL

CUSTOMER NAME:
REEL STEEL CONSTRUCTION
SAINT CLOUD, FL

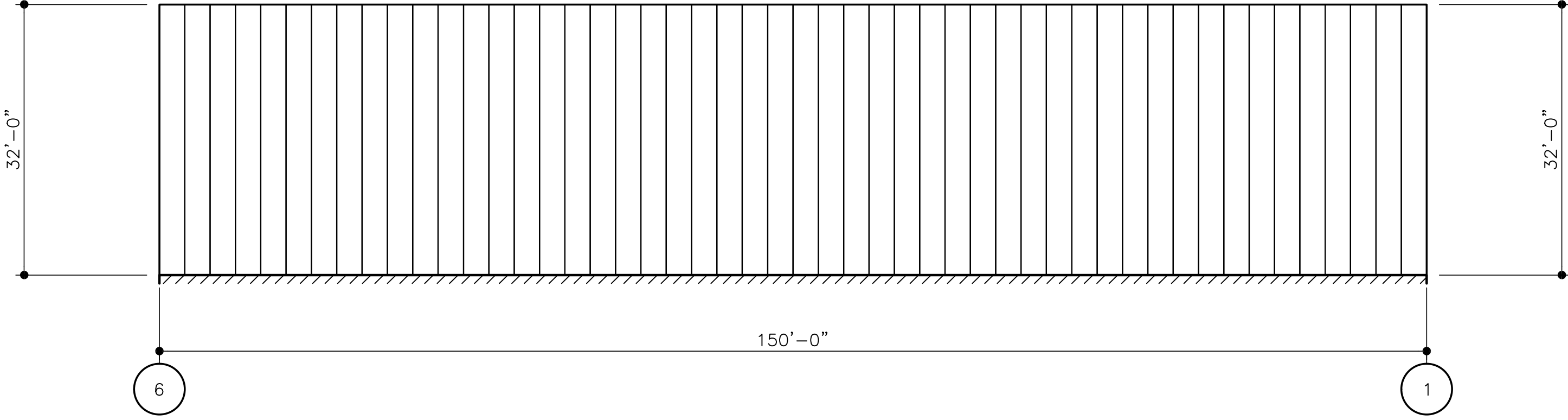
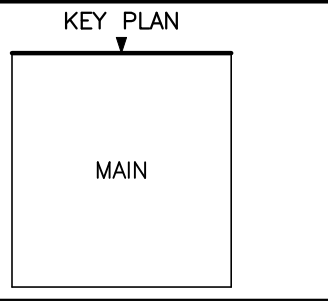
DO NOT USE FOR FINAL CONSTRUCTION

4/25/2023 8:10 PM

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER: WS7

QUOTE NUMBER: S1J-23122



WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. R-PANEL – ROYAL BLUE (PVDF)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 4/25/2023 8:10 PM

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER: WS8

QUOTE NUMBER: S1J-23122

PROJECT NAME:

INVERNESS AIRPORT HANGAR

INVERNESS, FL

CUSTOMER NAME:

REEL STEEL CONSTRUCTION

SAINT CLOUD, FL



Drawing Generated By
eQuote



AC-672

Cost Estimate

DATE

4/27/2023

PROJECT - Inverness Airport Hangar
 LOCATION - Inverness, Fla.
 S.F. / # OF ROOMS - 24000 /SF
 ARCHITECT - N/A
 ESTIMATOR - RICK

