



MACON-BIBB COUNTY, GEORGIA

# OPPORTUNITY ZONE PROSPECTUS



# COMMISSIONERS



**AL TILLMAN,  
MAYOR PRO TEM**  
District 9



**VALERIE WYNN**  
District 1



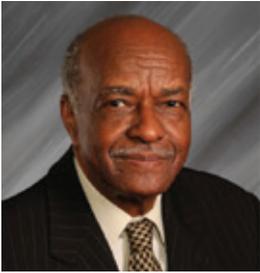
**LARRY  
SCHLESINGER**  
District 2



**ELAINE LUCAS**  
District 3



**MALLORY JONES, III**  
District 4



**BERT BIVINS, III**  
District 5



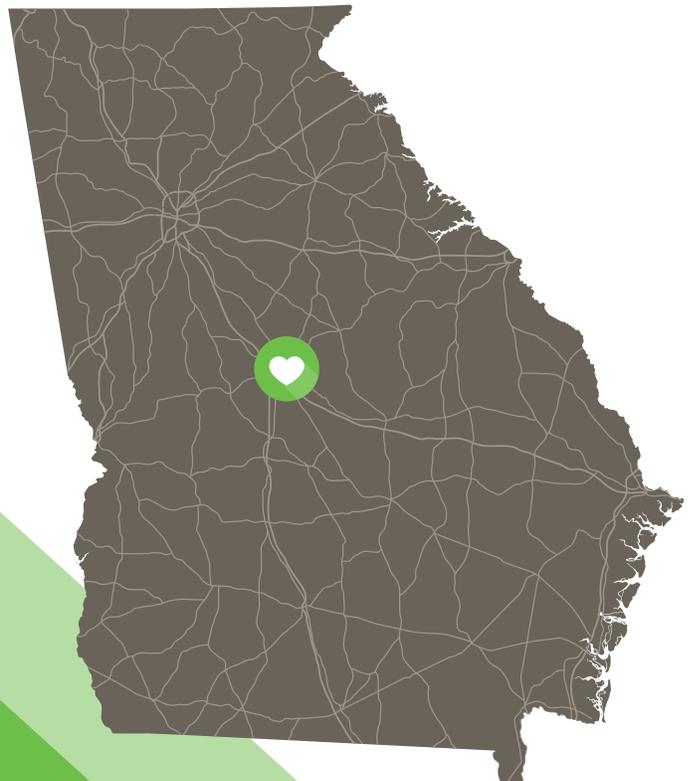
**JOE ALLEN**  
District 6



**SCOTTY SHEPHERD**  
District 7



**VIRGIL WATKINS**  
District 8



# Message From THE MAYOR

Macon-Bibb County became the fourth largest city in Georgia with an estimated population of 153,000 when it consolidated its city and county governments on January 1, 2014. We are at the heart of our state and region and serve as a hub of employment, higher education, healthcare, transit, retail, restaurants, and entertainment opportunities. Our daytime population swells by 25,000-40,000 with what we have to offer that people can't find in the surrounding areas. That number will continue to grow as we strengthen our downtown, attract more small and large businesses to locate here, and host more family-friendly activities.



Located at the intersection of I-75 and I-16, Macon-Bibb County is geographically centered in the state, approximately 85 miles southeast of Atlanta and 165 miles west of Savannah, and is said to be a “strategic portal of entry into the Piedmont Atlantic Megaregion (PAM).” As such, we have a consistent volume of commercial truck and private vehicle traffic, as well as Class I and short-line rail service, with redundant lines between not only Macon and Atlanta but also Macon and Savannah. Not surprisingly, Macon-Bibb County is home to Norfolk Southern Railway’s Brosnan Yard, a fully automated “Hump Yard.”

With the transportation infrastructure and ideal location of the community, Macon-Bibb County is home to several distribution centers, including a new Amazon Fulfillment Center. Our location on the Ocmulgee River has proven to be quite an asset, and new facilities for fresh water treatment and storage as well as wastewater treatment and storage, have been recognized as more than sufficient for projected needs and long-term growth.

