Economic Development &
Agri-Tech Innovation Park
Presentation
to Alachua County BoCC

August 28, 2018
Economic Development Initiatives

Economic Development Timeline

2004

FAMU SoA: VISIONING PROCESS
Identified aspects of the City's character that citizens prefer and should be reinforced through public policy. Documented in the City Comprehensive Plan Future Land Use Element.

2006

COMPETITIVE FLORIDA: ASSET MAPPING, ECO DEV STRATEGY
Map City's strengths, assets, and unique character.

2014

COMPETITIVE FLORIDA: MARKETING PLAN
Created marketing materials based on City's strengths, assets, and unique character.

2015

ECONOMIC DEVELOPMENT CORRIDOR STUDY
A Public-Private Partnership that defined an Economic Development Catalyst (EDC) and identified site development potential Assistance Grant.

2016

DEO GRANT: COMPREHENSIVE PLAN AMENDMENTS
Established Corporate Park Future Land Use category, enhanced Economic Development Element.

2017

2018

DEO GRANT: AGRI-TECH RESEARCH PARK
A Public-Private Partnership that defined an Economic Development Catalyst (EDC) and identified site development potential Assistance Grant.
Manufacturing Sector

Innovative Manufacturing

Gourmet Rodent
- 25,000+ Reptiles on Site
- Largest Producer of Ball Pythons in the World
- Over 60,000 overnight shipments annually
- Exports to US, Europe, Asia.
Out of This World Manufacturing

Inspired Energy
- Custom Lithium-Ion Battery Applications
- Powering Astronaut Health Monitoring Systems on International Space Station
- Exports to 75+ Countries

Award Winning Manufacturing

Endoscopy Replacement Parts
- 2015 Small Manufacturer of the Year, Manufacturing Association of Florida
- 2015 Manufacturer of the Year, Gainesville Area Chamber of Commerce
- 2016 National Exporter of the Year, US Small Business Administration
- 2016 President’s, “E” award
- Exports to 80+ Countries
Introduction to Newberry Economic Development and Agritech Innovation Park

Downtown Initiatives

Newberry Road/SR 26 One-way Pairs
State Road 26 One-way Pairs

FDOT Fly-Through Video, 3 minutes
Brewery & Market District

- Street-scaping Seaboard Coastline Drive to micro-brewery/tap house
- Increased public parking
- Provide area for farmers market and street festivals
- Foster additional downtown redevelopment
- Balance of 7-acre site available for market shops and multi-family

Champions Park / Downtown Connector Trail

Construct 2 mile cart path for easy golf cart-taxi and pedestrian access to downtown businesses during tournament play.
Community Development Agency (CRA)

- Approximately 1 square mile
- Increases in taxable values fund projects
- Funds Infrastructure, small business loans/grants

Agricultural Sector
Introduction to Newberry Economic Development and Agritech Innovation Park

Agriculture is the Heart of Newberry

- 78% of land is zoned Agricultural
- 42 square miles (55 total)
- 24 working farms

Strategy for Economic Development

Objective: Create programs that support and enhance the local agricultural economy.

- Develop proactive regulatory strategies that help protect the agricultural base of the community
- Support the creation and operation of a local farmers market
- Explore opportunities for local farmers to partner with local bio-tech firms for new product testing
- Promote, “Farm to Restaurant” and “Farm to Schools” projects.
Home Grown Products

- Blueberries
- Cattle
- Corn
- Cotton
- Fish
- Hay
- Peanuts
- Tobacco
- Rodents & worms (feedstock)
- Silviculture
- Snakes & Other Reptiles
- Watermelon
- Many more

Newberry Celebrates Agriculture

Since 1946: Longest perpetually produced watermelon festival in the USA
Newberry - IFAS Agri-tech Innovation Park

Park Vision

To create an Agriculture-based Innovation Center that advances the commercialization of agricultural innovations and stimulates new agribusiness and supporting technology companies, thereby strengthening the agricultural employment base of Newberry and Florida.
Facility Needs Assessment

- **Corporate Park Future Land Use category:**
  - Site location criteria, and
  - Development standards and character
- **Various case study findings:**
  - Scale of development, and
  - Infrastructure requirements
- **UF IFAS research:**
  - Mix of uses, and
  - Potential end-user needs

Refined Site Selection

- Roland
- Brice
- Davis
- Glaeser
- Venco
Preliminary Master Plan

Master Plan:
- Agriculture fields for research
- Residential for onsite tenants
- Repurpose existing Structures
- Walkable interior corridor
- Agriculture-related entrance features

Walkable Corridors
Agricultural Fields
Demonstration Gardens
Incubator Space
Ag-themed Architecture
Next Steps

- Finalize site selection
- Secure property agreements
- Amend site land use and zoning
- Identify potential investors/developers
- Identify potential anchor tenants
- Secure funding for offsite and onsite infrastructure improvements
- Construct offsite and onsite infrastructure improvements