Bldg \$ / SF

\$91.96

Site \$ / SF

\$14.75

\$2,561,253

DESCRIPTION	QTY	UNIT	MATERIAL/SUB		TOTAL COST
			UNIT	TOTAL	
DIV-1 INDIRECT WORK					
GENERAL CONDITIONS	1	LS	60,000.00	60,000.00	60,000.00
BLDRS RISK	1	LS	3,840.00	3,840.00	3,840.00
Architectural Design Fees	24,000	SF	2.00	48,000.00	48,000.00
Structural Design Fees	24,000	LS	1.00	24,000.00	24,000.00
Civil Design Fees	24,000	LS	1.00	24,000.00	24,000.00
DIV-2 SITE WORK					
Sitework	24,000	SF	12.00	288,000.00	288,000.00
Landscaping / Irrigation	24,000	SF	2.75	66,107.11	66,107.11
CONCRETE BUILDING SLAB (FORMING & REIN)	24,000	SF	10.30	247,082.00	247,082.00
TERMITE TREATMENT	24,000	SF	0.11	2,640.00	2,640.00
DIV-4 MASONRY					
DIV-5 METALS					
BOLLARDS AND PROTECTION	4	EA	600.00	2,400.00	2,400.00
DIV-6 WOOD & PLASTICS					
DIV-7 THERMAL & MOISTURE PROT.					
DIV-8 DOORS, WINDOWS & GLASS					
HM DOORS / FRAMES / HARDWARE	1	LOT	12,500.00	12,500.00	12,500.00
Door Install	1	LOT	2,000.00	2,000.00	2,000.00
Higher Power Door	1	LS	151,615.00	151,615.00	151,615.00
INSULATED STOREFRONT	1	LS	12,500.00	12,500.00	12,500.00
DIV-9 FINISHES					
DRYWALL / FRAMING	1	LS	12,000.00	12,000.00	12,000.00
ACOUSTICAL	1	LS	2,500.00	2,500.00	2,500.00

Produced by:

MARBK CONSTRUCTION COMPANY

Cost Estimate

DATE

4/27/2023

PROJECT - Inverness Airport Hangar
 LOCATION - Inverness, Fla.
 S.F. / # OF ROOMS - 24000 /SF
 ARCHITECT - N/A
 ESTIMATOR - RICK

Bldg \$ / SF

\$91.96

Site \$ / SF

\$14.75

\$2,561,253

DESCRIPTION	QTY	UNIT	MATERIAL/SUB		TOTAL COST
			UNIT	TOTAL	
EPOXY CONCRETE	24,000	LS	3.00	72,000.00	72,000.00
PAINTING INTERIOR	1	LS	6,500.00	6,500.00	6,500.00
DIV-10 SPECIALTIES					
TOILET ACCESSORIES	1	LS	500.00	500.00	500.00
Install Labor	1	LS	250.00	250.00	250.00
FIRE EXTINGUISHERS	1	LS	400.00	400.00	400.00
DIV-11 EQUIPMENT					
DIV-12 FURNISHINGS					
DIV-13 SPECIAL CONSTRUCTION					
METAL BUILDING (DEL TO SITE) INCL FRGT	24,000	SF	26.69	640,600.00	640,600.00
METAL BUILDING (FRAME ERECTION)	24,000	SF	13.36	320,714.00	320,714.00
INTERIOR LINER PANEL	1	LS	INCL		
ROOF INSULATION	1	LS	INCL		
WALL INSULATION	74,800	SF	INCL		
TAPE AND FREIGHT	1	LS	INCL		
INSULATION LABOR	1	LS	INCL		
ANCHOR BOLTS	552	EA	8.00	4,416.00	4,416.00
DIV-14 CONVEYING SYSTEMS					
DIV-15 MECHANICAL SYSTEMS					
HVAC	24,000	SF	1.00	24,000.00	24,000.00
FIRE SPRINKLER W BOOSTER PUMP	24,000	SF	2.99	71,838.06	71,838.06
			4.60		
PLUMBING	1	LS	8,500.00	8,500.00	8,500.00
DIV-16 ELECTRICAL SYSTEMS					
ELECTRICAL (UNDERGROUND SITE)	24,000	SF	9.00	216,000.00	216,000.00
FIRE ALARM	1	LS	INCLUDED		

Produced by:

MARBK CONSTRUCTION COMPANY

Page 2

4/27/2023

Cost Estimate

DATE

4/27/2023

PROJECT - Inverness Airport Hangar
 LOCATION - Inverness, Fla.
 S.F. / # OF ROOMS - 24000 /SF
 ARCHITECT - N/A
 ESTIMATOR - RICK

Bldg \$ / SF

\$91.96

Site \$ / SF

\$14.75

\$2,561,253

DESCRIPTION	QTY	UNIT	MATERIAL/SUB		TOTAL COST
			UNIT	TOTAL	
SUB-TOTAL					2,328,412.17
OH & P				10.00%	232,841.22
TOTAL					2,561,253.38

CERTIFIED TO BE A TRUE COPY

ANGELA VICK

CLERK OF THE CIRCUIT COURT



BY Angela Vick
THIS 8 DAY OF June 23

RESOLUTION NO. 2023-045

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN AND SUBMIT THE GRANT APPLICATION PROPOSAL FOR A 24,000 SQUARE FOOT COMMERCIAL AVIATION HANGAR AT INVERNESS AIRPORT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY JOB GROWTH GRANT FUND FOR INFRASTRUCTURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Economic Opportunity has a current grant cycle open which the County can request funding assistance in the amount of \$4,500,000.00 through the Job Growth Grant Fund for Infrastructure, and

WHEREAS, for the County to apply for the grant, a signed proposal application must be submitted, and

WHEREAS, Citrus County Economic Development staff wish the grant application be submitted on behalf of the County to fund the construction of a 24,000 square foot commercial aviation hangar that will be used to expand the commercial capacity of the Inverness Airport.

