

OneGeorgia Authority

ANNUAL REPORT 2019

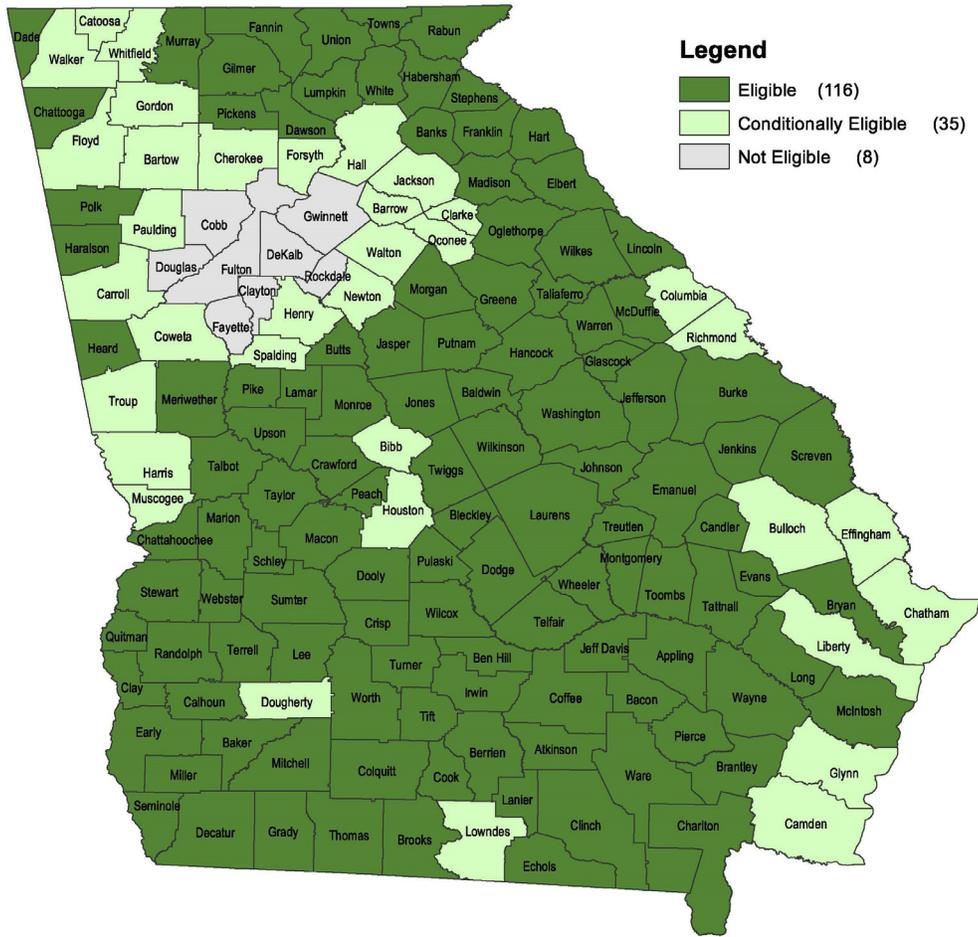
Governor
Brian P. Kemp

Commissioner
Christopher Nunn



Purpose And Policy Objectives

The OneGeorgia Authority (OGA) exists to promote economic security of rural Georgians through the development and retention of employment opportunities in rural areas. OGA serves as a financial partner and catalyst in helping rural communities maintain excellent quality of life advantages while also creating sustainable and diversified economies. OGA provides funding through the Equity Fund and the EDGE Fund.



Eligibility

Local governments, government authorities and joint development authorities in rural counties that experience high poverty rates are eligible for OGA funding. Eligible counties are depicted on the map above. Conditionally eligible counties are required to have support from another eligible county for any application.

