

# THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE



## **Meeting Minutes**

Thursday, January 25, 2024

2:30 PM

12 SE First Street, Second Floor, Grace Knight Conference Room  
Gainesville, FL 32601

## **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

JEFFREY ARNOLD  
MARLON BRUCE  
MICHAEL CARNEVALE  
TRENTON HIGHTOWER  
LINDA JAMES  
CAROLYNN NATH KOMANSKI  
RICK SMITH  
KINNON THOMAS  
TRACEY TODD  
ELLIOTT WELKER

# THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

## MINUTES

Thursday, January 25, 2024

2:30 PM

12 SE First Street, Second Floor, Grace Knight Conference Room  
Gainesville, FL 32601

**ATTENDEES: Marlon Bruce, Michael Carnevale, Trenton Hightower,Carolynn Nath Komanski, Tracey Todd, Elliott Welker**

**CALL TO ORDER** Chair Welker called the meeting to order at 2:31 PM.

### **INTRODUCTIONS AND HAPPY NEW YEAR**

**REVIEW OF AGENDA** Trenton Hightower made a motion to approve the agenda. Tracey Todd seconded the motion, and it was approved unanimously.

**APPROVAL OF MINUTES** Carolynn Komanski made a motion to approve the October 26, 2023, EDAC Meeting Minutes. Trenton Hightower seconded the motion, and it was approved unanimously.

### **NOMINATION AND ELECTION OF OFFICERS**

- **Outgoing Chair Comments:** Chair Welker expressed his appreciation for the year as chair and looks forward to continuing recruitment, promotion, and stewardship of the Committee's economic development goals. He hopes this committee can continue to garner the goodwill of the County Commissioners.
- **Nominations and Election of 2024 Chair and Vice-Chair**

Carolynn Komanski nominated herself for Vice-Chair. Michael Carnevale seconded the motion, and it was approved unanimously.

Marlon Bruce nominated Tracey Todd for Chair. Trenton Hightower seconded, and the motion was approved unanimously.

Chair Todd accepted the gavel and continued the Committee's business.

### **REVIEW OF ECOLOOP BUSINESS APPLICATIONS**

1. Staff review of the EcoLoop and EDAC's role reviewing applications.

## THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Gus Olmos, Solid Waste and Resource Recovery Director let the Committee know that the EcoLoop applications will be reviewed by the Climate Advisory Committee next week and Environmental Protection Advisory Committee the following week. EDAC's recommendation stands on its own to the County Commission but will be shared with the other committee members, and theirs with EDAC if timing permits.

### 2. Presentation of applications.

GreenEdge presented first, followed by Sunshine Organics.



2024

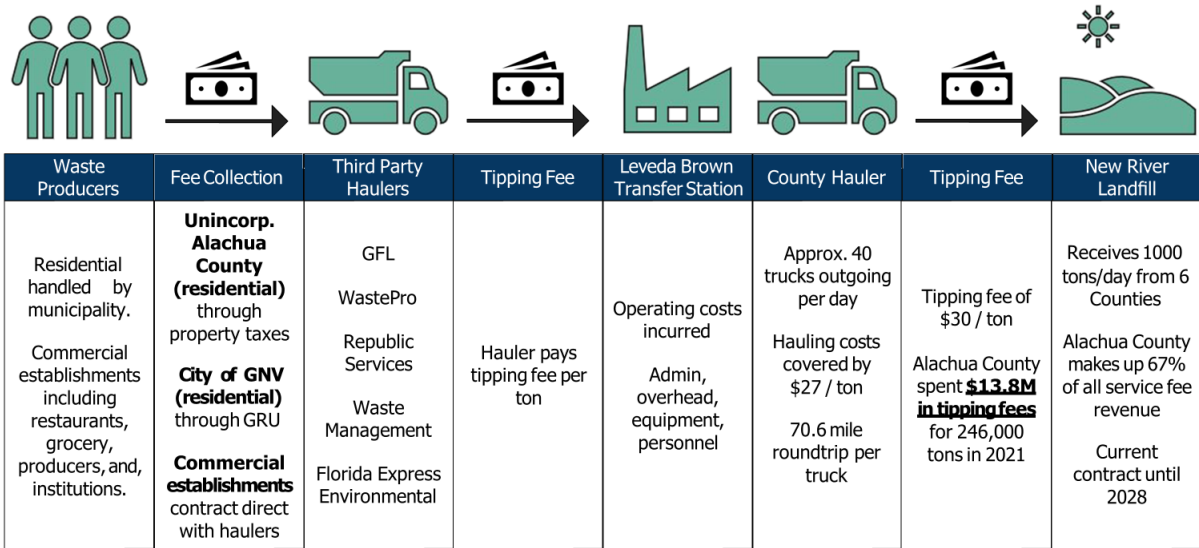
**Closing the Loop:**  
Advancing the Circular Economy  
through Organic Waste Recovery



