

## Introduction

### **Alachua County Board of County Commissioners Assignment**

In November 2015, during a regular meeting, the Alachua County Board of County Commissioners (BoCC) had a discussion about the Envision Alachua Initiative. After the discussion, the BoCC approved the following motion:

*Commissioner Pinkoson moved:*

- 1. to refer the Plum Creek application to Economic Development Coordinator Edgar Campa-Palafox to discuss with the University of Florida and Santa Fe College their plans and to provide an economic analysis of the impact of their plans with regard to Plum Creek.*
- 2. to direct the County Manager and staff to review previous Plum Creek plans and statements to determine if their statements are in sync with their application.*

*The motion carried 3-2 with Commissioners Byerly and Cornell voting nay.*

This report answers the first part of the Board motion.

### **Synopsis**

Based on the conversations with University of Florida and Santa Fe College Officials an economic analysis is difficult to produce. Any calculations would be speculative or heavily conditioned. At this point in time, most of these variables that would be part of the analysis are unknown or not able to be determined. In addition, staff could not determine the level of commitment of UF or Santa Fe to the Envision Alachua Sector Plan. Both institutions do have conceptual plans and preeminence initiatives that could conceivably coordinate with the proposed sector plan but are not geographically constrained to it.

### **Economic Impact Analysis of UF and SF Participation in the Sector Plan**

According to Economic Modeling Specialists Intl. (EMSI), an economic analysis measures the net change to the economic base of a region that would not otherwise be there without the industry or firm under analysis. The analysis estimates how the investment associated with a particular event, project, or industry flows through a regional economy.

Since the Envision Alachua planning process started over 4 years ago, several economic reports have been conducted to estimate demographic, economic and fiscal impacts. Each report has taken a different perspective of the impact that Envision Alachua Sector Plan could have to Alachua County. A list of the reports is provided below:

- [Plum Creek and the Challenge Presented by the Economic Element of the Comprehensive Plan](#), Denslow.

- [Plum Creek, UF, and Economic Growth in the Gainesville Region](#), UF Bureau of Economic and Business Research, Dewey, Denslow and Schaub, 2013.
- [Fiscal Impacts of the Envision Alachua Sector Plan for Alachua County](#), Fishkind & Associates Economic Consultants, 2015

While this report's scope is narrower and more focused than previous economic and fiscal impact analysis performed to date, it is just as constrained in terms of the availability of key variables to calculate an economic impact. The findings of this report are derived from conversations with UF and SF officials in January 2016. An appendix, with local and national comparable projects and summary of the conversations is provided as supporting information to contextualize the findings.

### **Meetings with University of Florida and Santa Fe Officials**

The University of Florida Office of the President was contacted to establish the appropriate representatives to engage in conversations with Alachua County with regard to the Plum Creek/ Envision Alachua Sector Plan. Two UF representatives were designated: Dr. Jack Payne, UF Senior Vice President for Agriculture and Natural Resources, and Mr. Lee Nelson, UF Director of Real Estate.

Santa Fe College designated Mr. Dug Jones, Associate Vice President for Economic Development, as their representative to engage in conversations with Alachua County, and discuss plans with regard to the Plum Creek/ Envision Alachua Sector Plan.

In early January 2016, two meetings in total were coordinated with UF, SF and Plum Creek officials. The objective was to discuss the Board assignment, gather any available data, information and projections about their plans with the Plum Creek/ Envision Alachua Sector Plan.

A brief summary of both meetings is provided in the appendix.

## University of Florida Conceptual Plans

Dr. Payne mentioned key factors that are aligning with a potential UF/IFAS expansion in the Envision Alachua Sector Plan. The factors are:

- UF's Preeminence Initiative
- UF/IFAS growing research expenditures and strengths
- UF/IFAS facilities reaching capacity
- Unique opportunity for UF to partner with private corporations

The UF's Preeminence Initiative is a driver for a UF/IFAS expansion. UF Preeminence is the university's effort to become an international leader in more than two dozen areas, including health, agriculture, computing and education. The initiative began in 2013 with the UF's designation by the Florida Legislature as the state's preeminent institution. As part of this initiative, UF has already started the process of attracting scientists and faculty.