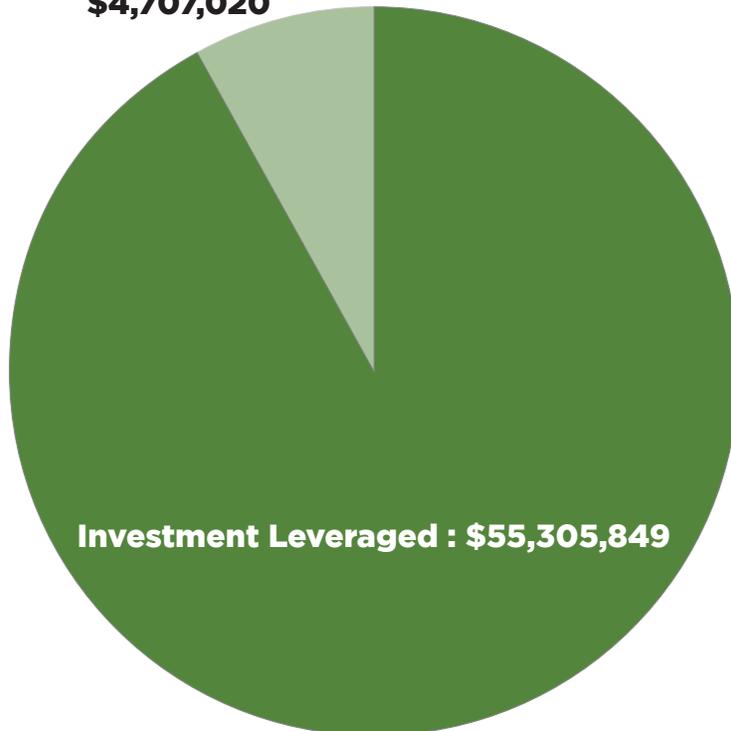
Equity Awards

OGA's Equity program provides financial assistance to eligible applicants in the form of grants for publicly owned infrastructure or loans for projects such as building construction and equipment. Funded projects are intended to develop capacity for local economic development and to enhance regional competitiveness. In 2019, OGA Equity invested \$4,707,020 in 11 Georgia communities:

- Bainbridge and Decatur County (Development Authority)
- Banks County
- Blakely
- Hazlehurst
- Johnson County (Development Authority)
- Moultrie
- Sylvania
- Thomaston
- Trion
- Walton County (Development Authority)
- Waycross and Ware County (Development Authority)

**2019 Total Equity project investment:
\$60,012,869**

**OneGeorgia investment:
\$4,707,020**



Project Spotlight

AWARDED IN 2019

Moultrie: Philadelphia College of Osteopathic Medicine



In March 2019, OGA awarded the City of Moultrie a \$500,000 Equity grant to provide water and sewer access to the site of a new medical college campus in Moultrie. The Philadelphia College of Osteopathic Medicine (PCOM) has established a regional campus in Moultrie on a 32.5-acre site. Initial employment was projected at 27 full-time employees and the college planned to

invest \$24 million in facilities and equipment. PCOM partnered with Colquitt Regional Medical Center and other regional medical and academic institutions to further the medical education pipeline through implementation of new and expanded residency programs. The initial class of 59 medical students began studies in August 2019, with plans to increase class size in following years.

The project was truly a collaborative effort, including local investment of more than \$3.5 million from the Colquitt County Commission, City of Moultrie, economic development authority and hospital foundation. To date, the project has exceeded all expectations, including the creation of 34 new jobs and generating over \$32 million in private investment.

Project Spotlight

AWARDED IN 2019

Bainbridge - Decatur County: Decatur County Industrial Park & Harrell Ag Products



In April 2019, OGA awarded the Development Authority of Bainbridge and Decatur County a \$347,590 Equity grant to assist with Hurricane Michael repairs and expansion of an existing industry, Harrell Ag Products. Harrell Ag manufactures peanut drying trailers, operating out of a publicly-owned building in the Decatur County

Industrial Park. The company moved to Decatur County in 2018 and employs 20 people. During Hurricane Michael, the Development Authority-owned building lost part of the roof and all of the overhead doors, among other damages not covered by insurance. At the time of Hurricane Michael, construction was underway to expand of Harrell Ag's

Decatur County location. The company planned to move all of its operations to Decatur County from other sites out of state. This is expected to create an additional 20 new jobs and involve \$1.6 million in private investment, as well as \$276,056 in local contribution.