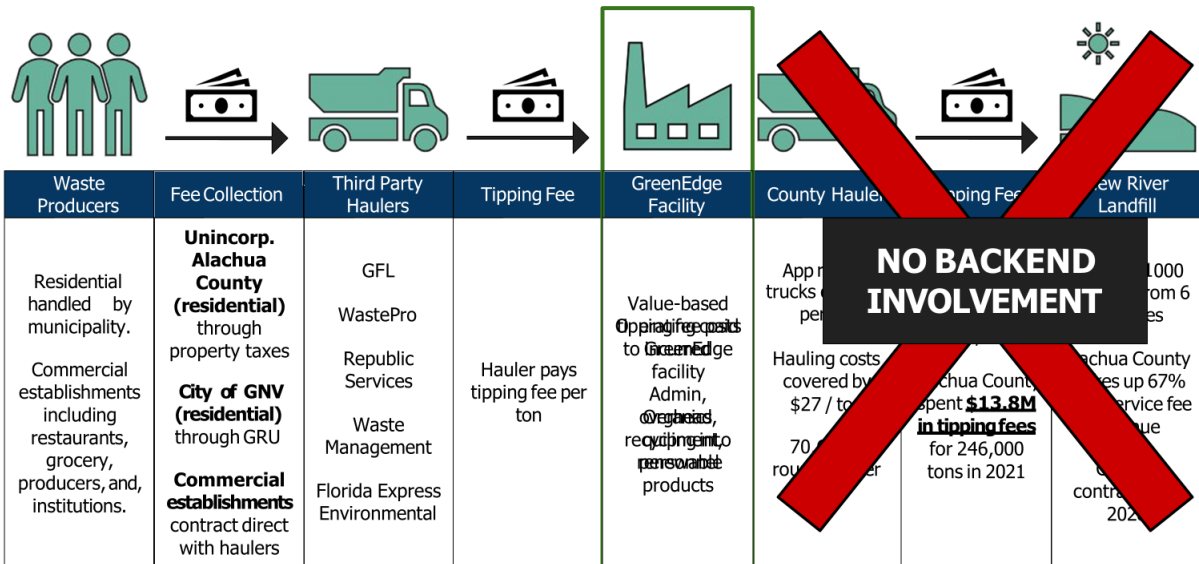
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## Current Solid Waste Management Process & Fees



## Current System vs. Proposed Organics Diversion



## Target Waste Stream: Organics



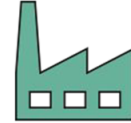
**Food Waste  
(All)<sup>1,2</sup>**

Estimated at  
15-16% of the  
total waste stream  
in Alachua County



**Fats, Oil, &  
Grease (FOG)**

\$ / gallon charged  
to cover disposal  
costs, labor and  
supplies



**Biosolids from  
WWTP**

8 municipal plants  
in Alachua County

<sup>1</sup>Including food typically not suitable for compost such as dairy, meat, bones, shells, etc

<sup>2</sup>Will include a depackaging phase prior to processing to prevent contamination

## Project Overview Estimated \$30-45M Capital Investment

### Anaerobic Digestion & Production of Renewable Products

- Receive organic waste for tipping fee
- Depackaging stage
- Processing into digestible slurry
- Anaerobic digester(s)
- Product upgrade
  - RNG
  - Fertilizer
- Final product sale and transfer



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## Economic Benefits of Proposal

Estimated 24 direct hires and 189 indirect jobs



Source Separation

**Job creation:**

- Separation
- Education
- Compliance
- Cleaning



Organics Route

**Job creation:**

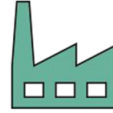
- Drivers
- Admin
- Logistics
- Contracting



