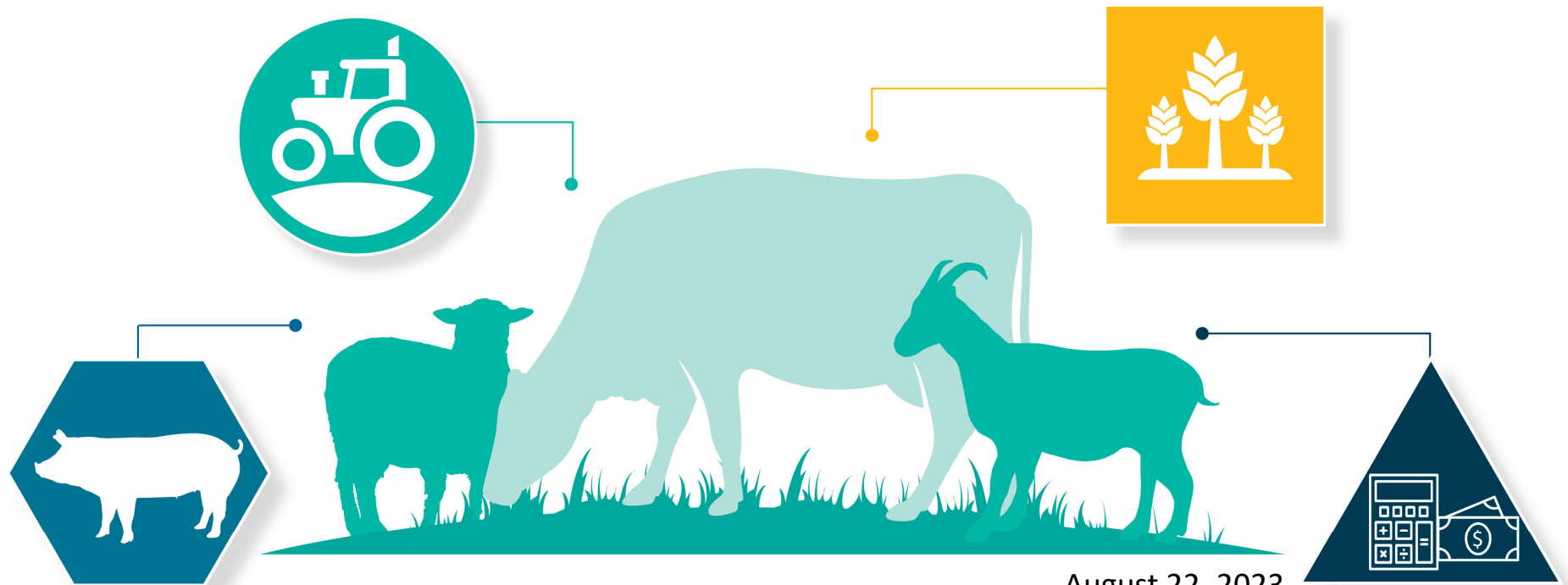




Newberry Meat Processing & Job Training Facility

Work Scope for a Developer-Operator



SUMMARY OF TOPICS

- Timeline
- Project Summary – Operations & Values
- Soil Analysis
- Solid Waste Facilities Update
- Key Work Scope Objectives and Outcomes
- Questions



PROJECT TIMELINE AND CHECK-INS

Jun 2021- Apr 2023

Stakeholder Discussion and Board Discussion

- Board Discussions
- Project Conceptualization
- ARPA Workplan
- Dec 6, 2022 – ARPA Workplan Approval
- Institutional Partnerships & Letters of Support
- Federal and State Grants – ongoing.
- Engagement with USDA and Regulatory Bodies

Apr-Dec 2023

Preconstruction Discussions

- Site Due Diligence
- Finalize Land Terms
- Board Review of Developer-Operator Worksopce
- Board Approval of Newberry Environmental Park Interlocal Agreement
- Board Approval of a Developer-Operator
- Board Approval of MOUs with UF-IFAS and Santa Fe College
- Submit FDAC/USDA Grants
- Engagement with USDA and Regulatory Bodies

Jan–Dec 2024

Design and Operations

- Board Approval of Operator's Business Plan
- Board Approval of Final Facility Design
- Submit Revised State Legislative Appropriation Requests
- Engagement with USDA and Regulatory Bodies

