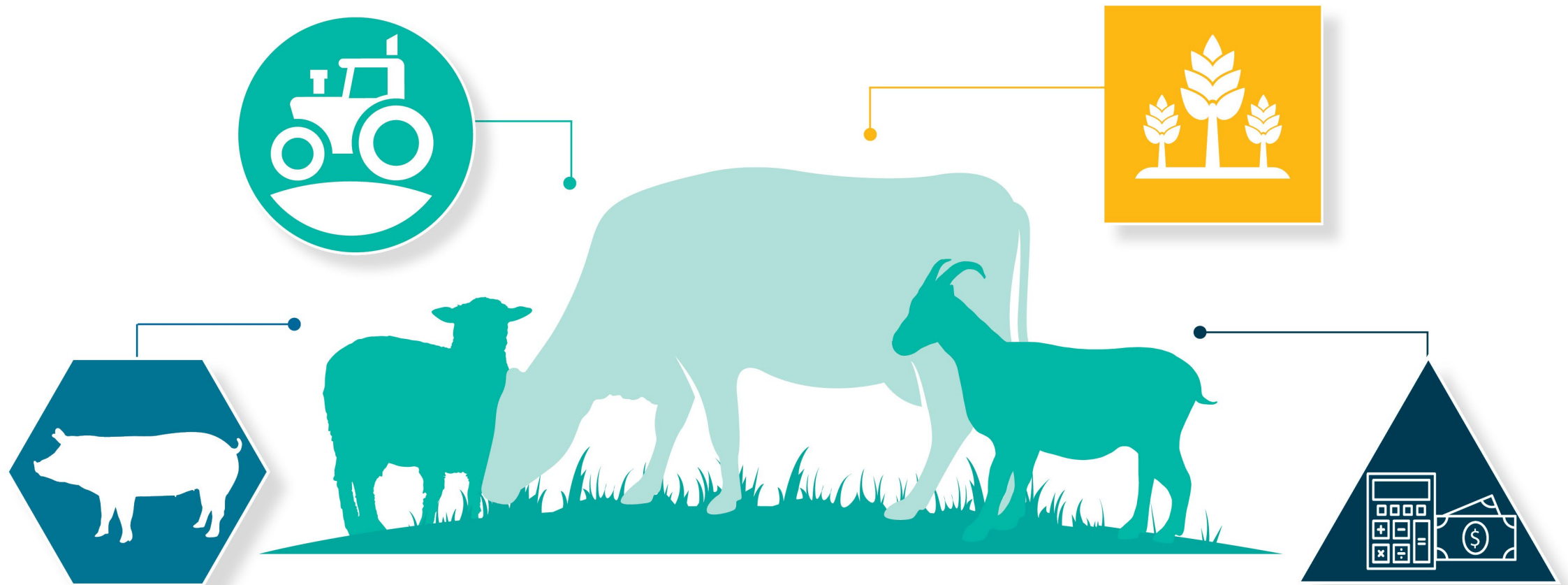




Newberry Meat Processing & Job Training Facility



SPEAKERS & SUMMARY OF TOPICS

- Stephen Hofstetter, Environmental Protection Department Director
- Chris Gilbert, Ph.D., Hazardous Materials Program Manager
- Christa Court, Ph.D., Director UF-IFAS Economic Impact Analysis Program
- Diedre Houchen, Ph.D., Equity & Community Outreach Manager
- Betsy Riley, Ph.D., Sustainability Manager
- Cynthia Sanders, Ph.D., Director UF-IFAS Alachua County Extension
- Chad Carr, Ph.D., Professor UF-IFAS State Extension Meat Specialist



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
- **Site Due Diligence**
- **Finalize Land Terms**

Apr-Jul 2023

Preconstruction
Discussions

- **Board Approval of Newberry Environmental Park Interlocal Agreement**
- **Board Approval of Solicitation for an Operator**
- **Board Approval of Solicitation for an A/E**
- **Board Approval of MOUs with UF-IFAS and Santa Fe College**
- Engagement with USDA and Regulatory Bodies