Construction

**Job creation:**

- Engineering
- Site work
- Building
- Installation
- Electrical



GreenEdge Facility

**Job creation:**

- Operations
- Sales
- Admin
- Engineering
- Drivers



Local Products

**Job creation:**

- Transport
- Sales
- Marketing
- Producers
- Utilities

## Community Support Required to Make this Vision a Reality

Financial Support	Regulatory Support	Logistical Support
<ul style="list-style-type: none"> <li>• Favorable land lease terms</li> <li>• Industrial revenue bond and/or other funding mechanisms</li> <li>• Tax credits or exemption</li> </ul>	<ul style="list-style-type: none"> <li>• Organics diversion ordinance and enforcement</li> <li>• Facilitate permitting</li> </ul>	<ul style="list-style-type: none"> <li>• Facilitate organics collection contract with haulers</li> <li>• Food waste education and training initiative</li> </ul>

# THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

## Leadership and Expertise

**Dr. Amir  
Varshovi**



*Co-Founder and CEO  
PhD in Soil and Water Sciences*

**Marla Buchanan**



*Co-Founder and COO  
J.D./Esq.*

**John Schmidt**



*Business Development/  
Sales Manager*

**Ken Kunz**



*Global Business  
Development*

**Tess Hutchins**



*Business Development  
CPA*

**Alex Varshovi**



*Business Analyst  
MBA*

**Victor Santamarina**



*Process Engineer*

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## Awards & Recognition

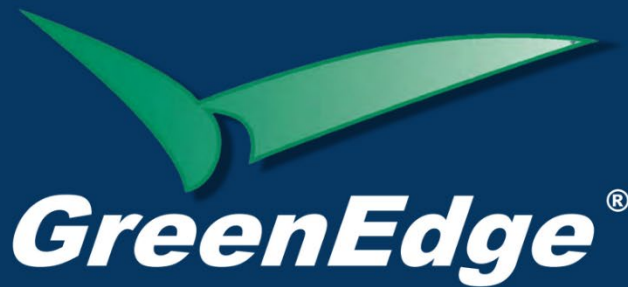
*For over 20 years, GreenTechnologies has been recognized both locally and nationally for our commitment to **sustainability, technology, and innovation.***



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## Appendix A: GreenEdge® Brand Value

*GreenTechnologies has invested in the GreenEdge® brand for almost 25 years. The GreenEdge® brand exemplifies performance, quality, sustainability, and value.*

### Product Availability:

- ❖ 15 lbs.
- ❖ 40 lbs.
- ❖ 50 lbs.
- ❖ 1,000 lbs.
- ❖ 2,000 lbs.

### Distributors and Retail:

- ❖ SiteOne Landscape Supply
- ❖ The Home Depot
- ❖ ACE Hardware
- ❖ Amazon.com

### Customer Segments:

- ❖ Professional Growers
- ❖ Agriculture
- ❖ Horticulture





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## Appendix B: Technology Portfolio

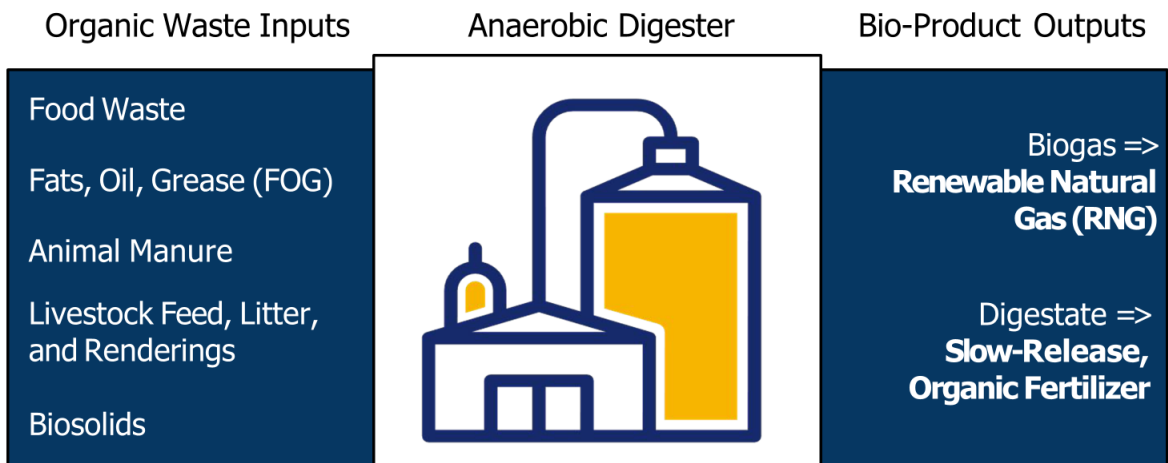
- **Patent 6,560,921 B1:** Slow-Release Organic Based Fertilizer
- **Patent 10,382,984 B2:** Reactive Layer Coating for Organic Materials
- **Patent 10,710,939 B2:** Reactive Layer Coating for Inorganic Materials
- **Trademark 77840790:** for GreenEdge® name/logo
- **EPA-SBIR Grant 2015:** Phase I & II Research Grants (awarded \$398,389)
- **USDA-SBIR Grant 2022:** Phase I & II Commercialization Grants (awarded \$749,655)
- **USDA-FPEP Grant 2022:** in progress; total project size of \$4,932,675
- **EPA-SBIR Grant 2023:** Phase I in progress (awarded \$99,995)
- **USDA-REAP Grant 2023:** solar energy funding (awarded \$149,713)
- **USDA-SBIR Grant 2024:** Phase I in progress (awarded \$174,973)

