



Agenda Item Summary

File #: 23-00484

Agenda Date: 8/22/2023

Agenda Item Name:

Scope of Work for Meat Processing Facility Request for Proposals

Presenter:

Sean McLendon, Economic Development & Food System Manager, 352-548-3765

Description:

This item brings a proposed scope of work to be included in a solicitation for a developer-operator for the Meat Processing Facility at the Newberry Environmental Park.

Recommended Action:

Approve the proposed scope of work and direct staff to 1) Create a solicitation for a developer-operator for a Meat Processing Facility, 2) Authorize the County Manager or designee to modify the draft scope to be consistent with the approved agreement with the City of Newberry, grant requirements, and to comply with laws on public-private partnerships, and 3) Direct staff to release the solicitation when finalized.

Prior Board Motions:

At the April 4, 2023 Board meeting, Commissioner Alford moved to direct staff to continue with due diligence work on the site and report back to the Board of County Commissioners (Board). 2nd moved by Commissioner Chestnut. The motion carried 4-1 with Commissioner Cornell voting "Nay".

At the December 6, 2022, Board meeting Commissioner Cornell moved to approve the preliminary work plan and direct staff to proceed with the preliminary work plan and ask staff to submit a joint request with the City of Newberry to the State as a legislative request for capital project funding and pursue Federal USDA Grants with our congressional delegation in the upcoming session and report back with a status update after the State session in May. 2nd moved by Commissioner Alford. The motion carried 4-0 with Commissioner Wheeler out of the room.

At the June 22, 2021 - Meeting on the American Rescue Plan - State and Local Fiscal Revenue Recovery Funds Commissioner Prizzia moved to Approve the Preliminary Plan presented with a modification to increase local food line item to \$4 million and decrease Undesignated line item from \$9 million to \$6 million, adopt the resolution for unanticipated revenue and accompanying budget amendment, and authorize the County Manager to: (i) approve and sign any recipient grant agreements and related documents necessary for the County to receive American Rescue Plan funding from the Federal Government; (ii) develop for subsequent Board of County Commission (BOCC and/or Board) approval guidelines and criteria for implementation of each Plan element, plus, explore items discussed during commission comment to possibly be added to the Plan including,

mental health, non-profit capacity building, structural translation funding, re-entry services, and senior housing as well as request an update on the central receiving unit and a presentation by UF Health and (iii) negotiate for subsequent BOCC approval interlocal agreements and other contracts to implement the Plan. Motion passed 5-0

Fiscal Note:

The total estimated cost of the Newberry Meat Processing Facility is \$5.25 million. At the December 6, 2022 Board meeting, the Commission allocated \$2,500,000 from revenue recovery sources. Project # ARP2021x014. Staff will submit for matching funds from Federal sources. As part of the public-private partnership with a developer-operator, private funds will also be sought by the County to construct the processing facility.

Strategic Guide:

Social and Economic Opportunity

Background:

This item seeks a developer-operator that will bring capital to construct and operate a meat processing facility at the Newberry Environmental Park. Like the Sports & Events Center, the County seeks a public-private partnership. The Board is aware of past contamination issues adjacent to but not on the proposed location of the meat facility. Alachua County Environmental Protection Department (EPD) recommended seven soil sample locations for the County’s due diligence and baseline information for the proposed County facilities areas.

Based on the July 3, 2023, Limited Phase II assessment by GSE, no pesticide constituent concentrations were above soil or groundwater clean-up target levels. The soil report is linked here.

[16024A LESA S&S.pdf](#)

County Requirements

Hold the 50-year license and access to a portion of the City Newberry Environmental Park property. Own the processing facility and any future phases of development.

Support future appropriation and grant requests to State and Federal sources to construct future phases of development.

Create partnerships with UF-IFAS, Santa Fe College, and other entities to expand workforce training, certification, and entrepreneurial opportunities related to meat processing.

Project Description

The Alachua County Meat Processing Facility will be an approximately 10,000-square-foot USDA-inspected facility providing processing services for small cattle, pigs, sheep, and goat ranchers within a 100-mile radius of Newberry, Florida (“Facility” or “Project”). The Facility will also provide workforce training in butchery and other value-added meat processes in coordination with UF IFAS and Santa Fe College.

The Project is expected to create 50 new jobs and generate \$10 million in economic activity annually. The Facility will also help to preserve small farms and promote sustainable agriculture in Alachua County.

Project Outcomes

By way of this solicitation, the County is seeking a developer who will develop or cause to be constructed the Facility. The County is also seeking a developer who thinks creatively and create community partnerships for the design and operations of the Project to meet the following County's desired outcomes:

- **Local Economies:** The Developer will prioritize serving farmer-owned small ranchers as defined by Good Food Purchasing Program (GFPP). Prioritized service will be for animals from within a 100-mile radius of the Facility.
- **Nutrition:** The Developer will have the expertise to process healthy cuts of meat, such as grass-fed beef, pastured pork, sheep, and goat. The Developer will also offer ranchers various cuts of meat so that customers can choose the best options for their health and dietary needs. No poultry, fowl, or game will be processed at the Facility.
- **A Valued Workforce:** The Developer will pay its employees a fair wage and provide safe working conditions. The Developer will be subject to E-verify requirements and Alachua County's Minimum Wage Ordinance requirements. The Facility should also offer benefits to its employees, such as health insurance and retirement plans. The Developer will show how they will cultivate a relationship with UF-IFAS and Santa Fe College to bring on a skilled workforce. All interns or apprentices will be paid unless receiving a degree earning credit for the work.
- **Environmental Sustainability:** The Developer will use sustainable practices, such as using energy-efficient equipment and recycling organic materials for a local composting operation. The Developer will also look for ways to utilize the entirety of the animal so that there is minimum waste.
- **Animal Welfare:** The Developer will use Temple Grandin standards for animal treatment. These standards minimize animal stress and suffering during handling and slaughter. The Developer will efficiently and humanely process animals to reduce their stress impacts before slaughter.
- **Governing Law.** The Developer will be required to be in compliance with all applicable federal, State of Florida, and local laws, rules, ordinances and codes.

The Developer shall indicate how the above outcomes will be modeled in the Project and its operations related to:

- Building Community Involvement – with Ranchers and the Agricultural Community
- Creating Partnerships with Institutional Food Purchasers
- Developing Partnerships with NGOs – such as the Good Food Purchasing Program, Agricultural Justice Project - Fair Farm/Fair Company, for valued workforce certification
- Continuous Operational Improvement through Certifications, 3rd Party Verification, Technical Assistance, and continuous improvement by the Developer specifically related to Animal Welfare certifications, such as but not limited to institutions like A Greener World.

Project Requirements

The Developer is required to submit a proposal that includes the following:

- A detailed Project plan includes a timeline for the Facility's construction, operation, and maintenance.
- A financial plan that shows how the Project will be funded.

- A marketing plan that shows how the Facility will be marketed to ranchers and consumers.
- A staffing plan that shows how the Facility will be staffed and what qualifications the staff will need.
- A safety plan that shows how the Facility will be operated safely.
- A sustainability plan that shows how the Facility will be operated sustainably.
- An animal welfare plan that shows how the Facility will treat animals humanely.

The Developer will be selected based on the following criteria:

- The quality of the Project plan.
- The financial viability of the Project.
- The marketing plan.
- The staffing plan.
- The safety plan.
- The sustainability plan.
- The animal welfare plan.

The County may design the processing Facility to be constructed in phases depending upon the final availability of funds.

Once the solicitation is released, staff anticipate returning responses to the Board for consideration in the Fall of 2023 for next steps.