Jun –Dec 2023

Design and Operations

- **Board Approval of Operator's Business Plan**
- **Board Approval of Final Facility Design**
- Engagement with USDA and Regulatory Bodies

Jan 2024 – Dec 2026

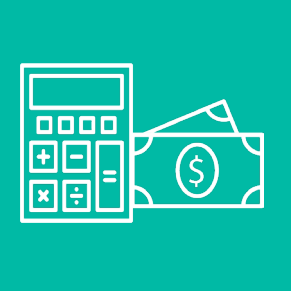
Construction

- Construction begins January 2024
- Operations begin December 2026



FOOD SYSTEMS FOR LOCAL RESILIENCE

- Enhances food security by maintaining local control, de-consolidating the meat industry, and addressing current bottlenecks in processing
- Focuses on animal welfare and humane treatment
- Niche facility with custom processing will provide high-quality jobs
- Waste product recycling and research partnerships to develop new products, reduce impacts of industry, and serve as a regional model



PROJECT SUMMARY

- \$5.25 million in local, state, and federal funds to construct
- 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 ranchers within 100 miles



ESTIMATED FACILITY COSTS

- **10,000sf pre-fab metal building.**

- Building with insulation and install labor = \$550,000
- Concrete Slab = \$120,000
- Mechanical, Electrical, Plumbing (MEP) = \$350,000
- General Contractor (Hard Bid P/OH) = \$396,000
- Building Total = \$1,416,000

- **Building Soft Costs**

- Architectural/Engineering (A&E) = \$150,000
- Civil Engineering = \$120,000
 - Topo, Prelim/Final Development
 - Environmental, Geotech