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## Appendix C: The Process



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## Appendix D: Benefits of Anaerobic Digestion

<b><u>Feedstock Flexibility</u></b>	<b><u>Contained Operations</u></b>	<b><u>High Value Outputs</u></b>
<ul style="list-style-type: none"><li>• Ability to take packaged goods</li><li>• Accepts all food waste including items not suitable for compost</li><li>• Accepts other organic wastes</li></ul>	<ul style="list-style-type: none"><li>• Odor &amp; pathogen control</li><li>• Available in all weather</li><li>• High ton-to-acre ratio / less land required</li><li>• Less time required per batch (compared to compost)</li></ul>	<ul style="list-style-type: none"><li>• Produces renewable energy</li><li>• Captures nutrients for reuse</li><li>• Generates environmental credits</li><li>• Established markets for end products</li></ul>

### Sunshine Compost Presentation



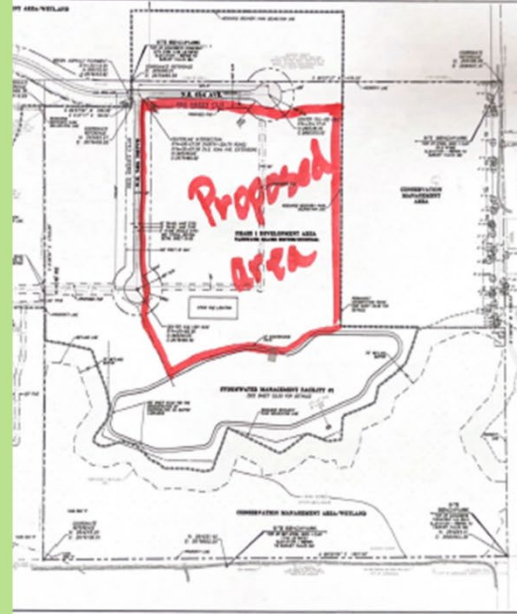
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## Eco Loop Proposal

Sunshine Organics & Compost is proposing a roughly 20-acre site in the Leveda Brown Environmental Park to open a state-of-the-art commercial compost and biochar facility.

This innovative proposal is a full circle waste management system. We prioritize food and organics recycling, by diverting organics from the landfill and creating a high-quality product that can be used again.

Our business model is to maintain our solid waste plan at the Leveda Brown Environmental Park with a long-term vision.



## Landfill Diversion



A facility in Alachua County will accept these materials

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## *A community problem*

Landfills are reaching capacity

Landfills are the **third-largest** source of methane emissions from human activities

Landfilled **food waste contributing to more methane emissions** than any other material

Food insecurity affecting underserved areas

Landscaping and farming over-reliance on pesticides and herbicides

Not enough supply of topsoil to offset the rate of soil degradation



**2023 EPA Report Finds: This data confirms that diverting food waste from landfills is an effective way to reduce methane emissions from municipal solid waste landfills**

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***Sunshine provides the community  
an innovative sustainable solution  
for organics & food waste***



**Owners:** Mike & Christina Kelcourse.  
**Leadership:** VP of Sales Eric Goodman, Quality Control Tiffany Bess, and PR Marketing Green Design & Consulting.  
43 years combined experience in recycling and 12 in composting



**Duval capacity:** divert 60,000 tons of organics; making 36,000 tons of soil; 52,800 tons of greenhouse gas emissions and sequestering 23,600 tons of carbon.  
**Capacity for Alachua:** divert 120,000 tons

**Sunshine is one of the few options permitted to legally take in large-scale food waste in the Southeast US**

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Sunshine is the US Compost Council's official tour

A collage of images related to the COJ Compost Pilot. On the left, there are two photos: one showing a group of people gathered around a black compost bin with the 'City of Jacksonville' logo, and another showing a group of people sitting around a conference table in an office setting. On the right, there is a graphic titled 'We're Proud to Announce our Restaurant Compost Pilot Results!' in yellow text. Below the title, it says 'In Partnership with the City of Jacksonville, FL' and features the logos for the City of Jacksonville and Sunshine Compost. A list of results is shown with checkmarks: 'Composted 26,620 lbs of food waste', 'Saved 1,907 lbs of methane from being released', 'Saved 27.9 tons of carbon dioxide', and 'Created 22,627 lbs of compost'. The background of the graphic shows two people standing in front of a large pile of compost.