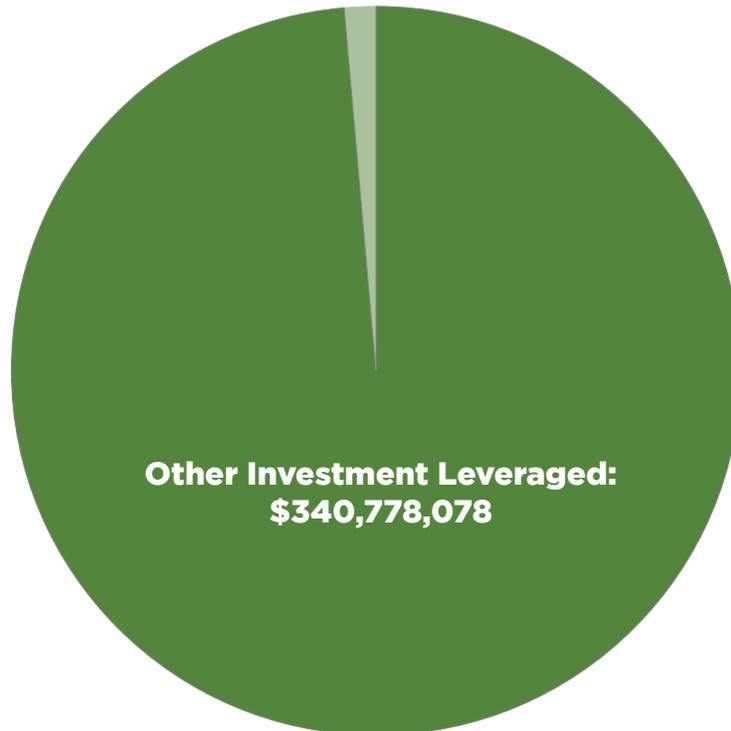
EDGE Awards

OGA's EDGE program provides financial assistance to eligible applicants in the form of grants to facilitate a business relocation or expansion when Georgia's communities are competing with other states. These awards must be recommended by the Georgia Department of Economic Development. In 2019, OGA approved nine EDGE awards totaling \$4,225,000 to support new jobs and economic growth in the following communities:

- Athens-Clarke County (Wayfair LLC)
- Banks County (SELIT North America, Inc. Rumas NA, LLC)
- Chattooga County (Dixie Specialty Fibers, Inc.)
- Columbus (Global Callcenter Solutions, Inc.)
- Emanuel County (Wincore Window Company, LLC)
- Gordon County (Mannington Mills)
- Macon-Bibb County (Nichiha USA, Inc.)
- Taliaferro County (Harrison Poultry, Inc.)
- Thomasville (Check-Mate Industries, Inc.)

**2019 Total EDGE project investment:
\$345,003,078**

OneGeorgia Investment: \$4,225,000



Project Spotlight

AWARDED IN 2019

Thomasville: Check-Mate International Products



In August of 2019, OGA awarded the Thomasville Payroll Development Authority a \$1,250,000 EDGE grant to assist with the location of a new manufacturing facility for Check-Mate International Products, Inc., a family-owned manufacturer of metal stampings, assemblies, tools and dies. Headquartered in New York, Check-Mate Industries offers an array of services to support customer needs from the design process through manufacturing



and product testing. The company has committed to creating 220 net new jobs and investing at least \$15,000,000 within 60 months of opening. The project location was formerly occupied

by Caterpillar, and the company plans to rehab the building to accommodate their manufacturing facility. OGA funds will be used to assist with construction costs associated with the building improvements.

Project Spotlight

AWARDED IN 2019

Chattooga County: Dixie Speciality Fibers



In May 2019, OGA awarded the Chattooga County Development Authority \$300,000 in EDGE funds to assist in the expansion of a facility for Dixie Specialty Fibers, Inc. The Company committed to create 100 new jobs, retain 43 existing jobs, and invest at least \$19,200,000 in this project. Dixie Fibers is a Georgia-based company that manufactures and distributes products to the carpeting and home accessory industries. The company is expanding