Total Hard Costs

\$1.4M Building
\$2.7M Equipment
\$4.1M

Total Soft Costs

\$1.2M Permits, Utilities

**Total Project
Cost \$5.25M**

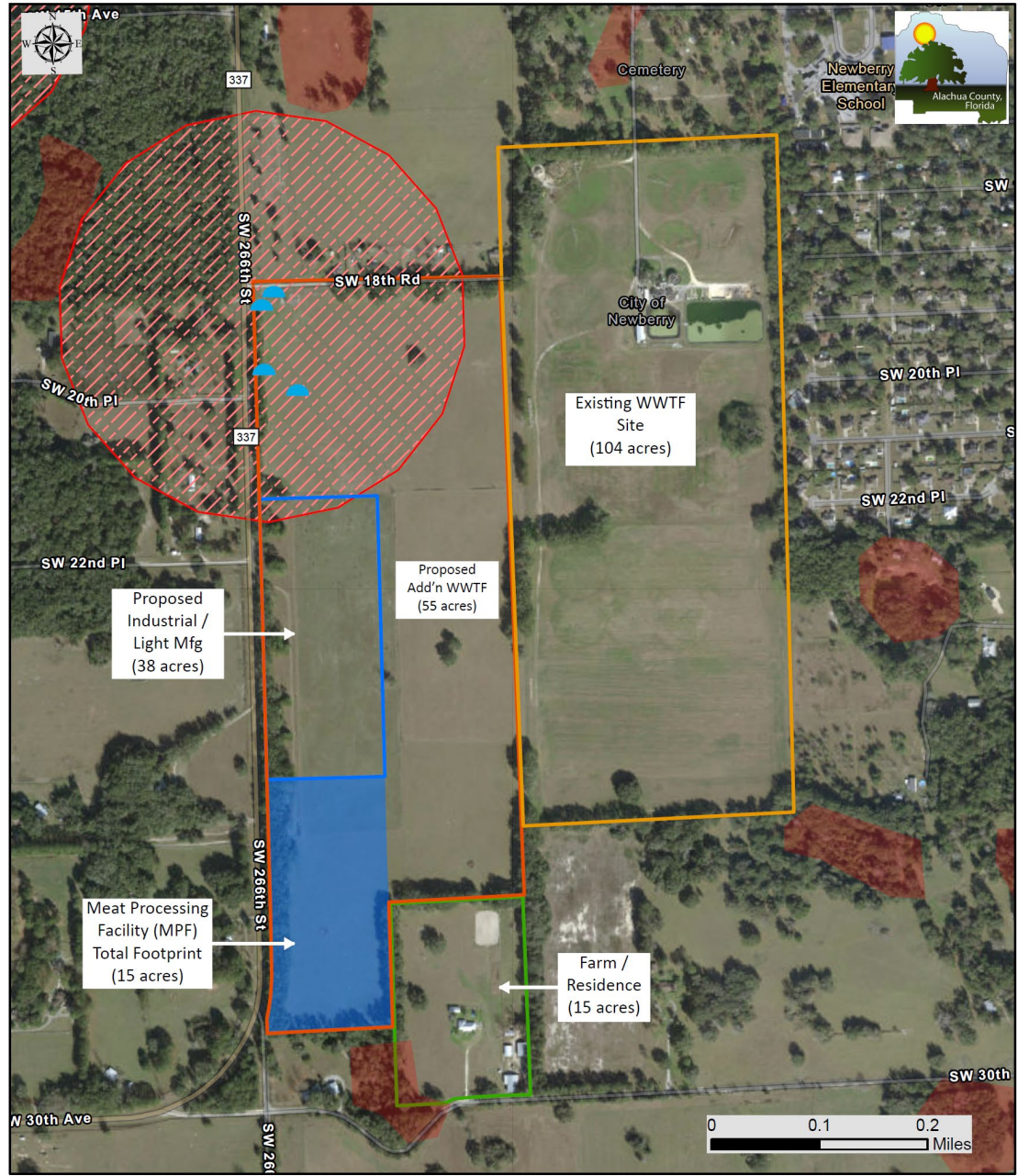
Newberry Environmental Park





Meat Processing Facility (MPF)
Total Footprint
(15 acres)

Environmental Constraints

- The northwest corner of the Environmental Park was a prior FDEP clean-up site associated with crop dusting pesticide/herbicide contamination.
- FDEP Site name “NORTH FLORIDA CROP DUSTING Inc.”
- Before a land agreement with Newberry can be considered, a Phase II site assessment must be completed.



<p>LEGEND</p> <p> FDEP Ground Water Contamination Areas</p> <p> Monitoring_Wells</p>	<p>NEWBERRY DUMP AND CROP-DUSTING GROUND WATER CONTAMINATION</p>	<p>ENVIRONMENTAL PROTECTION DEPARTMENT, ALACHUA COUNTY</p> <p><small>DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which each data layer is obtained.</small></p> <p><small>Prepared By: Risa Patarasuk Date: March 27, 2023 Map Number: RP000007 Path: N:\GIS\Map_Producer\ARPC\RP000007.aprx</small></p>
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LOCAL ECONOMY

- Provides new and expanded markets for small ranchers raising cattle, goats, sheep, and hogs within 100 miles of Alachua County
- Creates up to 70 jobs due to the facility's overall influence on the economy
- Keeps money with local ranchers
- Entrepreneurship and workforce training in all areas of the meat industry, from butchering to inspection



ECONOMIC ANALYSIS

Potential Economic impacts of the PROPOSED Alachua County MEAT Processing Facility

Dr. Christa D. Court, Director

Economic impact analysis Program
Food and Resource Economics Department
Institute of Food and Agricultural Sciences
University of Florida



LOCAL AGRICULTURE

- Preserves rural lands and thus protects essential wildlife habitat and aquifer recharge areas
- Less energy for transport from farm to plate
- More local, pasture-raised meat options in stores and restaurants
- Endorsed by Alachua County, City of Newberry, UF IFAS, Santa Fe College, The Cattleman's Association, Florida Farm Bureau, local food community organizations, and regional farmers and ranchers



EQUITY FOR SMALL RANCHERS

- Small, historically marginalized farmers have no processing outlet and are attempting to maintain and augment family traditions.
- These small farms and herds are community education sites, connecting students, youth, children and elders with land, place, and sustainability.