The initiative grew into an opportunity to achieve national and international recognition for the UF's work in serving students and the world. Some highlights of this initiative are:

- 500 endowed faculty positions UF hopes to establish to align with peer universities
- 300 Machen Florida Opportunity Scholarships available for each freshman class
- \$800 Million- Three year fundraising goal to support UF's preeminence initiative
- 92 Nationally recognized faculty members hired to maximize UF's impact to better serve students, Floridians, the nation and the world
- 28 Focus areas UF has identified for additional support to address complex social issues

Regarding UF plans for the Envision Alachua Sector Plan lands, UF officials discussed the possibility of a public-private partnership with modern laboratories cooperating with agricultural life sciences corporations. An ideal partnership would be securing an agreement with one or more top research agricultural life sciences research companies. With such a partnership, UF/IFAS would co-locate a research facility that would generate collaborative research and development synergies. The partnership would have a minimal use of agricultural fields, and instead focus on research greenhouses, laboratories space and buildings.

There are several variables necessary to quantify the net change and economic impact to the region caused by UF/IFAS participation in the Sector Plan. These variables include:

- Estimated total acreage
- Estimated facility size (square footage)
- Estimated total capital investment
- Estimated employment numbers
- Estimated types of jobs created
- Estimated total annual payroll
- Estimated Build-out timeline

At this point in time, most of these variables are unknown or not able to be determined. Any calculations would be speculative or heavily conditioned. UF officials were not able to provide these specific variables for their plans due to their long-term timeframes.

Magnitude of these variables will also highly depend on the partnership with private sector firms that Plum Creek may bring with its recruitments efforts. Results could further vary depending on the structure of the partnership with UF.

During the conversations with UF and SF officials, they discussed Plum Creek's recruitment outreach process that was underway. The goal of this is to attract companies to the area, capitalizing on research strengths out of UF, IFAS, and job training opportunities out of SF. The agricultural life sciences sector is one of the focus areas for these recruitment efforts.

The Envision Alachua Planning Process identified short term opportunities for attracting companies in the Agricultural Life Sciences. The subsectors identified were:

- Agricultural Chemical Manufacturing
- Crop management R&D and Production
- Food Safety R&D

The long term opportunities for attracting companies in Agricultural Life Sciences were identify as:

- Agricultural Biotechnology R&D and IT
- Automatous Systems Manufacturing

In addition to Agricultural Life Sciences recruitment efforts, Plum Creek was also targeting industries in Advanced Logistics, Advanced Materials, Human Life Sciences and Software/IT.

In 2012, Plum Creek contracted with a planning and design consultant, Sasaki Associates, to perform a land use analysis, planning, and design for Phases II & III. Dr. Payne was involved in conversations with Sasaki at this time.

The result of these early conversations was a conceptual plan for a 185 acre clustered campus made up of a 45 acre wetland park, 85 acres of agriculture fields, and 55 acres of developable area.

## **Santa Fe College Conceptual Plans**

Santa Fe College's role in the Envision Alachua Sector Plan will be determined by the type and number of companies that decide to locate on the sites. Their participation would be governed by the workforce and training needs of the companies that are recruited by Plum Creek and or UF/IFAS if they are part of the Sector Plan.

SF's officials envision a potential participation in similar shape and role as the Perry Center for Emerging Technologies in Alachua. This center would be the closest example to a co-located center with private industry offering workforce training and continuing education in response to private industry needs.

At this point in time, most of the variables needed to perform an economic impact analysis are unknown or are still undetermined. Santa Fe College officials were not able to comment on specific details. Calculating an economic impact for Santa Fe College has the same variable inputs and complications and conditions as noted with UF.

### **Sources:**

<http://www.ufl.edu/about/university-facts/>

<http://ufpreeminence.org/what-is-uf-preeminence/>

<http://ifas.ufl.edu/about-us/>

<http://ifas.ufl.edu/media/ifasufledu/ifas-dark-blue/docs/BriefingBook2013.pdf>

<http://www.sfcollege.edu/locations/index>

<http://www.sfcollege.edu/locations/perry-center/index>

<http://www.economicmodeling.com/2014/01/07/the-rights-and-wrongs-of-economic-impact-analysis-for-colleges-and-universities/>

<http://www.sasaki.com/project/324/envision-alachua-sector-plan-and-detailed-specific-area-plans/>

<http://progressparkfl.com/about-progress-corporate-park/>

Envision Alachua – Supplemental Report – Economic Development Target Audiences

## **Appendix**

### **About the University of Florida**

The University of Florida (UF) is one of the nation's largest and most comprehensive institutions of higher learning, consistently ranked among the nation's top universities. UF has an impressive track record in education, research and commercialization, ranking in the top of Public Universities for transferring research discoveries to the marketplace.

