



PRESENTATION

to

JUST TRANSITION FUND – TEAM

from

FERBANE BUSINESS & TECHNOLOGY PARK CLG

re--

MRTT 059 Application

- History of Ferbane Business & Technology Park CLG
- Offaly County Council Collaboration
- Ferbane Business & Technology Park

Phase 1 – 2003 to 2011

Phase 2 – 2012 to 2019 (inc. Establishment of Ferbane Food Campus)

Phase 3 – 2020+ Application to JTF Team

- Milestones
- Key Benefits of the Project

History of Ferbane Business & Technology Park

- 1990's restructuring in both Bord Na Mona and ESB - 1,200 Jobs losses and spill over effects.
- 2001 - Ferbane Development Group Established.
- Engaged with Minister's, Councillor's and Local Authorities and State Bodies
- Community engagement through survey's and public consultation.
- Outcome – Development of Ferbane Town 5-Year Plan to Drive Economic Development and partner / collaborate with the wider ecosystem
- Ferbane Development Group secured funding from the ESB West Offaly Enterprise Fund, managed by Offaly Council to help regenerate the area, Shannon Development and Local Community Fundraising Events

Offaly County Council Collaboration

- December 2002 – Business Plan Submitted to Offaly County Council to secure 5 acres from a 55 acre (Cow Park)
- Importantly while 5 acres transferred to Ferbane Business & Technology Park Offaly County Council agreed to rezone and further develop the remaining 50 acres for Private Industrial sites
- March 2003 – Ferbane Business & Technology Park Ltd. established with the aim:-

‘To develop a critical mass of industry in or close to the town, to generate employment opportunities and promote the development of an enterprise culture in the area’



Phase 1 – 2003 to 2011

- May 2004 – Construction commenced on 5,000 Sq. Ft Office Block & 10,000 sq. Ft Industrial Unit (Subsequently sold to Brosna Press)



- March 2006 – A Community Childcare Centre ‘Bright Beginnings’
- funded under the equal opportunities programme fully owned by FB&TP CLG



Some of the companies during this period who were tenants included:

- ESB
- Leoni
- Cultec
- Brosna Press
- Ciaran Grogan Civil Engineering
- EasyTrack Survey
- NARGC

(Offaly County Council Developed and sold sites in remainder of Park)

Phase 2 – 2012 to 2019

- In 2012 regrettably ESB departed the top floor of the 5,000 sq.ft Office Building
- Feasibility Study was funded by Offaly Local Development Company to explore opportunities in the Food Sector.
- Recommendation was to create Ferbane Food Campus to attract Food Entrepreneurs and Producers to Ferbane
 - Stage 1. This would require converting upstairs of the Office block into a time-share kitchen and training room
 - Stage 2. Develop incubation units for start-up companies emerging from the time-share kitchen
 - Stage 3. Attract existing food producing companies either national or international to relocate some or part of their operations to the Ferbane Food Campus
- Decision was made to sell the 10,000 sq.ft Industrial Unit to a local family run Printing group Brosna Press to enable the company to grow its business.
- The funds were used to purchase two industrial units (Unit 1 & 2) from Shannon Development adjoining the Business & Technology Park.
- Unit 1 was subsequently divided out into 3 high-spec Food Incubation Units and Unit 2 was sold to Ballyshiel Artisan Foods