COJ Compost Pilot

# THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

## BREAKING NEWS



### Sunshine Compost Receives \$4.9 Million USDA Grant to Transform Fertilizer Production in Jax!

First in Duval  
This game-changing grant will enable Sunshine to revolutionize fertilizer production and bring about positive change.



Quicker to permit and install  
More quality product  
Better environmental impact  
Eliminates PFAS

ysis vs. Digester

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**Aerated Static Pile (ASP) composting technology, in bunkers. Making compost in 4-6 weeks**

Not a Sunshine facility  
**YET!**

***A model for other municipalities***

- Apple Rabbit Composting • Black Church Food Security Network • City Council Reggie Gaffrey • City Council President Ron Salem • City of Jacksonville Chief Resiliency Officer • City of Orlando, Sustainability Officer • Congressman Aaron Bean • Congressman Al Lawson • Congressman John Rutherford • Dig Local • Duval Soil and Water Conservation District • Edward Waters College • Jacksonville Environmental Protection Board • Farm Abundant Harvest • Farm Backyard Buffalo • Farm Basin Farms • Farm Bee Friends Farm • Farm Ben Wells Farm • Farm Congree and Penn • Farm Cozy Oaks Farm • Farm Doudess Blueberry Farm • Farm Down to Earth • Farm Frog Song • Farm Gardner Farms • Farm Green Legacy Farm • Farm Harrells • Farm Hoober Farm • Farm Jimmy Appleseed • Farm Juicy Roots • Farm Kent Woolbridge Farm • Farm Man in Quarrels • Farm Promised Land Farm • Farm The Villages Grown Farm • Farm World Wide Aquaponics • Feeding Northeast Florida • FL Department of Agriculture, Dept. of Energy Florida • Green Building Council • JEA Forester Department • Mayor of Atlantic Beach, Ellen Glasser • MEANS Database Support • North Florida Land Trust • O Train Compost • Palm Beach Water Conservation District • Recycle Florida Today • Saint Johns River Keepers • Soil Life Organics • State of Florida Chief Science Officer • UF Extensions Office Agent • UF IFAS Research Department • US Compost Council*

**We impress with our start-of-the-art technology and smart waste management systems, a model for the whole State**



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## Mitigate Climate Change

Weather hazard mitigation strategy addressing drought, wildfires, storm floods and sea level rise.

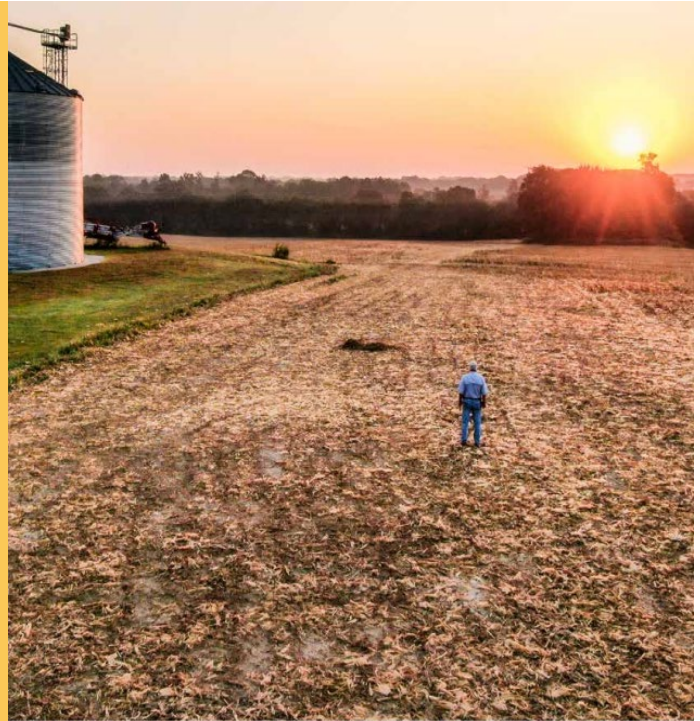
Other environmental issues addressed such as: overflowing landfills, water quality and water conservation, air quality, reduction in chemical fertilizers, green algae blooms, and the serious issue of food waste.