With a historic downtown complemented by wide sidewalks, median parks, green space, an expanding bike lane network, and a river walk, Macon-Bibb County has embraced a “walkable-urban” model of community development. We are seeing an increasing number of young talented professionals – as well as older “empty-nesters” – moving downtown to take full advantage of its many opportunities for quality living. Mercer University, Wesleyan College, Middle Georgia State University, and Central Georgia Technical College are providing the education and technical skills training to sustain the workforce needed for today and create a pipeline for the workforce of tomorrow.

Now poised for new growth, Macon-Bibb County seeks to maximize the impact of its 15 Census Tracts that have been officially designated as Opportunity Zones, several of which are immediately adjacent to or in close proximity to downtown. Working with our economic and community development partners, we have identified a variety of areas and projects that will promote the continued growth of Macon-Bibb County and serve to expand education, housing, healthcare, and employment opportunities. We trust that in working with our economic and community development partners, you will find a project – or identify one that will be successful in these areas – that is attractive, secure, and mutually beneficial to you and our community.

Do not hesitate to contact me directly at (478) 447-0565 to learn more about the rejuvenation of our community, the potential we are just beginning to truly realize, our vision for the future, and how you can be a part of this exciting time.

Sincerely,

A handwritten signature in cursive script that reads "Robert A. B. Reichert". The ink is dark and the signature is fluid and legible.

Robert A. B. Reichert, Mayor  
Macon-Bibb County, GA  
reichert@maconbibb.us

# Community STRENGTHS



## ECONOMIC DEVELOPMENT SUCCESS

2017-2018

**New jobs – 1250+**  
**Retained jobs – 770**  
**Investment – \$819+ million**

### **Star Snacks**

115 jobs  
\$12 million+ investment

### **Tyson Foods**

102 new & 147 retained jobs  
\$60 million investment

### **Irving Consumer Products**

200 jobs  
\$400 million investment

### **Amazon**

600 jobs  
\$90+ million investment

### **Graphic Packaging International**

460 jobs retained  
\$136 million investment

### **Stevens Aerospace and Defense**

150 jobs  
\$1 million investment

### **Embraer**

100 jobs  
\$1.6 million investment

### **Nichiha USA**

74 jobs  
\$120 million

## COMMUNITY STRENGTHS

The Macon-Bibb Commission has adopted an Urban Redevelopment Plan that overlaps much of the Opportunity Zones and provides great information on tools that are available to encourage redevelopment.

This includes:

- Tax Allocation Districts
- Business Improvement Districts
- Community Improvement Districts
- Enterprise Zones

A recent study on downtown growth noted that Macon-Bibb's strengths far outweigh its weaknesses. Downtown is not included in an Opportunity Zone because of its successful rejuvenation the past 10 years, but the study highlights the potential for future growth on the "healthy edges of town." These areas are included in Opportunity Zones, and are the next areas targeted for revitalization.

## QUALITY OF LIFE

Ocmulgee National Monument is one of three places in North America with proof that people have been living on the land for more than 12,000 years. The Mounds are to be expanded from 700 acres to 2,200 and elevated from National Monument to National Historic Park status.

The Ocmulgee Heritage Trail will ultimately connect the National Historic Park with a 13-mile walkable/bikeable trail along the Ocmulgee River, through our historic and scenic cemeteries, and all the way to Amerson River Park. This 160+ acre park was completed in 2015 with trails, playgrounds, and beautiful outdoor venues. More than 450,000 people visit the park each year.

## PUBLIC-PRIVATE PARTNERSHIPS

We are blessed by the amount and caliber of organizations working together to rejuvenate our community through economic development, community development, education, and more. This includes the Knight Foundation, Peyton Anderson Foundation, Griffith Family Foundation, Community Foundation of Central Georgia, Newtown Macon, Greater Macon Chamber of Commerce, Visit Macon, Macon-Bibb County Industrial Authority, Macon-Bibb County Urban Development Authority, Community Enhancement Authority, and United Way of Central Georgia.

