



# AREA OF INNOVATION

at the Arizona Experiment Station / Maricopa Agricultural Center





# FIRST, SOME BACKGROUND

Feb 2020	Presented Idea to University New Opportunities Working Group
Aug 2020	Organized Feasibility Planning Team
Feb 2021	Submitted EDA Phase 1 Feasibility Study Application, <u>City of Maricopa (Lead)</u>
Jun 2022	\$400K EDA Funding Awarded
Aug 2022	Feasibility Study Commenced
Jun 2023	Feasibility Study Completed; Presented Findings to SLT; Project Approved; Briefed ABOR
Jul 2023	FY24 Project Funding Approved
Sep 2023	Growth Initiative Added to UA FY24 Goals by ABOR







- City of Maricopa / Pinal County experiencing rapid growth and business expansion, especially in non-agricultural sectors.
- No major university research park / business incubator currently exists in Pinal County
- MAC is conveniently located near the 5<sup>th</sup> largest metropolitan area in the U.S.
- Success of the region strongly tied to the creating new economic and educational opportunities, including Gila River and Ak-Chin Indian Communities
- ~1/3<sup>rd</sup> of UA students come from Maricopa County
- UArizona continually seeking to expand its mission and impact
- Idea: Portions of MAC acreage could be re-purposed for greater benefit



## Regional Insights

### UA Maricopa Growth Initiative

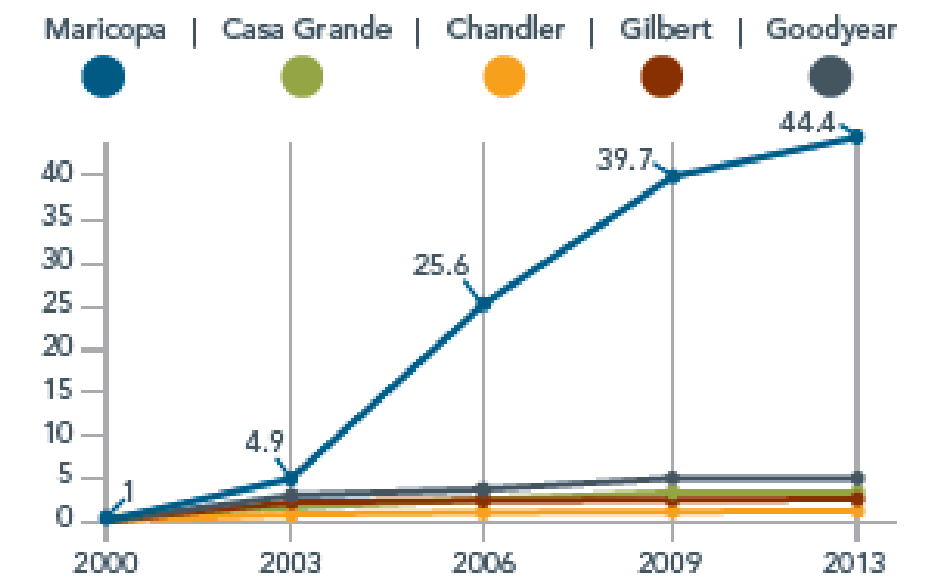




# Maricopa AZ Fast Facts

- Incorporated in 2003
- 2000: ~1,000 residents
- 2022: ~ 70,000 residents
- **2050 projection: significantly greater**
- Highly educated workforce
  - Median age: 33
  - Most commute to Maricopa County
- Home of CAC Maricopa Campus
- Major industries:
  - AgriTech, MedTech, Transportation, Semiconductor, Recreational, Tech Services