UF is a research engine with 50,000 students, 70 doctoral programs, and research expenditures in excess of \$702 million annually, contributing \$8 billion to the state of Florida economy each year.

### **About the University of Florida Institute of Food and Agricultural Sciences**

The University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) was created in 1964 to consolidate the agricultural, natural resources, and life sciences teaching, research and extension programs at the University of Florida. UF/IFAS is a federal-state-county partnership dedicated to developing knowledge in agriculture, human and natural resources, and the life sciences, and enhancing and sustaining the quality of human life by making that information accessible.

UF/IFAS provides research and development for Florida's agricultural, natural resources and related food industries. Because of this mission and the diversity of Florida's climate and agricultural commodities, UF/IFAS has facilities located throughout the state of Florida.

UF/IFAS's expenditures for the year 2011-2012 exceeded \$328 million. UF/IFAS' sponsored research awards for the year 2011-2012 exceeded \$112 million.

In addition to extension offices in each of Florida's 67 counties, UF/IFAS has 1,249 buildings, 3,622,462 gross square feet and 27,279 acres throughout the state, including facilities on the UF campus in Gainesville FL. These facilities are used for teaching, research and demonstration:

- 16 on-campus academic departments and schools
- UF/IFAS Extension offices in all 67 counties (counties operate and maintain)
- 12 Research and Education Centers (RECs) located throughout the state
- 4 Research and Demonstration sites, 1 research forest, and 1 biological field station
- 5 statewide locations with undergraduate degree programs

## About Santa Fe College

Santa Fe College (SF) is one of the premier public colleges in the United States. A member of the Florida College System, a statewide system of 28 public colleges, SF was chartered by the State of Florida in 1965.

SF supports the industry and workforce training needs in Alachua and Bradford Counties by offering a wide array of more than 140 academic degrees, programs, certificates, apprenticeships and continuing education/corporate training courses. Curriculum is developed in close association with industry partners across the spectrum of business and industry sectors.

SF was recently named the winner of the [2015 Aspen Prize for Community College Excellence](#) by the prestigious Aspen Institute. SF was named number one over 1,000 institutions nationwide and has been in the top 10 of U.S. community colleges since 2012.

Presented every two years, the Aspen Prize is the nation's signature recognition of high achievement and performance in America's community colleges. The selection of the top 10 colleges was based on student academic achievement, degree and college completion, job placement, and minority and low-income student accomplishment.

SF serves approximately 20,000 students (approximately 16,000 students seeking a degree, and 4,000 students participating in continuing education).

SF has seven locations and two incubators in North Central Florida:

- Northwest Campus (Northwest Gainesville)
- Andrews Center (Starke)
- Blount Center (downtown Gainesville)
- Davis Center (Archer)
- Kirkpatrick Center (East Gainesville)
- Perry Center for Emerging Technologies (Alachua)
- Watson Center (Keystone Heights)
- Center for Innovation and Economic Development (Downtown Gainesville)
- Gainesville Technology Entrepreneurship Center (East Gainesville)

SF Business Incubation Programs provides training and resources to support entrepreneurs in Alachua and Bradford counties. Participants are supported through the Center for Innovation and Economic Development (CIED) and Gainesville Technology Entrepreneurship Center (GTEC).

## **Local Comparable Projects**

There are local examples of research campus with public private partnerships. The comparable examples below, though not at the same scale as the proposed sector plan, are relevant as they involve UF and Santa Fe and fit within their broader efforts to reach preeminence and mission.

### **Charles R. and Nancy V. Perry Center for Emerging Technologies**

According to SF officials, the Perry Center for Emerging Technologies could be the best comparable project to envision the impact to their plans in the Envision Alachua Sector Plan sites.

The Perry Center is located in the City of Alachua, and encompasses a 30,000 square foot building. The center opened in 2009 and has functioning laboratories and state-of-the-art technology classrooms. The Perry Center focuses specifically on emerging technology degrees, offering an Associate of Science degree in Biotechnology Laboratory Technology and a Bachelor's of Applied Science degree in Clinical Laboratory Science.