# Opportunity Zone

## BRIEF OVERVIEW

### OPPORTUNITY ZONES

- Intent is to spur economic growth and job creation
- Tax benefits to encourage investment
- Could reduce transactional friction, connect investors to overlooked but credit-worthy opportunities

### INVESTOR BENEFITS

- Alternative to paying capital gains tax
- Can reinvest unlimited amount of gains into an Opportunity Fund within 180 days
- Benefits when original gain is rolled into Opportunity Fund:
  - ▶ *Temporary tax deferral*
    - Recognized at exit or 12/31/2026, whichever comes first
  - ▶ *Step up in basis*
    - 5-year minimum = 10% reduction in tax liability of original gain
    - 7-year minimum = 15% reduction in tax liability of original gain
- Benefit on new gain earned on Opportunity Fund investment:
  - ▶ *Permanently excluded from taxable income (after 10 years)*

### DEFERRAL MECHANICS

#### 2019

- Invest \$800,000 of capital gain in Opportunity Zone

#### 2026 (year 7)

- Recognize original gain, less 15%
- \$680,000 is now taxable

#### 2029 (year 10)

- Any gain on the Opportunity Fund investment is not subject to capital gains

*\*Macon-Bibb disclaims any legal opinion regarding the validity of the information stated above. Investor should consult with its legal advisor.*



## POTENTIAL PROJECTS

- Manufacturing facility
- Office headquarters
- Logistics center

## BENEFITS

- World-class manufacturing office and warehouse facility
- Existing facility could save 12-24 months of construction time
- Adjacent to the Downtown Macon Airport
- Proximity to Robins Airforce Base, Downtown Macon-Bibb, and major interstates providing easy access to the entire Southeast

## SUMMARY

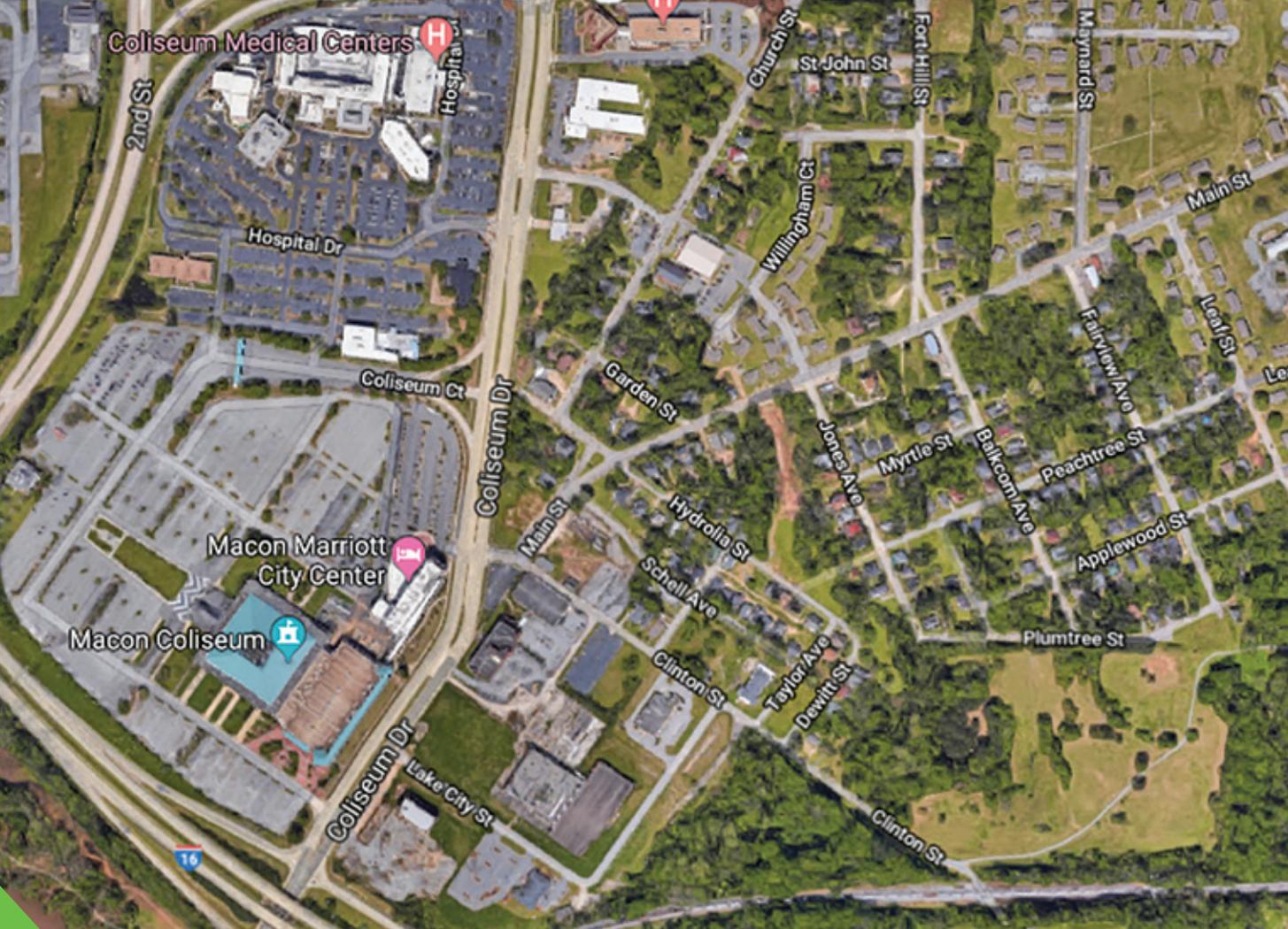
- 204 acres of fenced property
- Manufacturing/Internal Warehouse Space – 1.3 million square feet
- Outside Warehouse Space – 550,000 square feet
  - ▶ *Approximately 435,000 served by rail*
  - ▶ *Approximately 100,000 is a cold storage facility*
- Class A Office Area – 290,000 square feet
  - ▶ *Carpeted with flexibility in wall locations*
  - ▶ *Large training facilities & a theater-style meeting auditorium*
- 1,680 parking spaces
- 88 high dock truck doors
- Ceiling Height – 44 feet
- Bay Dimensions – 60 feet by 60 feet

