

**Development:** Palm Harbor  
**Organization:** AlloCyte, LLC  
**Address:** 3816 Desoto Blvd, Palm Harbor  
**Type:** Industrial Flex  
**Total Square Footage:** 25,560  
**Total Development Costs:** \$9,065,200  
**Cost per SF:** \$354.66  
**ESP Request:** \$1,901,500  
**Per SF subsidy:** \$74.39  
**ESP Criteria Score:** 78



**Summary:** ESP application 45399, AlloCyte, LLC, recently purchased the former Oscor manufacturing facility in Palm Harbor with the intent to use the facility to produce pharmaceutical liquid solutions used in human organ perfusion for transplantation. In addition to AlloCyte, a start-up 34 Lives will be housed in the facility. 34 Lives works to ensure that every possible kidney donated is transplanted and to begin to eliminate the over 8,000+ donated but unused kidneys every year. Because of a worldwide shortage in transplant preservation solutions that began during the COVID-19 pandemic, the 34 Lives' leadership and investors determined it in their best interest to control their own supply chain. In 2023, they launched AlloCyte to produce the organ preservation liquids that 34 Lives and all other transplant organizations need.

AlloCyte is requesting \$1,901,500 to assist in bringing the outdated facility into compliance and suitable for manufacturing organ preservation liquids. The facility is a two-story E2 Class B Manufacturing building constructed in 1986 with existing cleanrooms and administrative space. Significant updates are needed including retrofitting cleanrooms for ISO 7 re-certification, installing a water injection system which requires an external mechanical building, a refrigeration system, property updates to comply with codes and insurance requirements, and upgrading the infrastructure load.

**Target Industry Linkage:** When co-founders decided to pursue manufacturing for AlloCyte and as well to expand to a second location for 34 Lives, they looked for an area in the Southeast with a business-friendly environment, excellent Quality of Life, and proximity to major transplant hospitals. When they discovered the subject facility in Palm Harbor, they knew it would be an ideal fit. The existing first-floor manufacturing capabilities have many of the foundational requirements for pharmaceutical solution production. The second floor has "clean rooms", which are needed for organ preservation. These facilities are uniquely built like operating rooms, with certain air filtration and other requirements for sanitation. Once AlloCyte is launched, they will be the ONLY manufacturer of preservation liquids for transplant in the United States. When finished, they will hire 60 new employees for the site.

**Development Team:** The founders of AlloCyte and 34 Lives have extensive medical careers and are well positioned for the manufacturing process of liquids and the "rescuing" of donated kidneys. They have selected experienced organizations - Atkins Fick Group and Nelson to rehabilitate the facility. Both have worldwide recognition on medical structures.

**Staff Recommendation:** Funding approval. This project aligns with the overarching goals of the program to assist in developing new space for target industries through redevelopment. It provides the County with an upgraded medical manufacturing facility.