**52,800 tons GHG emissions saved**  
**23,600 tons carbon sequestered**

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## Compost Donation Program

Sunshine provides free nutrient rich compost to support community gardens and farms in underserved areas and food insecure communities. We will be intentional in the involvement and support of underserved farmers/ranchers and partners that represent populations facing these issues.

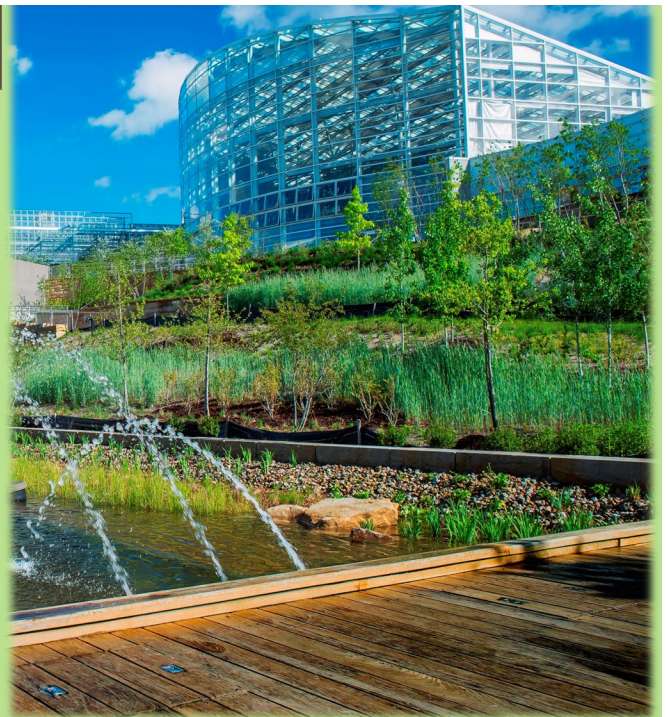


## *Green Infrastructure*

✓ Compost checks the box as an element used for green infrastructure

Soils high in organic matter, like compost and biochar, have improved water holding capacity, helping plants resist drought; using less water and less chemical fertilizer

When used in public areas like parks or along roads/medians, help with flooding issues during rain storms, a problem all Florida cities struggle with.



# THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

## **Jobs recruited:**

- Skilled, technical and vocational employees, staff and interns; General Manager; marketing and education director; sales director; quality control director, mechanics, drivers, and equipment operators
- Attractive benefits such as a friendly working environment, paid lunch breaks, flexible hours, holiday bonuses, and easy onsite trainings
- Indirect jobs for our project, including the engineering, construction, and continuous monitoring of our facility.

## **Partnerships recruited:**

- Premier Grease and Dewatering
- Atlantic Can

## Employment & Salary Quality

## Quick timeline for a new facility

Confirm the right parcel of property

Once property is secure, start the permitting process  
(engineered drawings, permit through Alachua County, permit through FDEP/SJRWMD or SRWMD)

Start site work, build out the composting area, leachate pond, scale with a scale house, run water and electric to areas needed

Get final sign off on finished construction of new facility from FDEP and engineers

**Open For Business**

Experience and past successes will make an EcoLoop facility open quickly and efficiently. We are confident that this timeline can be complete within 18 months.

## THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

### *Full Circular Economy*

- **Food waste is recycled**
  - 56,000 tons in Alachua County
  - 32k commercial & 24k residential
- **Healthy soil to grow food**
  - 63,000 tons of soil
  - Compost Donation Program
- **Reduce & sequester carbon**
  - Save 105,600 tons of emissions
  - Sequester 16,450 tons of carbon
- **Thermal energy generated**
  - Powering electric equipment



[www.SunshineOrganicsAndCompost.com](http://www.SunshineOrganicsAndCompost.com)

3. EDAC recommendation to the Board of County Commissioners – A final recommendation is not needed by the end of the meeting today. The Committee may think about this over the next month and provide staff with direction at the February meeting. Any questions for the presenters can be directed to staff to share with the applicants.

### MEMBERS COMMENTS

# THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

**ADJOURN** The meeting adjourned at 4 PM.

**Upcoming 2023-2024 EDAC Meetings**