WHEREAS, Activities including aviation maintenance, aviation storage, aviation mechanic training, flight training, aircraft assembly, aircraft sales, and aircraft repair can take place in the new hangar, and

WHEREAS, these activities are expected to create 170 jobs according to Lightcast Labor Market Analytics and the International Civil Aviation Organization's guidelines, and

WHEREAS, many of these jobs will be in high skill high wage occupations in NAICS Codes 488190 Aircraft Maintenance and Repair, 611512 Flight Training Schools, 115112 Aerial Crop Dusting, 441228 Aircraft Dealers, and others, and

WHEREAS, a 2023 Lightcast Labor Market Analytics economic impact study of industrial infrastructure estimated an increase in local GDP of over \$30,000,000.00 through the addition of this commercial aviation hangar.

WHEREAS, Citrus County is making other large investments to expand the commercial capacity of the Inverness Airport, including active construction of an 80-acre industrial park, new onsite fire station, and numerous infrastructure upgrades that are expected to create a total of over 800 new jobs and a \$218,000,000.00 increase in local, annual GDP.

WHEREAS, the County Administrator may be authorized to sign and submit the grant proposal on behalf of the County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, that:

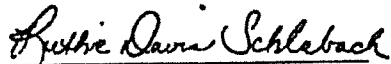
Section 1. The County Administrator is hereby authorized to sign and submit a grant application, including all documents that are necessary and incidental thereto, to the Florida Department of

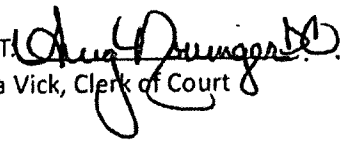
Economic Opportunity in the amount of \$4,500,000.00 for the construction of a commercial aviation hangar at Inverness Airport.

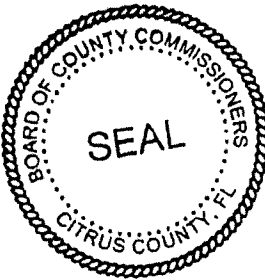
Section 2. This resolution shall take effect immediately upon its adoption.

Passes and duly adopted at a regular meeting of the Board of County Commissioners of Citrus County, Florida this 6th day of June 2023.

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA


Ruthie Davis Schlabach, Chair

ATTEST: 
for Angela Vick, Clerk of Court



APPROVED

JUN - 6 2023

BOARD OF COUNTY
COMMISSIONERS



RESOLUTION NO. 2023-046

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AUTHORIZING THE USE OF UP TO \$300,000.00 OF ECONOMIC DEVELOPMENT FUNDS AS LOCAL CONTRIBUTION FOR THE DESIGN AND PERMITTING COSTS OF A 24,000 SQUARE FOOT COMMERCIAL AVIATION HANGAR AT INVERNESS AIRPORT UPON AWARD OF THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY JOB GROWTH GRANT FUND FOR INFRASTRUCTURE.

WHEREAS, Citrus County is submitting a \$4,500,000.00 request for the Job Growth Grant Fund for Infrastructure to the Florida Department of Economic Opportunity to fund the construction of a 24,000 square foot commercial aviation hangar at Inverness Airport, and

WHEREAS, the hangar will be used to expand the commercial capacity of the airport. Activities including aviation maintenance, aviation storage, aviation mechanic training, flight training, aircraft assembly, aircraft sales, and aircraft repair can take place in the new hangar, and

WHEREAS, these activities are expected to create 170 jobs according to Lightcast Labor Market Analytics and the International Civil Aviation Organization's guidelines, and

WHEREAS, many of these jobs will be in high skill high wage occupations in NAICS Codes 488190 Aircraft Maintenance and Repair, 611512 Flight Training Schools, 115112 Aerial Crop Dusting, 441228 Aircraft Dealers, and others, and

WHEREAS, a 2023 Lightcast Labor Market Analytics economic impact study of industrial infrastructure estimated an increase in local GDP of over \$30,000,000.00 through the addition of this hangar.