## POPULATION GROWTH Maricopa vs Other Cities (x Larger Than 2000)



### Data Sources

- Arizona Dept of Administration Annual Estimates
- 2000 U.S. Census

# Feasibility Study



## VISION

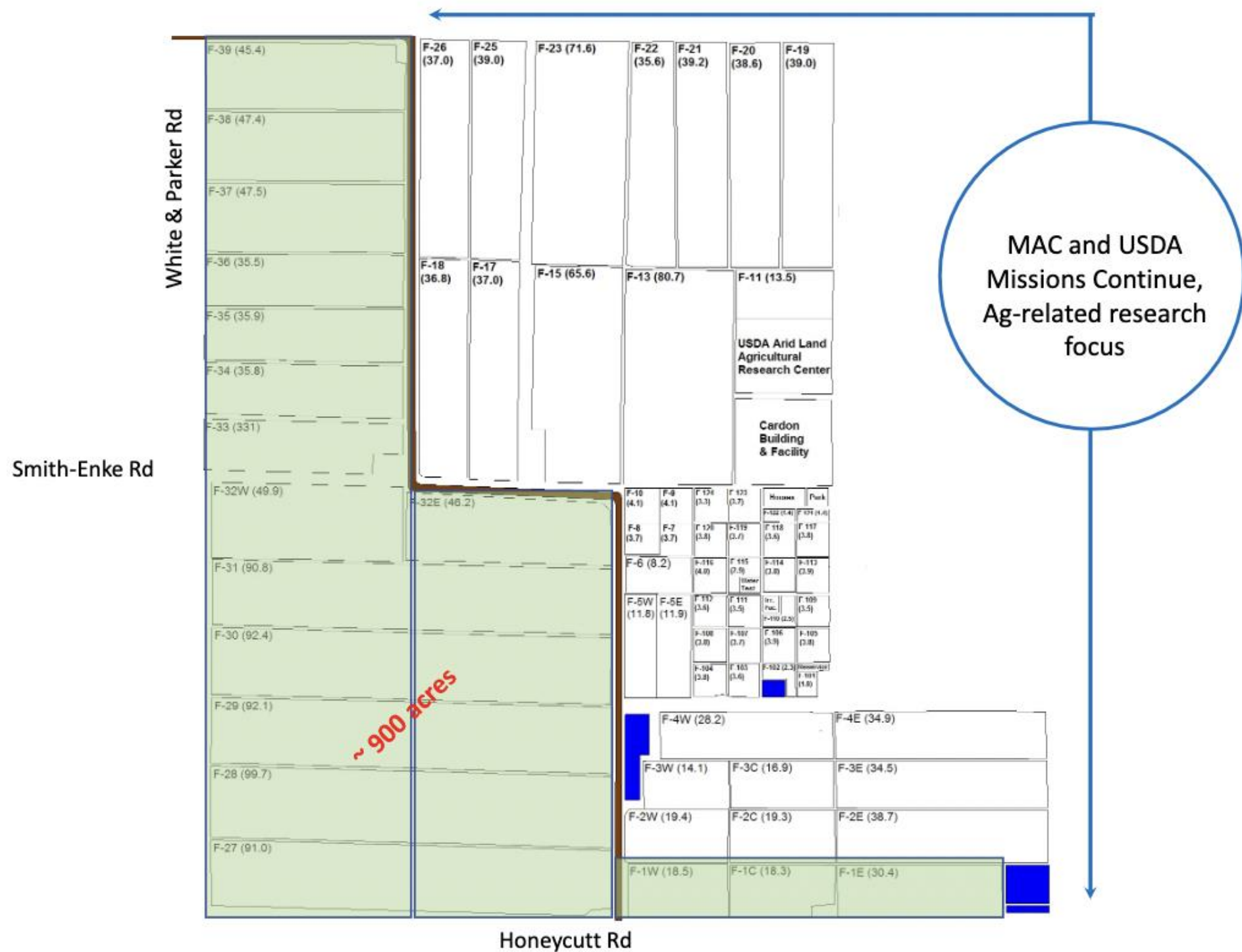
The area of innovation (Aoi) is a transformative project for the University of Arizona, the City of Maricopa and Tech Parks Arizona. This bold initiative will advance and expand the research and educational programming mandate of the University of Arizona in Pinal County.

## PURPOSE

Assess the highest and best value use of a 2,100-acre research site that is being considered for the University of Arizona and regional economic development use. Specifically, the project will consider whether the site can be developed as an area of innovation (Aoi) with potential components including a research and technology park, commercial spaces, and University education / research programming.

# MARICOPA AG CENTER SITE MAP

What it shows:  
High-level view  
of the project  
site location and  
orientation



Research and  
Academic Expansion  
Potential: 900 – 1,200  
acres

# Opportunities

Innovative research  
that benefits Arizona  
communities



A thriving university,  
government, and commercial  
community, driving innovative  
solutions to local and global  
food supply, environmental,  
and health & wellness  
challenges.

A vibrant hub for new  
and expanding  
businesses



A multi-institutional  
translational R&D hub that is a  
major economic catalyst and  
business attractor, embedded  
within a 300-acre UA Tech Park,  
business incubator, and 600-  
acre area of innovation.

Education  
opportunities that  
improve life chances



A new satellite campus  
strategically located in Pinal  
County, providing educational  
programming, career training,  
and professional development  
for students of all ages.