Aerial View of FB&TP



Training Room & One of the 2 Upstairs Kitchens



Two Units Purchased from EI in 2017

Unit 1 Converted into 3 Food Incubation Kitchens

Interior of one Kitchen

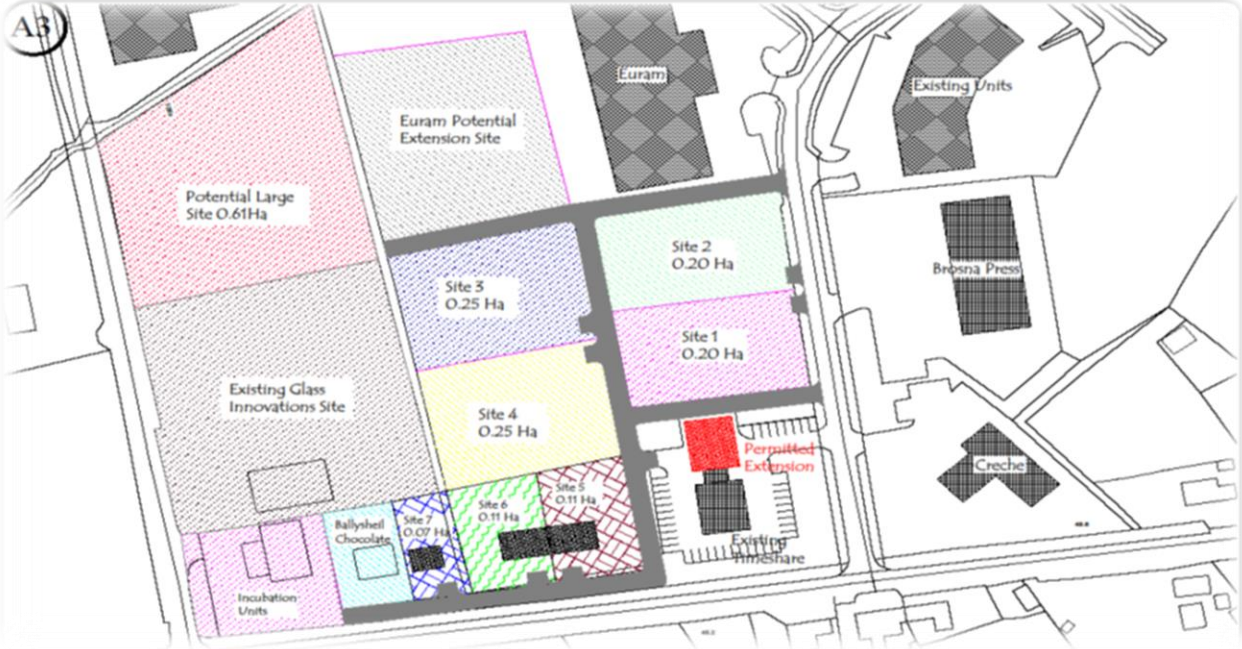
Success to date

- Currently there are 70 people employed in the Ferbane Business & Technology park. (Community & Private)
- Over 30 start-up food businesses have used the Food Campus Kitchens to develop and grow their food products to date. Since its inception Ferbane Business & Technology Park has helped over 40 people establish their own businesses and currently 16 businesses employing over 70 people are located in the Units in the Business Park.
- There are currently a number of planning permissions on the adjoining County council lands
- The Food campus is now certified city and guilds training facility
- Over 300 people from the local area to date have attended training courses with 30% of them now running their own food businesses or working within the catering sector
- All offices in the Business park are at full capacity
- Winner of Pride of Place Awards in 2016
- The success could not have happened without the support of the following State agencies: Enterprise Ireland and former Shannon Development, West Offaly Enterprise Fund , Offaly Local Development (OLDC) Offaly Local Enterprise Office (LEO)
- Offaly Co. Council, Local Business and Entrepreneurs, Ferbane / Belmont CE scheme, Ulster Bank
- Our Community