WHEREAS, Citrus County is making other large investments to expand the commercial capacity of the Inverness Airport, including active construction of an 80-acre industrial park, new onsite fire station, and numerous infrastructure upgrades that are expected to create a total of over 800 new jobs and a \$218,000,000.00 increase in local, annual GDP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, that:

Upon award of the Florida Department of Economic Opportunity Job Growth Grant Fund for Infrastructure of \$4,500,000.00 up to \$300,000.00 of Economic Development Funds will be dedicated to the design and permitting of the commercial aviation hangar as a local contribution to the project.

Passes and duly adopted at a regular meeting of the Board of County Commissioners of Citrus County, Florida this 6th day of June 2023.

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

Ruthie Davis Schlabach
Ruthie Davis Schlabach, Chair

APPROVED

JUN - 6 2023

ATTEST: *Cheryl Bringer D.C.*
for Angela Vick, Clerk of Court



BOARD OF COUNTY COMMISSIONERS



June 21, 2023

Alex Kelly, Secretary of Commerce
Florida Department of Economic Opportunity
107 E. Madison St.
Tallahassee, FL 32399

Reference: DEO Grant Application for a 24,000 Sq. Ft. Hangar at the Inverness Airport

Dear Secretary Kelly,

The Citrus County Chamber of Commerce supports the referenced grant application by Citrus County to the DEO for \$4.5 million for construction of a new 24,000 sq ft hangar at the Inverness Airport.

Right Rudder Aviation, the Fixed Base Operator at Inverness Airport, is a stellar operator. Their service receives praise by both resident and visiting pilots and is attracting more and more business for maintenance and repairs. Their flight school has been a game changer in providing affordable training to new pilots. With the additional recognition that Right Rudder has brought to Citrus County through a recently secured contract with Mesa Airlines to offer flight training services for future commercial airline pilots, their economic impact to the County continues to grow almost daily.

There is great need for a new hangar for the expanded services of the FBO. Currently, the County has three private aviation businesses on a waiting list for commercial aviation hangars. This will result in new good-paying local jobs for mechanics and coincide with the future development of the adjacent Inverness Business Park.

Additionally, the hangar will provide space toward a new Part 147 Aircraft Mechanic School for which Withlacoochee Technical College, in partnership with Right Rudder, is submitting a second grant application to DEO. Aircraft mechanics are high wage jobs in high demand. Citrus County is fortunate to have both an excellent FBO and a respected technical school that will work together to meet this need.

It is our understanding that Citrus County has committed \$300,000 of local economic development funds to the design and permitting of this hangar. Additional investments for the Inverness Airport are in progress and proposed, including the development of the 80-acre Inverness Airport Business Park, taxiway extensions, and a new Inverness Airport Fire Station.

We respectfully request that the DEO approve this application as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Wooten", with a stylized flourish at the end.

Josh Wooten, President / CEO



CRYSTAL AERO GROUP

June 13, 2023

Meredith Ivey, Acting Secretary
Florida Department of Economic Opportunity
107 East Madison Street
Tallahassee, FL 32399

Dear Ms. Ivey,

The Crystal Aero Group strongly supports the Citrus County Board of County Commissioners' request for a Florida Department of Economic Opportunity Job Growth Grant Fund for Infrastructure award of \$4,500,000 to fund the construction of a 24,000 square foot commercial aviation hangar at the Citrus County owned Inverness Airport.

Our sister company, Quest Avionics, currently operates at Ocala International Airport, is also in need of hangar space to be relocated to Citrus County.

Citrus County currently has three private aviation businesses on a waiting list for commercial aviation hangars. The construction of this large hangar could accommodate one or more of those businesses and according to Lightcast Analytics would increase annual local GDP by \$30,000,000 and create 170 new jobs.

Citrus County has shown commitment to this project by passing Resolution 2023-046 on June 6, 2023, which committed \$300,000 of local economic development funds to the design and permitting of the 24,000 square foot commercial hangar.

Additional investments for Inverness Airport are in progress and proposed. They include the development of the 80-acre Inverness Airport Business Park, taxiway extensions, and a new Inverness Airport Fire Station.