### Contact

Robbie Roberts  
Director of Facility Development  
Cumberland and Western Resources  
478-747-6980

# Brown & Williamson Campus





# Centreplex & Coliseum Hospital Area

## POTENTIAL PROJECTS

- Mixed-Use/Multi-family geared towards medical residents
- Hotel & medical office buildings
- Parking structure

## BENEFITS

- All publicly-owned land
- Included in Tax Allocation District
- Adjacent to hospital, hotel, and convention center
- Proximity to downtown, revitalizing neighborhood, and National Monument.
- Ease of access to I-16 & I-75

### Contact

Josh Rogers, President & CEO

NewTown Macon

478-722-9909 | [josh@newtownmacon.com](mailto:josh@newtownmacon.com)

## POTENTIAL PROJECTS

### T-Hangar and Box Hangar Development Opportunity

- 14-18 Unit T-Hangar space available to house small single or twin-engine aircraft
- 80x80 Box Hangar space available to house small piston to small jet aircraft
- Potential to partner with existing tenants for long-term lease of hangar space

## BENEFITS

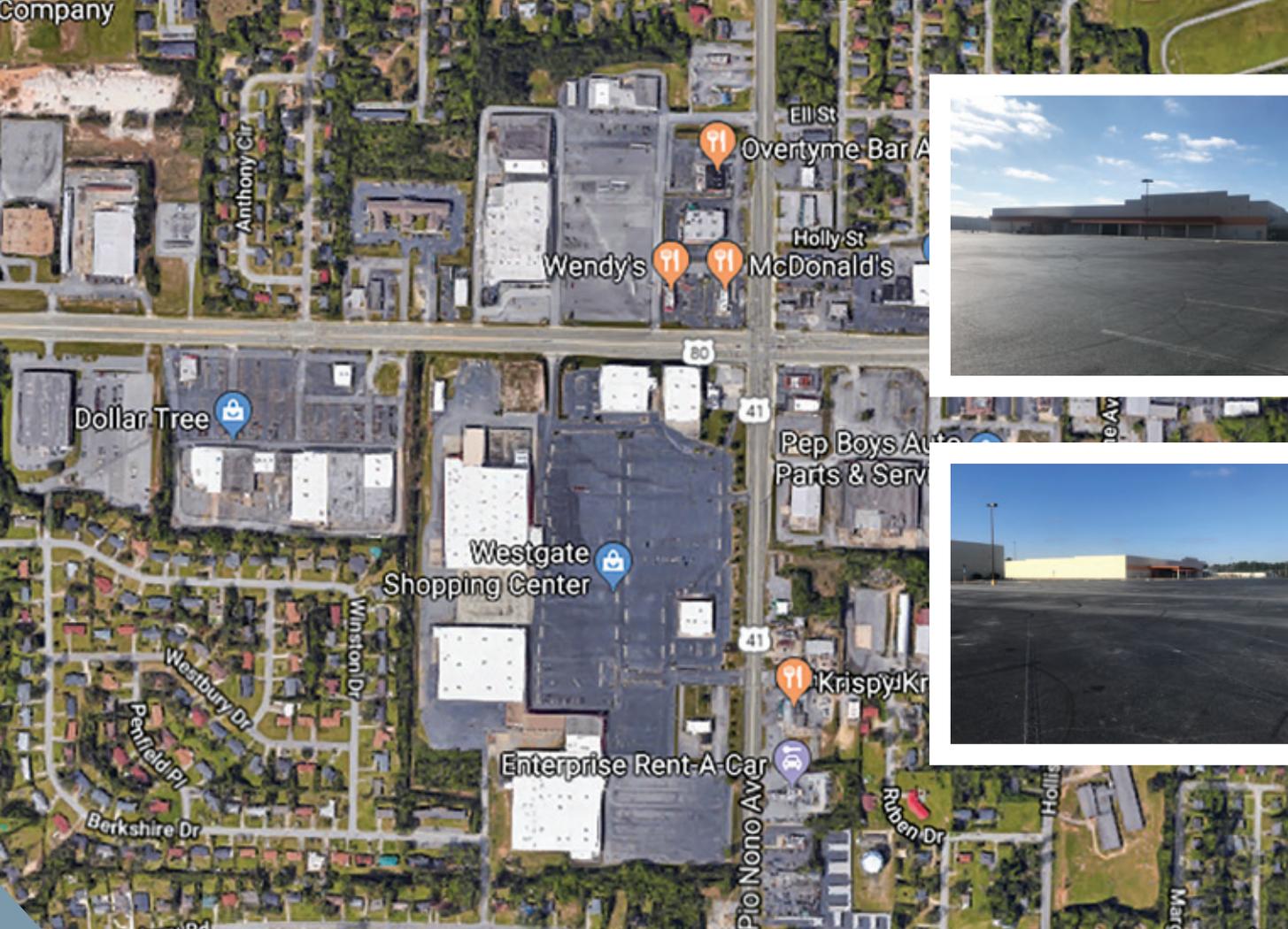
- 4,694 feet of runway currently available for takeoff, with plans for an extension to 5,000 feet
- Airport currently maintains an active waiting list for hangar space
- Full-service FBO operated by Middle Georgia State University
- Convenient access to downtown Macon and Interstate 16
- Located near Airport Industrial Park

### Contact

Erick D'Leon, Airport Manager  
Macon Downtown Airport  
478-803-0458 | [Erick.d'leon@tbiam.aero](mailto:Erick.d'leon@tbiam.aero)

Downtown  
Airport





# Westgate Mall

## POTENTIAL PROJECTS

- Retail, restaurant, and/or entertainment venues
- Apartment and/or office building construction
- Parking structure to create more developable space

## BENEFITS

- Located on two major arterial roads with quick access to I-75 and nearby counties and cities
- Current buildings can be subdivided, or additional buildings can be constructed
- Main Board of Elections office here, creating significant traffic at various points during the year
- Near two hospitals, Macon Coliseum, and Convention Center

### Contact

Stephen Adams, Executive Director  
 Macon-Bibb County Industrial Authority  
 478-960-1373 | sadams@mbcia.com

## POTENTIAL PROJECTS

- Multi-family/mixed-use development
- Neighborhood commercial
- Convenience store

