



# ECOLOOP

## Request for Proposals Evaluation

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Hazardous Materials

ECOLOOP

Materials Recovery Facility

Leveda Brown  
Environmental Park

Transfer Station




# Prior Board Motions

- September 28, 2021: Adoption of Zero Waste Strategy Report and Implementation Plan
- February 8, 2022: Approval of Request for Proposals documents



# Screening Criteria

- Zero Waste Strategies Report and Implementation Plan
  - Economic Development Benchmarks
  - Comprehensive Plan
  - Planned Development Master Plan
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# Zero Waste Strategies Report and Implementation Plan

**Zero Waste Definition:** *“The conservation of all resources by means of responsible production, consumption, reuse and recovery of products, packaging, and materials by minimizing discharges to land, water, or air that threaten the environment or human health.”*

## Zero Waste Guiding Principles

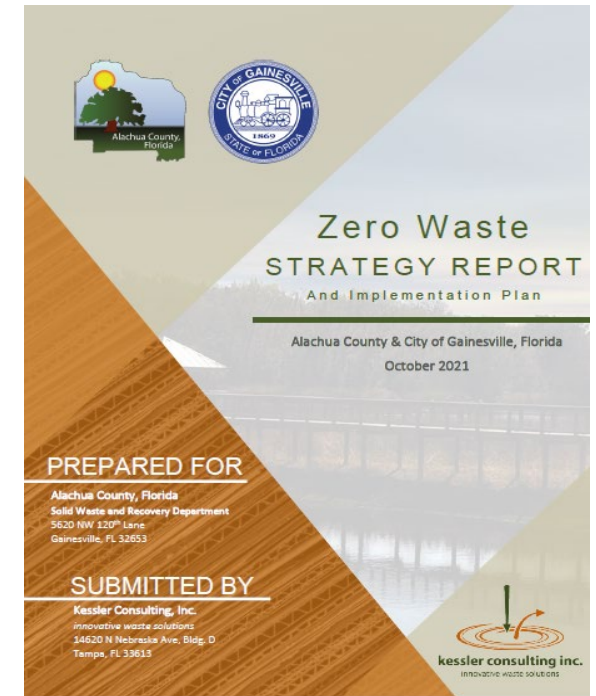
Keep Resources Local

Foster Job Growth


Emphasize and Support Upstream Solutions

Mitigate Climate Change

Address Environmental Justice and Create Equity of Service



# Economic Development Benchmarks

- \* Meets FS125.045 (2 & 3) Standards
  - \* Clear Business Model and Pro Forma
  - \* Employment Quantity
  - \* A mix of Skilled, Technical Trades
  - \* Research and Development of Products and Processes
  - \* Equity and Economic Development
  - \* Ability to Finance Vertical Construction
  - \* Salary Quality
  - \* Local Employment Opportunities
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# Comprehensive Plan

**Solid Waste Element** : Develop and implement a waste reduction strategy that includes waste prevention, source reduction, reuse, recycling and biological disposition, resulting in a reduction of solid waste disposed per capita.

**The use of tires, plastics or plastic derived materials as a fuel source or as feedstock for a waste to energy facility is prohibited in the County solid waste system.** Exceptions to this policy may be allowed for research and development activities by special exception when approved by the Board of County Commissioners.

**Energy Element** : Reduce the solid waste stream generated by Alachua County.

**Economic Element** : Encourage the location and development of energy conservation, alternative energy, reuse/recycling based industry and sustainable food production and processing businesses and industry clusters in order to achieve a higher level of sustainable economic development.



# Planned Development Master Plan

## Examples of Permitted Uses

Solid Waste Transfer Station	Emerging waste technologies
Recycling and composting	Educational and research facilities
Solar energy technologies	Bio-diesel processing
Repair center	Wood waste processing
Reused material artisans	Carpet remanufacturing



# Proposals

## Florida Express Environmental

- Construction and Demolition Materials Recovery Facility



## CarbonSweep

- Biorifinery to produce diesel fuel and other products



## WastAway

- Concept plan for the construction of a facility to produce engineered fuel & compressed natural gas



- Construction and Demolition Materials Recovery Facility
- Purchase or long-term lease of 10-acre
- Target products: concrete, metal, cardboard, paper, wood, and dirt
- Target customers: construction community, contractors, builders, roofers
- Estimated 25 full-time positions with a pay range between \$40,000-\$120,000
- Capital investment: Estimated \$5,000,000 to \$7,000,000 fully funded by Florida Express Environmental
- Operational within 18-24 months from executed agreement with the County

- Biorefinery to convert municipal solid waste into renewable diesel fuel and other products for sale to third parties
- Purchase or long-term lease of 20 acres
- Target products: Municipal Solid Waste
- Target customers: The diesel fuel will be sold to European/UK markets
- Approximately 100 full-time employees with a local payroll of over \$4 M per year
- Capital Investment: \$230 million fully funded by CarbonSweep
- Operational within approximately 24 months from executed agreement with the County

- Concept plan for the construction of a facility to produce engineered fuel & compressed natural gas
- Target products: Municipal Solid Waste
- Target customers: Various customers with ability to use engineered fuel & compressed natural gas
- Jobs: 30 new jobs
- Capital Investment: \$75 million with various financing options




# Evaluating Committee Recommendation

## Rankings:

Florida Express Environmental	81 points
CarbonSweep	42 points
WastAway	42 points


Authorize staff to start negotiations with Florida Express Environmental to develop a lease agreement for the construction and operation of a Construction and Demolition Materials Recovery Facility.




# Comprehensive Plan - Solid Waste Element

## Policy 1.2.5.

Incinerator and mass burn facilities, no such facility will be included in the County solid waste system. **The use of tires, plastics or plastic derived materials as a fuel source or as feedstock for a waste to energy facility is prohibited in the County solid waste system.** This policy does not prohibit the combustion of vegetative yard trash, vegetative biomass and vegetative storm debris. Hazardous waste or other material for which there is no alternative method of disposal shall be disposed of as mandated by Federal law. Exceptions to this policy may be allowed for research and development activities by special exception when approved by the Board of County Commissioners. Additional standards including limitations on scale and environmental and safety standards shall be included in the Unified Land Development Code for such research and development activities.



# Advisory Boards Recommendations

- Staff presented the proposals and rankings to the Environmental Protection Advisory Committee on July 5 and to the Economic Development Advisory Committee on July 7.
  - By consensus, both Committees agreed with staff's recommendation but also recommended that the Board review the existing “waste to energy” policies in the Comprehensive Plan that resulted in the exclusion from consideration of CarbonSweep, WastAway and similar technologies.
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# Staff Recommendation

Authorize staff to start negotiations with Florida Express Environmental to develop a lease agreement for the construction and operation of a Construction and Demolition Materials Recovery Facility at the EcoLoop