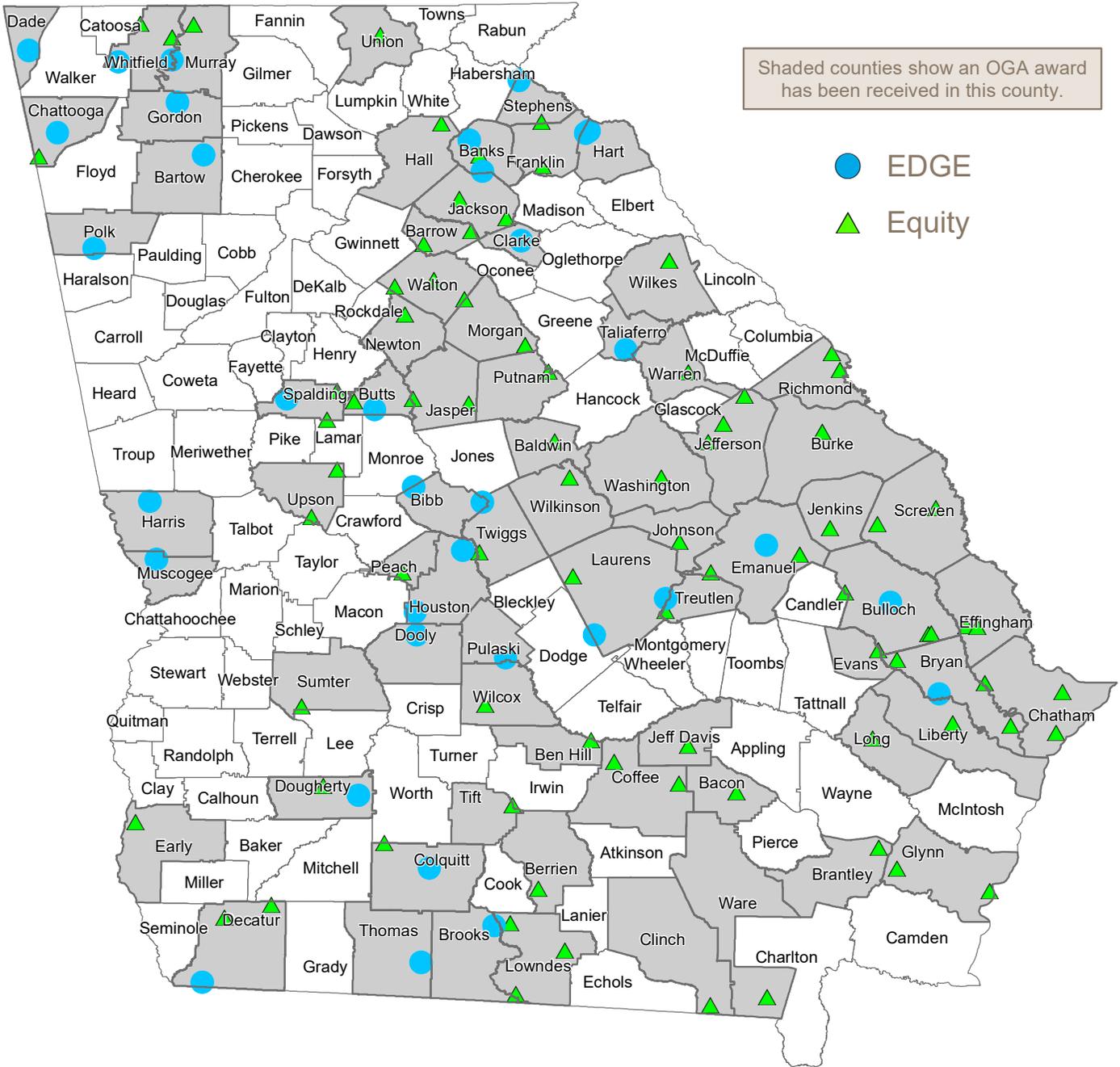


by constructing a 170,000-square-foot manufacturing facility in the Trion Industrial Park. The location of Dixie Fibers is a park that previously received a \$500,000 in Equity grant to improve

an 130-acre industrial park with an access road. In addition to supporting the expansion of Dixie Fibers, the Equity project allows the community to access and market the remaining 120 acres of the park.