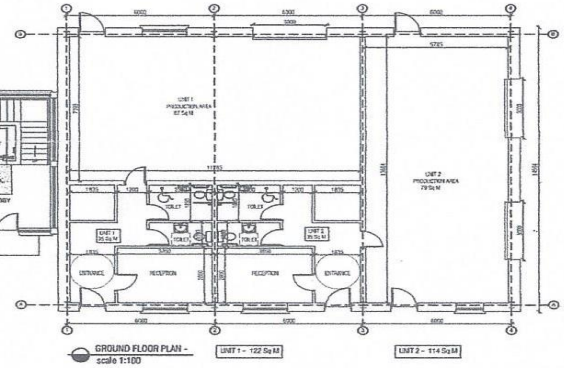
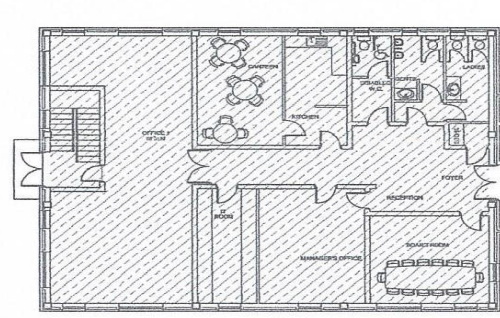
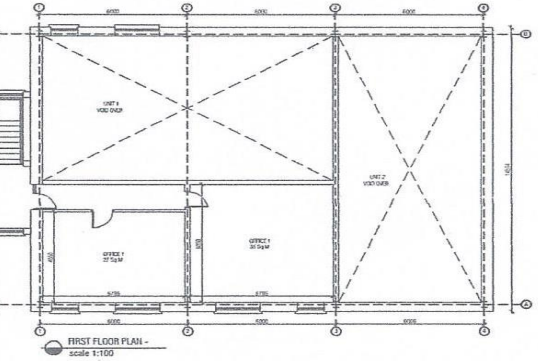
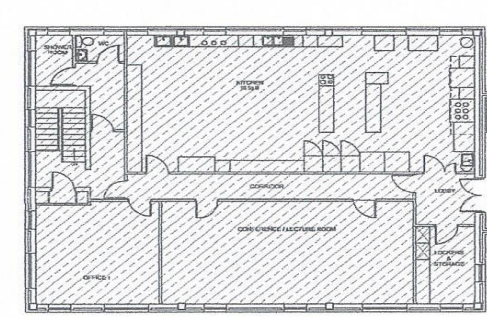
Phase 3 - Just Transition Fund 2020 – MRTT 059

The proposed development for which FB&TP CLG are seeking funding support under the (Just Transition Fund) scheme is:-