SF intentionally located the center near Santa Fe High School and Progress Corporate Park. Santa Fe High School offers a biotechnology program that articulates to the SF Biotechnology A.S. degree. The center also serves the training needs of biotech companies located at Progress Corporate Park. This is a 204 acre industrial park with approximately 1,200 employees, anchored by the UF's Sid Martin Biotechnology Incubator, RTI Surgical, Intermed, and graduates of the UF Sid Martin Incubator (Nanotherapeutics, Banyan Biomarkers and Axogen).

### **Progress Park**

In the early 1980s, Dr. Robert Marston, then UF president, envisioned this office and research park where university technology projects and private start-up companies could co-locate for the mutual benefit of both.

Progress Park development has been shaped by the presence of a major UF spinoff, RTI Surgica, as well as UF's Sid Martin Biotechnology Incubator program. Two-thirds of the more than 30 Park businesses are bioscience or technology companies. Approximately 1,200 people work in the Park.

The UF Sid Martin Biotechnology Incubator is a 40,000 square footage bio-business incubator facility was built with a combination of USDA, UF and State of Florida funding. The \$11.5 million complex with its 6,000 SF small animal facility, 20,000 SF large animal facility, and 600 SF climate-controlled greenhouse (a second has since been added) was one of the first bio-business incubators in the United States.

The UF Sid Martin Biotechnology Incubator was recently internationally recognized as the National Business Incubation Association's 2013 Incubator of the Year.



## National Comparable Projects

### **Cornell Agriculture and Food Technology Park**

- **Acreage:** 72 acres located adjacent to the New York State Agricultural Experiment Station
- **Industries:** Agriculture and bio-based and food industries
- **Anchor:** 20,000 square foot, multi-tenant flex technology incubator
- **Project Build-Out:**
- **Employment Numbers:** N/A
- **Capital Investment to Date:** \$75 million
- **Established:** 2005

### **Texas Tech Innovation Hub and Research Park**

- **Acreage:** 120-acre campus
- **Industries:** Technology sector (including ag)
- **Anchor:** 40,000 square foot building with space for 16-24 laboratories
- **Project Build-Out:** a potential 1 million square feet of buildings over the next several years
- **Employment Numbers:** N/A
- **Capital Investment to Date:** \$29 million
- **Established:** 2015

### **Purdue University Research Parks, West Lafayette, IN**

- **Acreage:** Network of five locations, 980 acres (aerospace district), 400 acres (AmeriPlex-Indianapolis), 386-acre (AmeriPlex at the Crossroads), 4-acre (New Albany), 725 acres (West Lafayette)
- **Industries:** Technology sector
- **Anchor:** more than 260 companies
- **Project Build-Out:** N/A
- **Employment Numbers:** 4,500
- **Capital Investment to Date:** \$256 million
- **Established:** N/A

### **Ohio State University Research Park**

- **Acreage:** 56+ acre campus
- **Industries:** Technology sector
- **Anchor:** Rev1 Ventures (64,000 SF incubator) and 22 companies occupying approx. 350,000 square feet

- **Project Build-Out:** 8 buildings with approx. 444,000 SF of office, research, education and specialized laboratory space, with other 30 acres of undeveloped land that will accommodate at least 720,000 SF of building space
- **Employment Numbers:** N/A
- **Capital Investment to Date:** N/A
- **Established:** 1998

#### **University of Arizona Tech Park**

- **Acreage:** 1,345 acre campus
- **Industries:** Advanced energy; Arid lands agriculture and water; Health and biosciences; Defense and security; Intelligent transportation and smart vehicles; and Mining.
- **Anchor:** Over 40 companies and organizations including IBM, Citi, Raytheon and United Health Group/OptumRx
- **Project Build-Out:** 2 million square feet of office, laboratory, and production space
- **Employment Numbers:** 6,500 employees
- **Capital Investment to Date:** N/A
- **Established:** 1994

## Meeting with UF Officials

Date: January 4, 2016

Meeting Participants:

- Dr. Jack Payne, UF Senior Vice President for Agriculture and Natural Resources
- Lee Nelson, UF Director of Real Estate
- Gray Swoope, VisionFirst Advisors President & Chief Executive Officer (representing Plum Creek)
- James K. Harriott, Jr., P.E. , Alachua County Deputy County Manager
- Edgar Campa-Palafox, Alachua County Economic Development Coordinator

Initial Discussion:

- Dr. Payne mention as an introduction to the meeting, that he was a participant in the Envision Alachua Planning Process
- Dr. Payne mentioned that UF/IFAS is the umbrella for 360 million annual budget, and groups veterinary medicine; forestry; natural resources; county extension; farms, etc.

