

General

- The City of Newberry (City) desires to host Alachua County (County) government-related operations and equipment at their soon-to-be-developed Newberry Environmental Park (Park).
- The City will provide the Park's horizontal infrastructure necessary for shovel-ready sites for the County to support its vertical development.
- The County will provide the resources to vertically construct and operate its facilities at the Park.
- CR337 will require a more detailed term sheet as traffic analysis and findings are pending.
- The City will contribute \$25,000 to the traffic study of CR337.
- The County will contribute up to \$1,000 for soil sampling of the Park.
- Shovel-ready means all associated zoning, land use, and utilities are stubbed out at the build sites. Utilities may include but are not limited to electric, water, sewer, master stormwater facilities, and data.
- The County seeks a 99-year lease, with the option to renew for the two parcels of the Park.
- The County seeks an irrevocable license of unrestricted use for the County-provided Fire Rescue Training Equipment that allows unlimited access.
- The City and the County will jointly collaborate on the Park through a Design Team Working Group
- The County may utilize the City's contracted A/E for its site engineering needs.
- These terms, once agreed to by the City and County, will be memorialized in an interlocal agreement.

County Terms Related to Contamination

- Prior to entry of written Interlocal Agreement(s), Memorandum of Understanding, License, or Lease with City of Newberry ("City") regarding use of the Property by Alachua County ("County"), results from an environmental assessment of the Property will be obtained and will be reviewed to determine if are, in the County's sole discretion, satisfactory. In considering where the results are satisfactory, the County will compare the results to federal, state, and local standards. If the results of the environmental assessment or any other environmental report(s) about the Property furnished to the County reveal that the Property, or any portion of the Property, is unsatisfactory, contaminated, or violates applicable environmental federal, state or local laws, ordinances, codes, rules, regulations or standards ("environmental defect"), the County will notify the City. If the City is unable to cure or remove the environmental defect within the time period given in the County's notice to the City, the County may (a) accept the environmental defect and enter into an agreement(s) with the City for use of the Property, or a part of the Property, by the County, or (b) the County will notify the City that the County will not proceed with use of the Property, either at all or in part.

County Terms for Vertical Construction and Fire Rescue Equipment

The County will construct three structures: a USDA Meat Processing and Jobs Training Facility, a Household Hazardous Waste Center, and a Solid Waste Rural Collection Center. In addition, the County will provide the resources for a piece of Fire Rescue Training Equipment.

USDA Meat Processing and Jobs Training Facility

The County will:

Newberry Environmental Park Draft Terms Sheet

May 31, 2023

- Develop the site into a USDA-certified large animal meat processing facility to be used by ranchers for beef, pigs, sheep, and goats.
- Apply for all FDAC, USDA, and other food-related regulatory-related permits.
- Provide the facility's roadway connection to CR 337.

The City will:

- Provide a 99-year lease for 15 acres of property at our Newberry Environmental Park, fronting County Road 337, for use by the County in the development of a large animal meat processing facility.
- Submit applications to amend the land use change and zoning on the property to the appropriate categories for the County's intended use.
- Extend water, wastewater, data, and electric utility service to the site for use by the facility. This does not include site-specific costs such as meters, transformers, onsite pumping stations, etc.

Household Hazardous Waste Center and Solid Waste Rural Collection Center

The County will:

- Develop the site into two structures, a Household Hazardous Waste Center and a Solid Waste Rural Collection Center serving the surrounding community.
- Apply for all FDEP and waste-related regulatory-related permits.
- Provide the facility's roadway connection to CR 337.

The City will:

- Provide a 99-year lease for 10 acres of property at our Newberry Environmental Park, fronting County Road 337, for use by the County in the development of facilities.
- Submit applications to amend the land use change and zoning on the property to the appropriate categories for the County's intended use.
- Extend water, wastewater, data, and electric utility service to the site for use by the facility. This does not include site-specific costs such as meters, transformers, onsite pumping stations, etc.

Fire Rescue Training Equipment

The County will:

- Provide funding up to \$250,000 for a Training Drill Tower. The drill tower must be at least 3 stories in height with a surrounding training area of at least two acres. The site will be jointly and separately used by the City and County.

The City will:

- Provide the County with an irrevocable license of unrestricted use for the County that allows unlimited access to the training equipment.
- Provide 2 acres of property at our Newberry Environmental Park, fronting County Road 337, to host the equipment.
- Submit applications to amend the land use change and zoning on the property to the appropriate categories for the County's intended use.
- Extend water, wastewater, data, and electric utility service to the site for use by the facility. This does include site-specific costs such as meters, transformers, onsite pumping stations, etc.