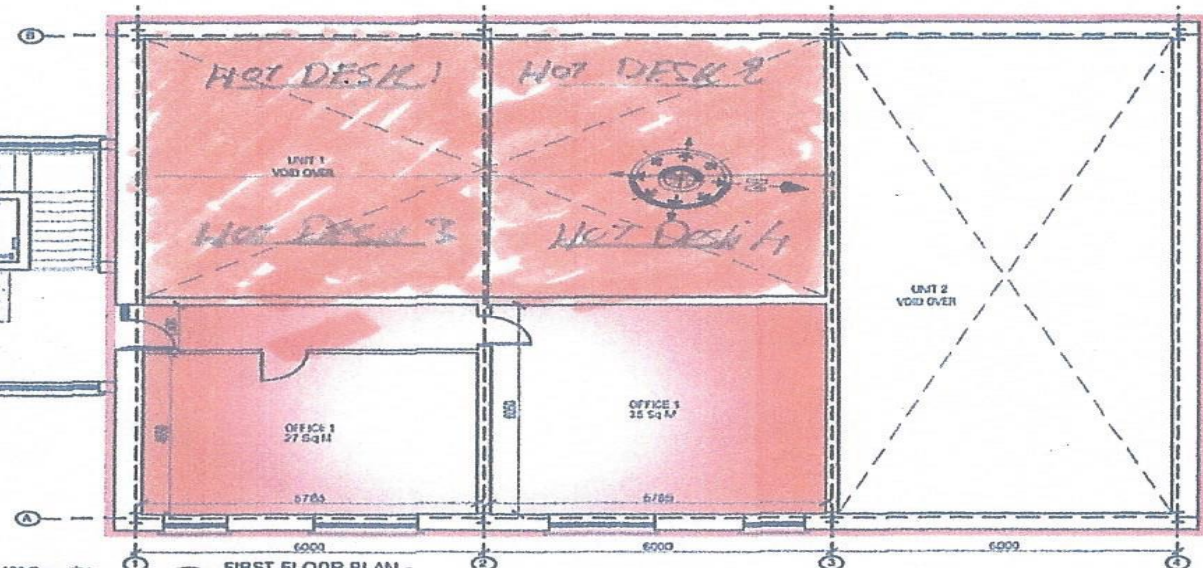
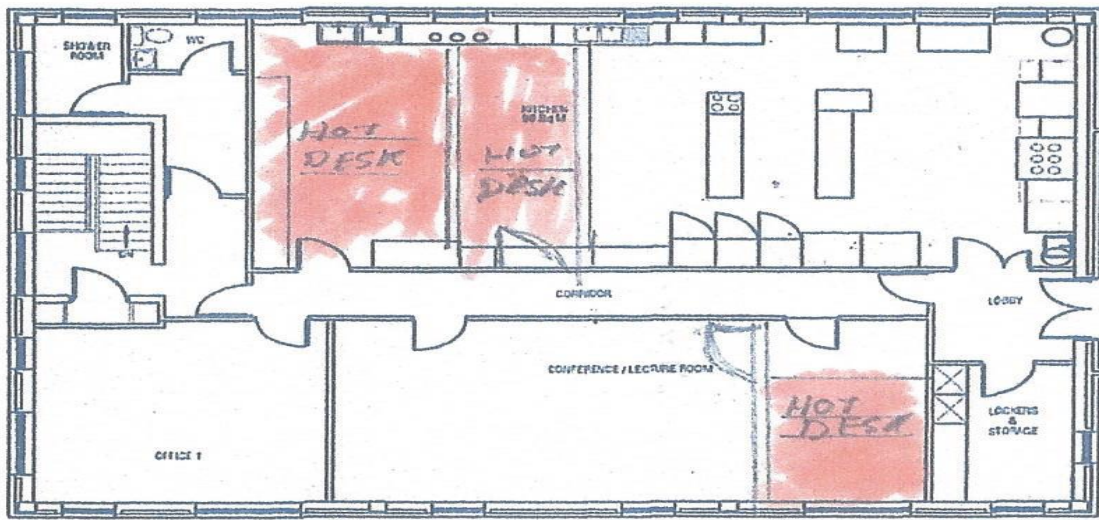
- ▶ to assist existing and potential business generate employment opportunities in Ferbane Business & Technology Park in the Food, Health and Wellness Sector or other Clean Industries by collaborating with them in providing sites and a support network including Kitchens, Office Space and HOT Desk Facilities and utilising buildings & experience gained from Phase's 1 & 2 of our Development Plan. The principle element of this plan will include extending and modifying one of our existing buildings as outlined in the following two slides:-