UF/IFAS Past & Future Expansion:

- Ohio State University and University of California- Davis were mentioned as examples of similar universities to UF operations, since all of them were established as land grants institutions
- UF has a many old and historic buildings since the university was established as a land grant institution
- Many agricultural fields located in campus had disappeared as the UF campus expands with buildings and infrastructure to accommodate research, faculty and student body growth
- UF currently has an infrastructure challenge for the future, with an approximately \$200 million need for infrastructure, buildings and labs and research space
- UF/IFAS has approximately \$60 million need in capital improvements, defer maintenance and research space needs
- These factors make an agricultural campus in the Envision Alachua lands an attractive and interesting proposition
- Plum Creek contracted Sasaki Associates to join the planning process and lead the land use analysis, planning, and design for Phase II & III
- Dr. Payne mentioned that he already started conversations with Sasaki Associates to come up with concept/vision for UF agricultural campus in the Envision Alachua Sector Plan land
- Dr. Payne mentioned that the Massachusetts Institute of Technology (MIT) campus could be a model for what could happen here in Envision Alachua Sector Plan lands
- Kendall Square in Cambridge, Massachusetts was mentioned as another example where private industry partners with higher education and research institutions

- Devens biomedical manufacturing hub was also mentioned
- Mr. Nelson mentioned that it will take more than the land to move a project like this forward. Mr. Nelson mentioned that it is all about the partnerships, since land is the cheapest component of the equation
- Dr. Payne mentioned the rare opportunity that UF/IFAS has to work with Plum Creek (one land owner that is a willing to partner) interested in partnering with UF to bring to life a satellite campus

#### Future Plans Drivers for UF/IFAS

- Dr. Payne mentioned different factors that are aligning to drive a potential UF/IFAS expansion in the Envision Alachua lands
  - As part of the UF Preeminence, UF/IFAS already started the process of hiring and attracting top scientists and faculty
  - Opportunities to attract research and development and agriculture-related jobs to Alachua County due to the UF/IFAS growing research
  - UF/IFAS research expenditures keeps growing and expanding every year
  - UF/IFAS is reaching capacity at different facilities around the state
  - Unique opportunity for UF to partner with private corporations, and one of the largest land owners in the state and county (Plum Creek)
  - UF's Preeminence advancement, an effort to become an international leader in more than two dozen areas, including agriculture
  - Need to maintain UF competitiveness in relation to other institutions around the state, region and country
  - The availability of a diverse pool of good jobs in our region is crucial to accommodate trailing spouses, making the process of hiring top faculty easier
- The UF/IFAS Plant Science Research and Education Unit is located at the Citra Station
- The station located in Citra, FL was mentioned as an example of a station that is at capacity and maximum buildout
- The Citra Station was mentioned as a similar operation of what could happen in the Envision Alachua land
- Dr. Payne envisioned a public-private partnership ag research and corporate park with modern laboratories in cooperation with agriculture research corporations and UF/IFAS
- Regarding the future vision of UF/IFAS facilities located at the Envision Alachua, it was mentioned that the presence of fields would be minimal, with mainly green houses and laboratories and research buildings
- The partnership with top agricultural research companies would create the opportunity to co-locate a UF/IFAS research facility to generate research, funding and employment synergies

## UF Master Plan

- The Campus Master Plan (CMP) is the foundation for University of Florida facilities and land resources for the next ten years and beyond
- The 2015-2025 Plan addresses facilities in Alachua County including main campus and 13 satellite properties
- As agricultural fields are relocated from UF, land on campus is available for development, new buildings and facilities
- At this point in time, the ag research and corporate park is not in the Campus Master Plan

## Project Timeline:

- At this point in time, UF officials mentioned that there is no set budget or timeline
- The partnership between UF/IFAS and a private ag research company will depend of the recruitment effort started by Plum Creek
- Plum Creek has an outreach process underway to recruit companies that might want to move onto the Envision Alachua sites and collaborate with UF/IFAS
- Plum Creek officials have been in several recruitment trips searching for recruitments prospects