REGENERATIVE AGRICULTURE

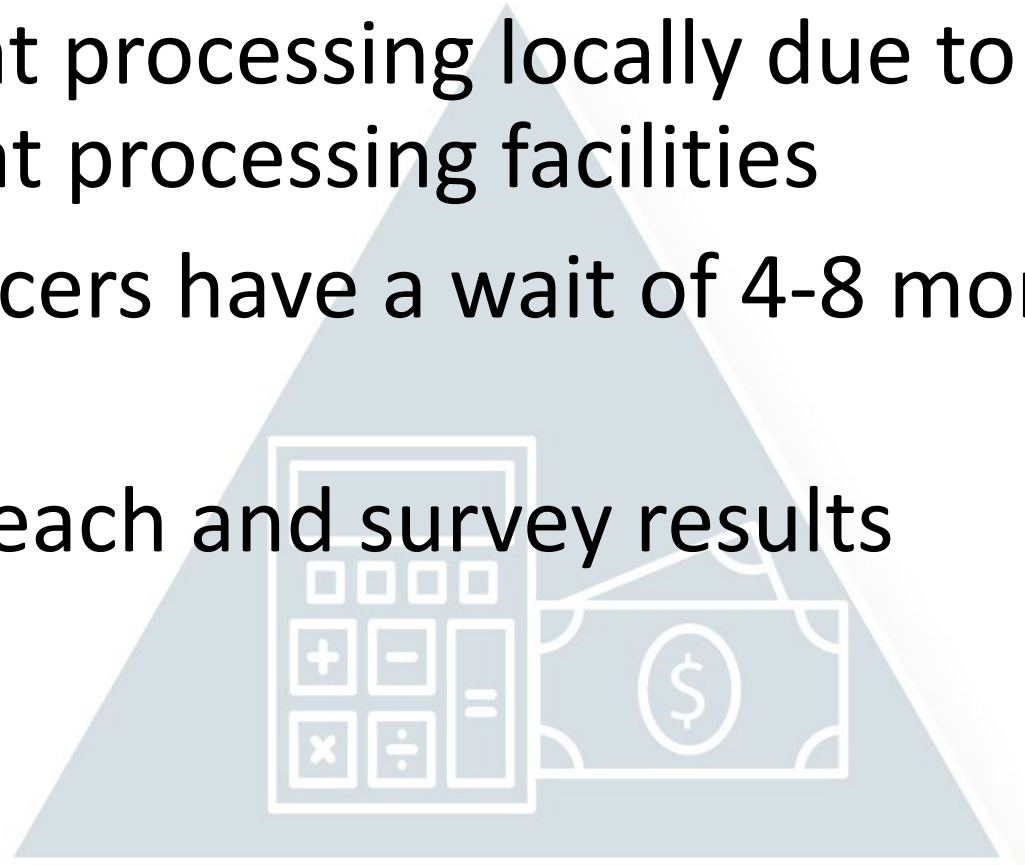
- Fewer food miles
- Incentivizes ethical, sustainable practices
- Builds climate resilience through developing local food systems





AREA DEMAND

- Need for meat processing locally due to bottleneck in the large meat processing facilities
- Locally producers have a wait of 4-8 months before processing
- Rancher outreach and survey results





FEDERAL AND STATE REGULATIONS

- To sell meat piece-by-piece, animals must be slaughtered and prepared into retail packages, all under USDA-Food Safety & Inspection Service
- To sell packaged meat products at farmer's markets, an FL Department of Agriculture & Consumer Services (FDACS) mobile food permit will be required
- You will likely store the meat at a commissary which needs an FDACS letter of agreement



REQUESTED BOARD ACTION

- Direct staff to continue with due diligence work on the site and report back to the Board.