A tremendous opportunity to locate and expand aviation businesses, generate economic impact, and provide high skill/high wage jobs exists. The Crystal Aero Group / Quest Avionics are committed to assisting Citrus County in achieving these economic development goals and is hopeful that the Florida Department of Economic Opportunity will award this infrastructure grant.

Respectfully,



James WU Chen
President

June 15, 2023

Florida Department of Economic Opportunity (FL DEO)
107 East Madison Street
Tallahassee, FL 32399

Ref: Letter of Support for Florida DEO Job Growth Grant for Infrastructure award of \$4,500,000

To: Meredith Ivey, Acting Secretary

It is our pleasure on behalf of SECO Energy to write this letter in support of Citrus County's 2023 JGGF for Infrastructure Grant application made possible through the Florida Department of Economic Opportunity. The County is an excellent community partner with SECO Energy by providing outstanding utility services to its residents and business community. We continue to seek opportunities to help each other in times of need.

Citrus County currently has three private aviation businesses on a waiting list for commercial aviation hangars. The construction of this large hangar could accommodate one or more of those businesses. According to data from Lightcast Analytics, this hangar addition would increase annual local GDP by \$30,000,000 and create 170 new jobs.

Citrus County has shown commitment to this project by passing Resolution 2023-046 on June 6, 2023, which committed \$300,000 of local economic development funds to the design and permitting of the 24,000 square foot commercial hangar. Additional investments for Inverness Airport are in progress and proposed. They include the development of the 80-acre Inverness Airport Business Park, taxiway extensions, and a new Inverness Airport Fire Station.

A tremendous opportunity to locate and expand aviation businesses, generate economic impact, and provide high skill/high wage jobs exists. SECO Energy is committed to assisting Citrus County in achieving these economic development goals and is hopeful that the Florida Department of Economic Opportunity will award this infrastructure grant.

SECO Energy is a not-for-profit electric cooperative serving over 200,000 families and businesses across seven counties in Central Florida, making SECO the third-largest electric co-op in Florida and the seventh largest in the nation.

Thank you for your consideration of Citrus County's 2023 FL DEO JGGF for Infrastructure grant submission application. We can be reached at 352-569-9789 or via email to hank.bolduc@secoenergy.com.

Best regards,



Hank Bolduc
Key Accounts Consultant



Kathryn Gloria
VP of Corporate Communications & Energy Services



To whom it may concern:

Please accept this letter of interest for hangar space at the Inverness Airport for Livewire Aviation. Our size needs range around 50,000 square feet but would be willing to consider other options. This is contingent on pricing of hangar space, jet fuel options, and the overall organization and upkeep of the airport.

We hope to see Inverness Airport become the industrial area that Citrus County needs and we would like to be a part of making that happen.

Best regards,

A handwritten signature in black ink, appearing to read 'Alonda McCarty', with a long, sweeping underline.

Alonda McCarty

Owner/CEO



March 07, 2023

Livewire Aviation strongly supports the Citrus County Board of County Commissioners' request for a Florida Department of Economic Opportunity Job Growth Grant Fund for Infrastructure award of \$4,500,000 to fund the construction of a 24,000 square foot commercial aviation hangar at the Citrus County owned Inverness Airport.

Citrus County currently has three private aviation businesses on a waiting list for commercial aviation hangars. The construction of this large hangar could accommodate one or more of those businesses and according to Lightcast Analytics would increase annual local GDP by \$30,000,000 and create 170 new jobs.

Citrus County has shown commitment to this project by passing Resolution 2023-046 on June 6, 2023, which committed \$300,000 of local economic development funds to the design and permitting of the 24,000 square foot commercial hangar.

Additional investments for the Inverness Airport are in progress and proposed. They include the development of the 80-acre Inverness Airport Business Park, taxiway extensions, and a new Inverness Airport Fire Station.

A tremendous opportunity to locate and expand aviation businesses, generate economic impact, and provide high skill/high wage jobs exists. Livewire Aviation is committed to assisting Citrus County in achieving these economic development goals and is hopeful that the Florida Department of Economic Opportunity will award this infrastructure grant. Rural development in Citrus county is needed for work trade job force and growth opportunities for residents to work and live in their county.

Best Regards,

A handwritten signature in black ink, appearing to read 'Alonda McCarty'.



ALONDA MCCARTY
OWNER

3865278337

ALONDA@LIVEWIREAVIATION.COM
WWW.LIVEWIREAVIATION.COM

LIVEWIRE
AVIATION