EDGE & Equity Awards

2015-2019

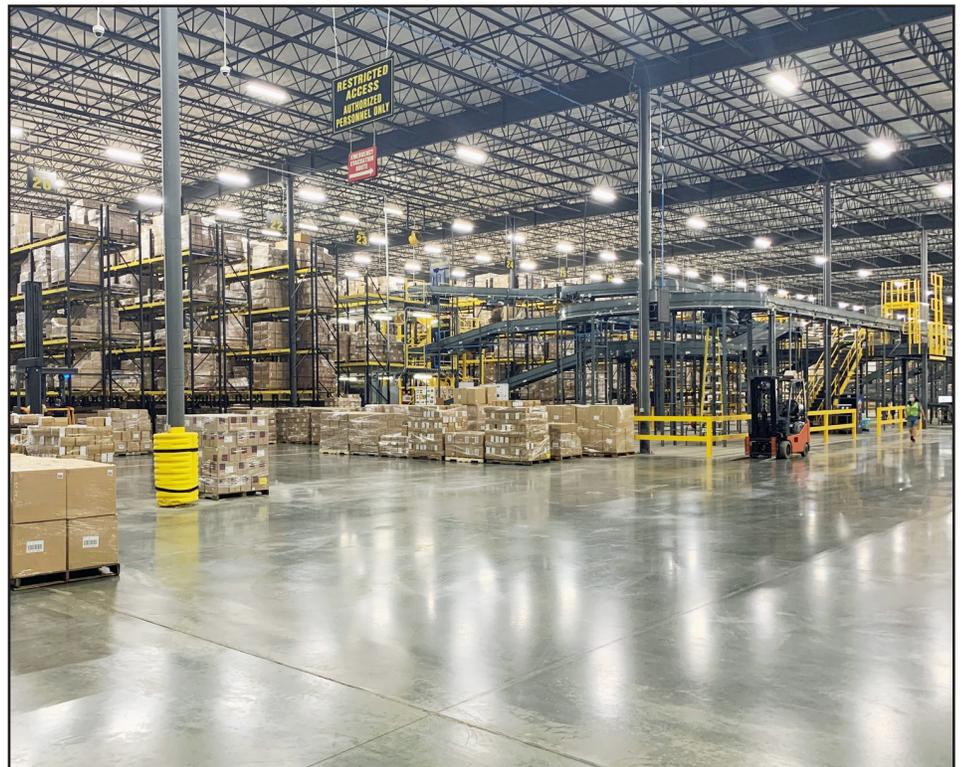


Success Stories

Tift County: Magnolia Industrial Park II



In September 2017, OGA awarded the Tift County Development Authority a \$500,000 Equity grant to assist in the extension of sewer system into Magnolia Industrial Park II. The project supported the recruitment of the American Textile Company, which had been leasing a speculative building owned by the Development Authority. The company committed to creating 70 new jobs. At the time this grant award was closed out in 2019, American Textile employed 105 people at the Magnolia Industrial Park facility.



Success Stories

Union County: Blairsville Airport Regional Industrial Park



In June 2010, OGA awarded the Union County Development Authority (UCDA) \$484,010 as a no-interest Equity loan to construct two joinable 8,000 square foot speculative buildings on a 9.18 acre prepared site in the UCDA-owned Blairsville Airport Regional Industrial Park. Total project cost was projected to be \$1,014,960. When this project closed in 2019, the buildings were occupied by two companies, Lightsaber Promotions/Jedi Marketing and Corrugated Heat Treat. Following the initial lease, Lightsaber and Heat Treat exercised their purchase options. Each company now owns the



building they occupy, and Heat Treat purchased the remaining acreage for further expansion. That company is now in the process of building two more buildings

as part of an expansion. OGA played an important role in spurring significant growth in the Blairsville Airport Regional Industrial Park.

Performance

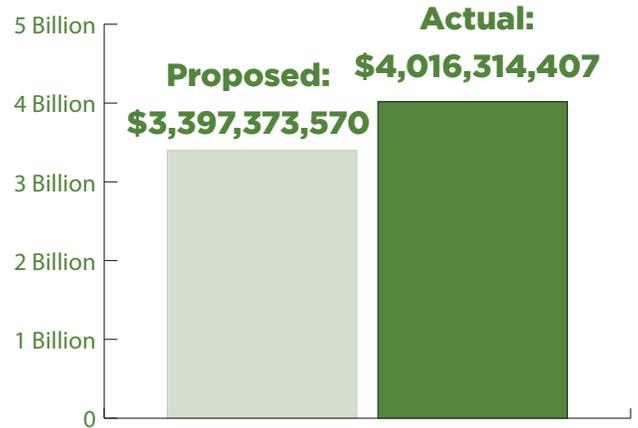


Job Creation

Proposed: **13,643** • Actual: **13,825**
Retention: **10,727**

CALENDAR YEAR 2015-2019

Private Investment



88

Projects completed
46 Equity • 42 EDGE

These reports are compiled from close-out reports of OneGeorgia projects completed from 2015-2019.

OneGeorgia Awards 2015-2019

110

Awards totaling

\$53,599,972

88

Communities Impacted

2019 Ongoing Projects

36

Active Projects

25 Equity • 11 EDGE

58

Monitoring Visits

OneGeorgia Authority

BOARD MEMBERS

Governing Board

Brian P. Kemp

Governor

Geoff Duncan

Lieutenant Governor

Kelly Farr

Director of the
Governor's Office of Planning and Budget

Pat Wilson

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Department of Economic Development

David Ralston

Speaker of the
Georgia House of Representatives

Christopher Nunn

Commissioner,
Department of Community Affairs

David Curry

Commissioner,
Department of Revenue

Overview Committee

Blake Tillery

State Senator, District 19

Terry England

State Representative, District 16

Butch Parrish

State Representative, District 158

Martha Wigton

House Budget and Research Office

Melody DeBussey

Senate Budget & Evaluation Office