## BENEFITS

- Approximately 25 acres of developable property
- Current revitalization effort centered on the arts
- Ease of access to downtown, National Monument, Ocmulgee River, trails, and Interstates
- Near two hospitals
- Could qualify for low-income housing tax credits

### Contact

Alex Morrison, Executive Director  
 Macon-Bibb County Urban Development Authority  
 478-955-1595 | amorrison@maconbibb.us



# Mill Hill Arts Village





# One South CDC Neighborhood Redevelopment

A \$500,000 grant from ArtPlace America, Macon's One South Community Development Corporation is ramping up plans for Georgia's first agrihood. One South also envisions building an urban agricultural center that will house a commercial kitchen for cooking demonstrations, meeting spaces, and a neighborhood culinary arts program.

## POTENTIAL PROJECTS

- Development of neighborhood urban farm
- Multi-family home and retail development
- Community center and entertainment space

## BENEFITS

- Developed neighborhood with good housing stock and longtime, engaged residents
- Strong community foundation
- Proximity to downtown, major arterial roads, and transit options
- Developed Master Plan backed by national grant funding

### Contact

Danny Glover, Executive Director  
One South Community Development Corporation  
[info@oscdc.org](mailto:info@oscdc.org)

## POTENTIAL PROJECTS

- Multi-family housing, both public and private
- Commercial buildings for retail
- Charter school
- Grocery store to combat food desert in neighborhood and surrounding area

## BENEFITS

- Ease of access to downtown, major local roads, and Interstate system
- Historic neighborhood and elementary school with storied past tied deeply to the history of the entire community
- Undergoing \$10+ million revitalization effort, funded by Georgia DOT and Macon-Bibb County
- Nearly a dozen local agencies (private, government, and nonprofit) focusing efforts in the neighborhood, from housing to community centers to parks to addressing blight

### Contact

Mike Austin, CEO

Macon-Bibb County Housing Authority

478-752-5125 | [maustin@maconhousing.com](mailto:maustin@maconhousing.com)

# Pleasant Hill Neighborhood



*The creation of the Jefferson Long Park serves as the centerpiece of the main street in the Pleasant Hill Community. Some of the relocated and remodeled homes will be located within walking distance of the park named for the second African American elected to the U.S. House of Representatives.*



# Seventh Street Industrial

## POTENTIAL PROJECTS

- Commercial
- Light Industrial
- Multi-Family development

## BENEFITS

- Some areas included in tax credit districts
- Brownfield designation and testing underway
- Near downtown & easy Interstate access
- Could qualify for low-income housing tax credits
- Rail service

### Contact

Stephen Adams, Executive Director  
Macon-Bibb County Industrial Authority  
478-960-1373 | [sadams@mbcia.com](mailto:sadams@mbcia.com)

## POTENTIAL PROJECTS

- Revitalize, rebrand, and market one of Macon's first neighborhoods
- Single and multi-family housing unit and mixed-use development
- Redevelop current housing stock
- Streetscape and infrastructure improvements

## BENEFITS

- Established community organization leading revitalization effort
- Proximity to major roads, providing access to interstates, activity hubs, and surrounding areas
- Proximity to Coliseum Medical Center, downtown, Ocmulgee National Monument, and Bowden Golf Course

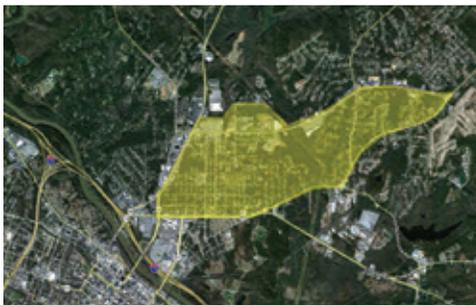
### Contact

Dr. Vickie Perdue-Scott, CEO

Legacy Builders

678-983-8499 | [Vickie.scott@legacybuildersfoundation.org](mailto:Vickie.scott@legacybuildersfoundation.org)

# Walnut Creek Village



# MACON-BIBB COUNTY CONSOLIDATED GOVERNMENT

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Mayor

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**KNIGHT  
FOUNDATION**