## Meeting with SF Officials

Date: January 5, 2016

### Attendees:

- Dr. David Denslow, Retired UF Professor
- Rose Fagler, Manager Community Relations Florida, Plum Creek
- Susan Davenport, CEO/President, Gainesville Area Chamber of Commerce
- Dug Jones, Associate VP for Economic Development, Santa Fe College
- Gray Swoope, VisionFirst Advisors President & Chief Executive Officer
- Edgar Campa-Palafox, Economic Development Coordinator, Alachua County

### Envision Alachua Discussion:

- Dug Jones mentioned that Santa Fe College is a crucial partner for the University of Florida. Santa Fe plays an important role in collaborating with the University on its commitments to innovation and entrepreneurship development in the region
- Dug Jones also mentioned that Santa Fe College is a proactive, demand ready institution

- Regarding to the Plum Creek site, Santa Fe College expects to roll things rapidly depending how quick the project moves forward and the amount of companies that are attracted to the region
- Dug Jones also expressed that Santa Fe College would have a more reactive role depending of the companies that come to the region
- Dug Jones mentioned that at this point, projecting the timeline of Santa Fe's involvement in the Envision Alachua project is not feasible, due to the long term timeline and changing conditions
- In regards to Santa Fe College's ability to respond to changing conditions and respond to opportunities, Dug Jones expressed that Santa Fe College has a track record of responding to changing conditions and new trends
  - A good example of this track record is the recently created Unmanned Aircraft Training class
  - In order to take advantage of this upcoming trend and the growth of UAS technology, SFC will offer UAS certification courses in partnership with Sinclair College
  - This is an example of pilot project from SF as a Training Operator

#### Santa Fe College Commitment in Eastern Alachua County Discussion:

- Dr. Jackson Sasser (President, Santa Fe College) has expressed in the past a strong commitment to provide greater service to East Gainesville residents and expand opportunities for educational attainment
- Currently, Santa Fe College has the Watson Center just 12 miles away from Hawthorne, located in Keystone Heights
  - 546 students that reside in zip codes 32640, 32641
  - 19,000 students total (for credit degrees)
  - Two years continuing education, offer on Hawthorne High School
  - High School Dual enrollment (28 students) in Hawthorne High School
- Santa Fe College is trying to grown the group from Hawthorne High School
- Indication that Hawthorne High School group would grow if a close option would be offer
- Santa Fe College would be open for a training facility (SF programmatic manager)
- Effective beginning model
- Offering for credit, and continuing education

#### Santa Fe College Past/Future Expansion:

- Santa Fe College has a history and strong track record of expanding in the last 5 years, and providing training for the jobs of the future
- Davis Center in Archer

- Provides a quality education for those in Archer and the southwestern part of Alachua County
- Also provides a High School Dual Enrollment program for area high school students to earn college credit
- Santa Fe College plans to expand in 2018 Blount Center to better serve downtown Gainesville
  - Three-story 50,000 square-foot facility is proposed on the site of the current Santa Fe College Blount Center
  - Current center, which has reached its operating capacity, was originally a 1950s retail building with 8,000 square feet that has been remodeled as a business incubator)
  - Total proposed construction cost of \$16.7 million
- The Blount Center and Northwest Campus have a master plan
- Donations made the acquiring the property possible for the Watson, Davis Center, and Blunt Centers

SF Project in Envision Alachua Site/ Comparable Project:

- The Perry Center for Emerging Technologies
  - Provides citizens of northern Alachua County an opportunity for a college education close to home
  - Located in the City of Alachua, adjacent to Progress Park, currently at capacity, clinical laboratories technologies
  - Closest example to a collocated center with private industry
- Watson Center
  - SF's Watson Center serves students in southeast Bradford County and the surrounding Keystone Heights / Lake Region area
  - It features two educational buildings, computer labs, and a state-of-the-art science lab
  - At capacity almost immediately after opening (250 person capacity)
- Partnership with High Schools
  - Potential academy at Hawthorne High School in partnership with the Alachua County School District
  - Similar to the Santa Fe High School Biotech academy, Newberry High School Criminal Justice Academy and the Gainesville High School health professions academy
- Workforce as a No. 1 incentive for companies
  - Mr. Swoope mentioned that the number 1 incentive to attract companies will likely be workforce, demonstrating the presence in the region of the right workers in the area
  - SF would play a key role in offering ability to train and re-training workforce and show sustainability of labor
  - Plum Creek officials mentioned the site South Carolina, where Volvo is breaking ground on Plum Creek land