# AN ENGINE OF INNOVATION

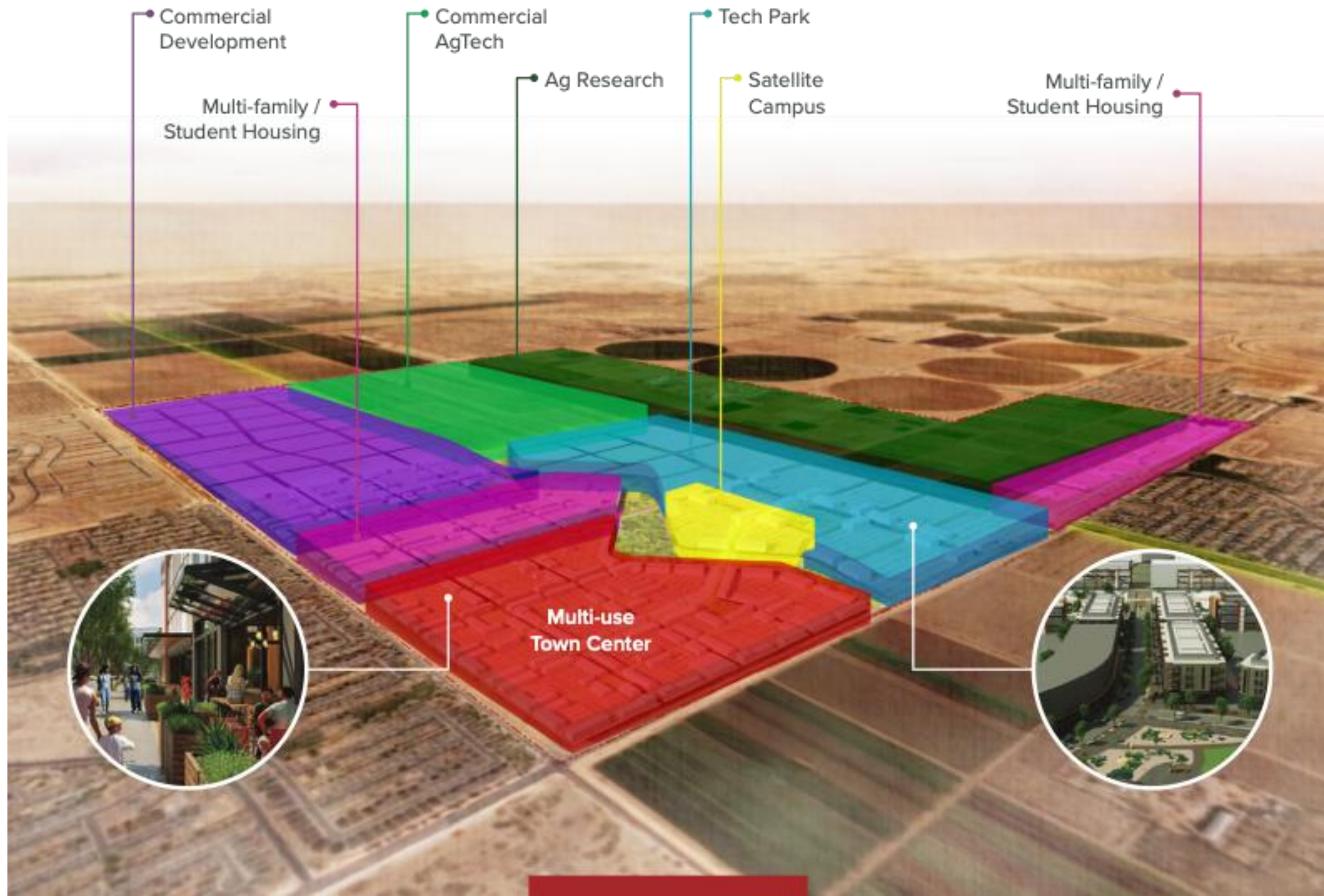
The Area of Innovation (Aoi) at the Maricopa Agricultural Center (MAC) provides significant opportunities to enhance research, educational programming, Tribal collaboration, start-up incubator activities, and long-term opportunities for growth for the University of Arizona and central Arizona.