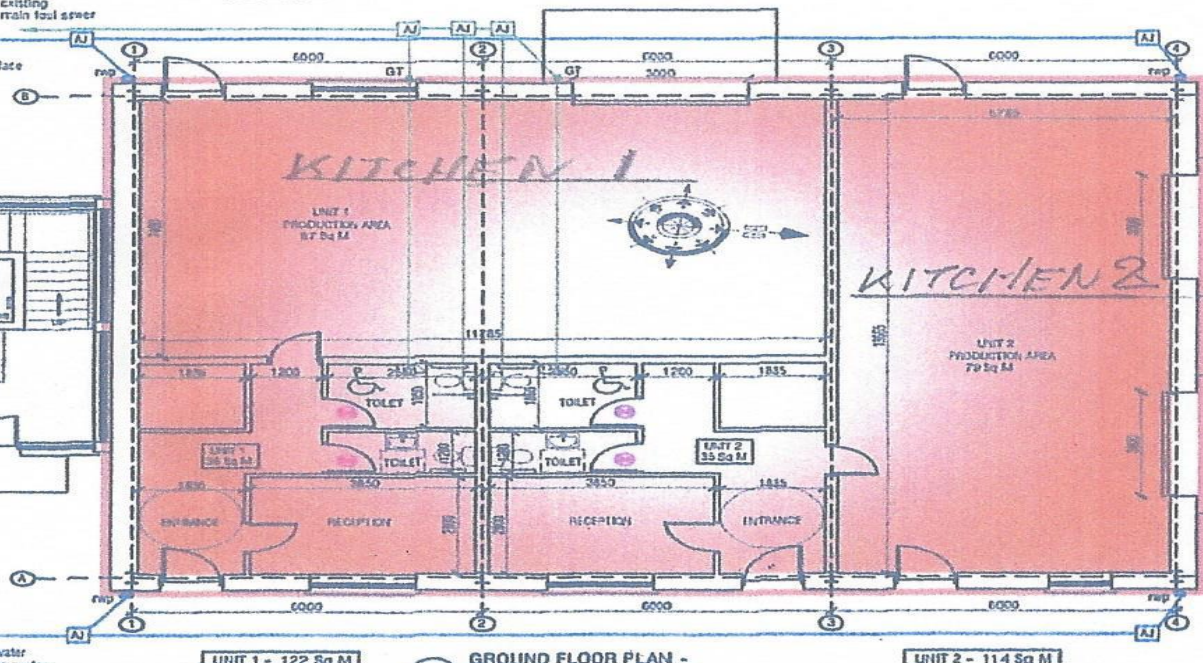
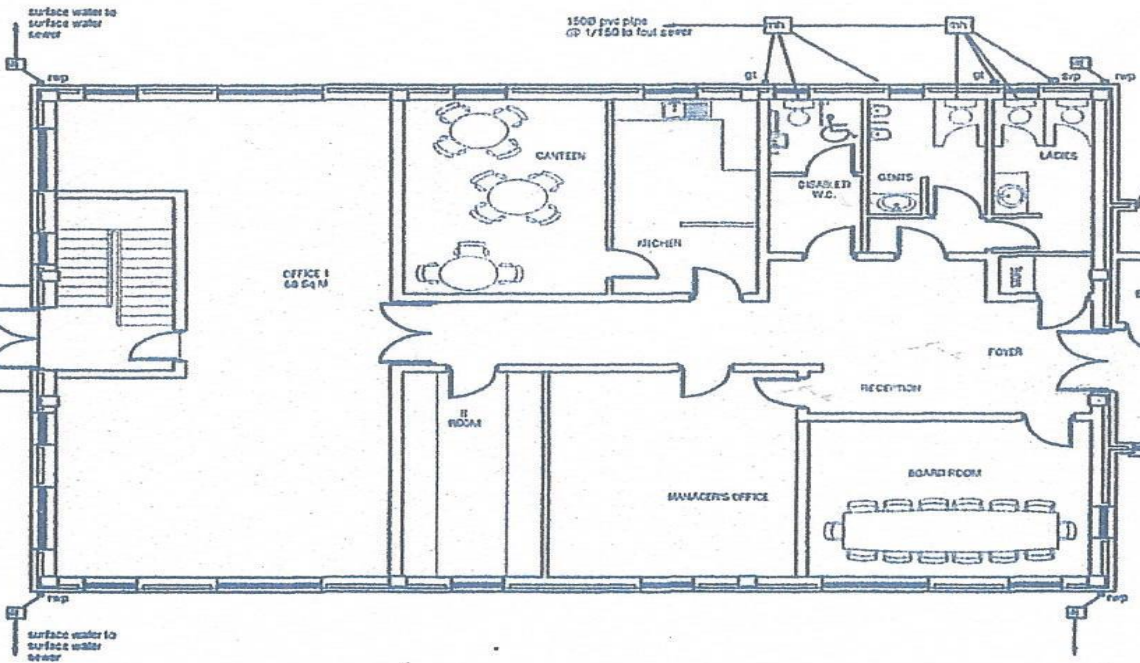
SITE LAYOUT WITH PROPOSED EXTENSION MARKED IN RED