Jan 2025 - Dec 2026

Construction

- Est. Construction begins January 2025
- Est. Operations begin December 2026



PROJECT SUMMARY

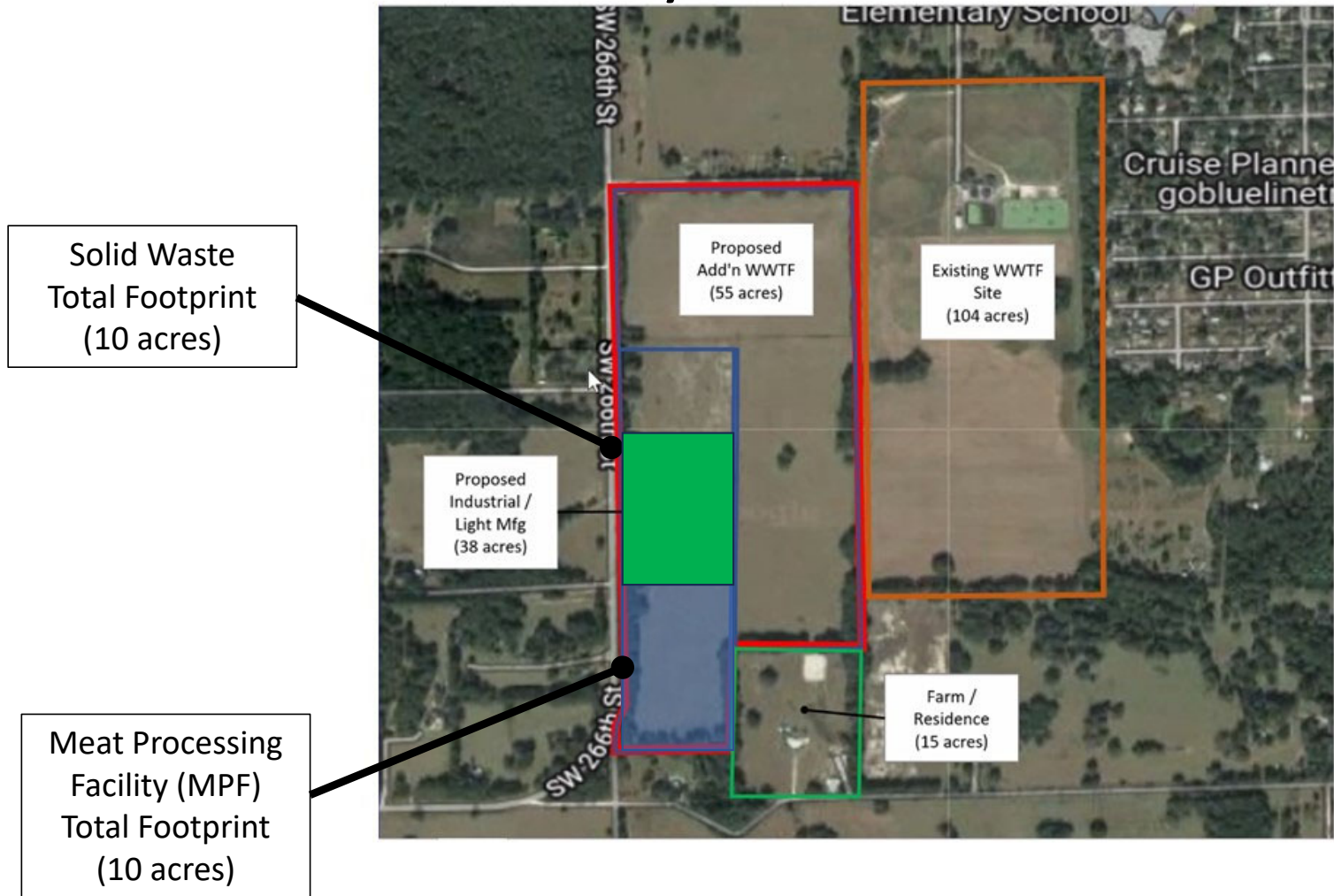
- \$5.25 million in local, state, private, and federal funds
- Processing of approximately 15 animals per day
- Located in Newberry FL
- USDA inspectors on site allow for wholesale and retail market access
- Built by the County, Contract with a private entity to operate
- Serving small ranchers within 100 miles



OPERATIONS AND VALUES

- County-owned facility
- Run by a private operator, cooperative, or non-profit.
 1. Operator meets the Board's values and expectations
 2. Operator responsible for all operational expenses and facility upkeep.
- Operator is responsible for operational costs and may run the facility at a profit so long points 1 & 2 are fulfilled.

Newberry Environmental Park



Newberry Environmental Park Soil Analysis

- Former North Florida Crop Dusting business/airport with pesticide discharges from the 60's thru 80's.
- 1989 - 1000 cu. yds of contaminated soil was removed from (6) areas by Florida Department of Environmental Regulation (FDEP) as part of the contaminated site clean up.
- Toxaphene and Chlordane were found in the ground water in 1 of the 4 on site monitoring wells, in 1990.
- Alachua County EPD recommended 7 soil sample locations (see adjacent map) 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.



Solid Waste Facilities Update

- Rural Collection Facility
- Hazardous Waste Collection Facility

KEY WORK SCOPE VALUES, OBJECTIVES & OUTCOMES



COUNTY INTERESTS

- Priority service to local ranchers
- Revenues support services
- Food safety & Worker safety
- No operational costs to the Board
- No facility maintenance or equipment costs to the Board
- Workforce, apprenticeship, and certification support
- High-quality jobs
- Animal welfare – Temple Grandin
- Sustainability – fiscal and environmental
- Future expansion of services/space

OUTCOMES

- Support the local economy
- Nutrition and custom cut options
- Valued Workforce
- Environmental Sustainability
- Animal Welfare
- Food Safety – USDA Certification

COMPETITIVE PROPOSAL

Partnerships & Certifications

- Building Community Involvement
- Creating Partnerships w/ Food Purchasers
- Partnerships with Labor-Farmworker Certification NGOs
- Continuous Operational Improvement

Criteria for Evaluation

Project Plan
Financial Viability
Marketing Plan
Staffing Plan
Safety Plan
Sustainability Plan
Animal Welfare Plan

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.