**The Aoi will merge traditional and emerging sectors based on market driven opportunities that align with our institutional strengths. Opportunities are not limited to these examples:**

- 1. Agriculture** (Incl: AgTech, BioTech)
- 2. Sustainability** (Incl: food, water, energy)
- 3. Engineering** (Incl: autonomy, manufacturing, automation)
- 4. Health and Wellness** (Incl: food and nutrition)
- 5. Medical Research** (Incl: MedTech)
- 6. Interdisciplinary** (Incl: law, business, education)



# WHAT THE SITE COULD LOOK LIKE:





# POTENTIAL ECONOMIC IMPACT



# 300

ACRE

## Technology Park

- Component of land to be leased to external developers
  - Meet specific criteria to reside in the tech park
- Startups: 20,000 sq. ft. incubator
- Earn revenue from various sources
- Various operating costs

# 600

ACRE

## Area of Innovation

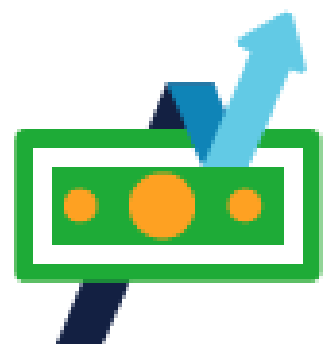
- Primarily leased to external developers
- May include downtown walking core, retail development, office development, residential and multi-residential development, hotels
  - In specific areas: industrial development

## Education Campus

### Satellite

- Located within the technology park
- Falls under separate governance structure
- Financial model provides high-level overview of opportunity available for this initiative





## ECONOMIC OUTPUT

YEAR 5  
ANNUAL  
**\$4.0B**  
CUMULATIVE  
**\$10.2B**

YEAR 10  
ANNUAL  
**\$8.6B**  
CUMULATIVE  
**\$44.6B**

YEAR 15  
ANNUAL  
**\$11.0B**  
CUMULATIVE  
**\$95.8B**



## TAX REVENUES

ANNUAL  
**\$74.0M**  
CUMULATIVE  
**\$206.5M**

ANNUAL  
**\$145.9M**  
CUMULATIVE  
**\$800.9M**

ANNUAL  
**\$178.1M**  
CUMULATIVE  
**\$1.7B**



## JOB-YEARS

ANNUAL  
**19,424**

ANNUAL  
**39,893**

ANNUAL  
**51,266**



## EMPLOYMENT INCOME

ANNUAL  
**\$1.6B**

ANNUAL  
**\$3.4B**

ANNUAL  
**\$4.3B**

An aerial photograph of a city grid, likely New York City, is shown with a semi-transparent blue overlay. The text "NEXT STEPS" is centered in white. A solid red horizontal bar is located at the bottom center of the image.










# NEXT STEPS



# WHAT'S NEXT: PLANNING & AGREEMENTS

## Next Six to Eight Months

(Q3 2023 – Q2 2024):

-  Project launch
-  Refine financial model
-  Refine governance model
-  Obtain Tribal endorsement
-  City of Maricopa annexation
-  Develop five-year business plan
-  Identify potential funding sources  
– State and Other
-  Identify potential developers
-  Identify potential anchor companies

# TIME HORIZON

## MAY TO DECEMBER 2023

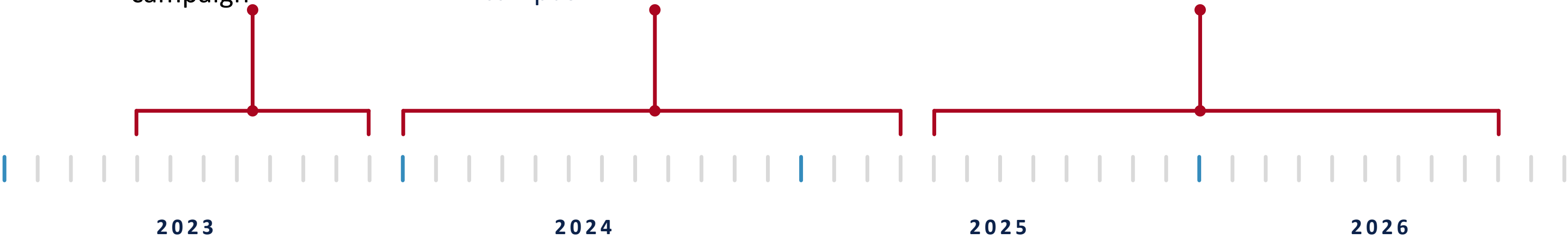
- Business & implementation plans
- Funding sources and applications
- Market demand and outreach
- Communication campaign

## JANUARY 2024 TO APRIL 2025

- Confirmation of funding for site development and funding for tech park and satellite campus (Q1 2024)
- Detailed site planning
- Site preparation
- Developer and tenant agreements
- Financing for park
- Program development / Planning for satellite campus

## SPRING 2025 TO FALL 2026

- Construction: Building One at tech park
- Construction: Building One at satellite campus
- Construction: Partial development – town center







# Contact

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