Plan & Elevation of Existing Building & Proposed Extension



FIRST FLOOR PLAN - scale 1:100



UNIT 1 - 122 Sq M

GROUND FLOOR PLAN - scale 1:100

UNIT 2 - 114 Sq M

Summary of Proposed Developments

- ▶ Complete the Extension and Modification of Existing Unit to Provide Additional Space for Existing and Future Tenants
- ▶ Relocate Time -Share/Test Kitchens to ground floor on a phased basis
- ▶ Convert vacated Upstairs Kitchen into 2 Hot Desk Facilities
- ▶ Provide two additional Offices and 4 Hot Desks on 1st floor Extension over Kitchen 1
- ▶ Provide additional Office & Storage space for existing tenant “Easy Track” until they build their own Unit on one of our sites. **(The 2nd Upstairs Kitchen can then be relocated to this space when Easy Track move to their own building creating two more offices and 4 additional Hot Desks upstairs).**
- ▶ Install Solar Panels on Roofs to heat water and reduce electricity costs in line with longer term Town Plans for the Greening of Ferbane (Phase 1 of this project). Capture Waste Heat from Kitchens for heating of Crèche and Office (2nd Phase)
- Collaborate with BnM by Providing Test Kitchen Facilities in one of our 5 Kitchen Facilities for proposed Food Related Projects & Cranberry Project if required.

Summary of Proposed Developments

- ▶ Develop existing sites and sell them to Current & Future Tenants to expand their businesses while raising capital for future developments. (Evolve Health Clinic, EasyTrack, etc)
- ▶ Collaborate with Offaly County Council and other local partners to build critical mass in the Ferbane Business & Technology Park
- ▶ Collaborate with Local Farming Community for the growing of crops required for food producers operating out of our Food Campus
- ▶ Collaborate with Ballyshiel Artisan Foods and others in expanding their business in the Food Tourism Sector (Cranberry Project etc. and Bus Parking Space)
- ▶ Organise monthly food seminars and outdoor markets on campus including Food Tourism/Health and Wellness Events
- ▶ Continue to make our facilities available to community groups where possible for community activities e.g. CoderDojo , Community Meeting etc.

Milestones, Project Stages & Timeframes

STAGE 1	MILESTONES Engage Technical Advisor to Project Manage Construction Reevaluate Tenders and Ensure Consistency in Specifications & Costs Appoint Contractor Commencement Notice & Fire Certificate Site Set-up & Commencement of Work Install Foundations and Floors	COMPLETED BY:- 18 th August '21 Mid September '21 30 th September '21 Mid October '21 1 st November '21 1 st December '21
STAGE 2	MILESTONES Steel Frames & Block Work Roof and Windows Installation of Roof -Top Solar Panels Plastering Fit-out , Decoration of Extension Relocation Upstairs Kitchen & Creation of Hot Desks Completion	COMPLETED BY:- 1 st April '22 1 st May '22 Mid May '22 1 st June '22 1 st July '22 1 st August '22 1 st September '22

Key Benefits of Project

- The Ferbane Food Campus project has the potential to increase existing employment levels in FB&TP from 70 to in excess of 300 people within a three year period by providing the necessary facilities and infrastructure to support business start-ups in the Food, Health and Wellness Sector or other Clean Industries and also providing Office/Hot Desk Facilities to enable people from West Offaly reduce travel by working in the area in a supportive business environment.
- It can also provide the local farming community with the opportunity of supplying raw material to Food Producers setting up operations in the Ferbane Catchment Area.
- The recent decision to cease Peat Production in Bord na Mona and closure of the Power Station in Shannon Bridge will bring serious job losses in the Ferbane Catchment Area and therefore requires an even greater focus on creating alternative employment opportunities for the area.
- **FB&TP CLG have a strong Record of delivering on all funds secured to-date and Securing Funding under the JTF – MRTT 059 is Vital to enable us deliver Phase 3 of our journey for the benefit for the Community of Ferbane and West Offaly**