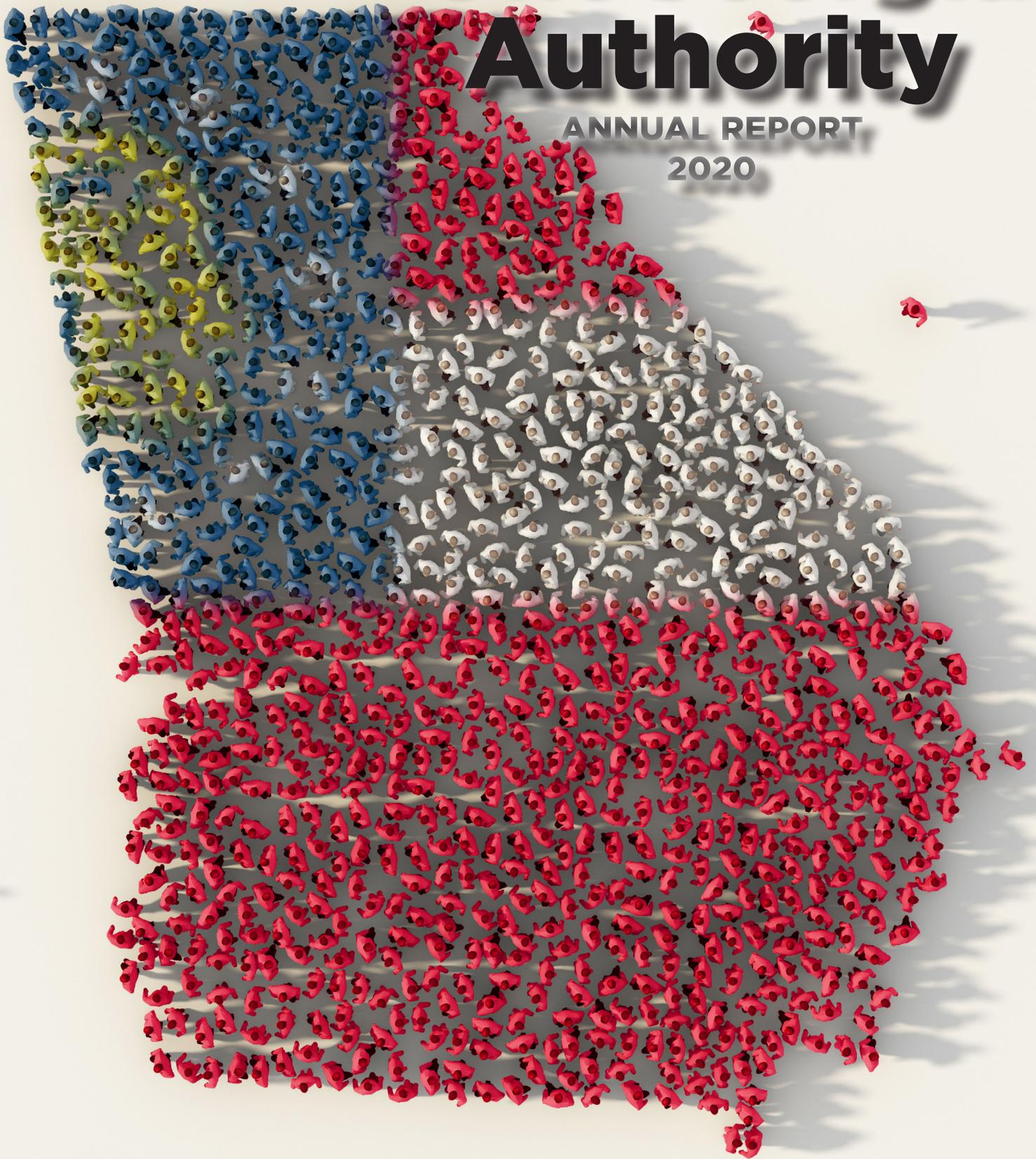


# OneGeorgia Authority

ANNUAL REPORT  
2020



Governor of Georgia  
The Honorable  
**Brian P. Kemp**

Georgia Department  
of Community Affairs, Commissioner  
**Christopher Nunn**



## **OneGeorgia Equity Awards**

The 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. The Equity fund invests in projects such as water and sewer infrastructure; road, rail and airport improvements; and industrial sites, technology, and equipment.

## **OneGeorgia EDGE Fund**

EDGE Funds provide financial assistance to eligible applicants that are being considered as a relocation or expansion site and where Georgia is competing with another state for location of a project. These funds promote the health, welfare, safety and economic security of the citizens of the state through the creation and/or retention of employment opportunities. A local development authority must apply for an EDGE application and the grant must be supported by a recommendation letter from the Georgia Department of Economic Development.

## **Georgia Broadband Deployment Fund**

Broadband has become essential to business, education, healthcare, agriculture, and overall quality of life. In 2018, Georgia Broadband Deployment Initiative was created to coordinate and establish broadband programs to increase economic, education, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies. In July 2020, the state's broadband map was released depicting the underserved areas of the state. The Broadband Deployment Fund provides financial assistance to enable communities and broadband providers to partner to serve these unserved areas.

# Equity Awards: By The Numbers



**OGA Investment**  
\$3,500,000



**Jobs Created**  
Up to 1,695



**2020 Equity Awards**  
7



**Total Project Costs**  
\$76,198,388



**Jobs Retained**  
119



# Enhancing Regional Competitiveness

## **Dublin-Laurens County Development Authority Infrastructure for Entrepreneur & Small Business Park**

Equity Award: \$500,000 • Total Project Cost: \$1,568,250

The Dublin-Laurens County Development Authority was awarded \$500,000 in OneGeorgia Authority Equity grant funding to assist with the development of an Entrepreneur and Small Business Park. The park consists of 60 acres of Development Authority-owned land, located off Hwy 441 Bypass, a mile from I-16. The proposed project consists of constructing a new road, subdividing the existing parcel, and providing utility access for the new development. Upon completion, the park will consist of 9 parcels with road frontage and access to utilities.

The Dublin-Laurens County Development Authority is pursuing a strategy of attracting and fostering small business and entrepreneurship to increase economic resilience. Several small businesses and light industrial companies have expressed interest in locating in Dublin-Laurens County, but the Authority has not been well positioned to support this scale of business and manufacturer. The development of a small business and entrepreneurship park is a proposed solution to this issue. The project already has one committed tenant, Georgia Metals, Inc., who will create 20 new jobs and generate \$1,000,000 in private investment. The project includes \$68,250 in local investment committed by the Dublin-Laurens County Development Authority.

**Jimmy Allgood,**  
**Chair, Dublin-Laurens County Development Authority**

A key component of our community's economic development strategy is maintaining a robust portfolio of developed property to aid in the attraction and growth of large and small companies. The development of our new Small Business and Entrepreneur Park in Dublin will provide an industrial site dedicated to the continued growth of small businesses in our community. The Dublin-Laurens County Development Authority thanks Governor Brian Kemp, members of the General Assembly and the OneGeorgia Board of Directors for their continued investment in economic development in Laurens County.

# **Facilitating Business Growth**

## **City of Lyons Benefiting the Local Agriculture Industry**

Equity Award: \$500,000 • Total Project Cost: \$703,760

The City of Lyons was awarded \$500,000 in OneGeorgia Equity grant funding to extend sewer service to benefit two agricultural industries, A&M Farms and Vidalia Onion Farms. There is currently no sewer service available at the locations.

A&M Farms and Vidalia Onion Farms, both onion processing industries, needed sewer service to shift from seasonal to year round operations. This business expansion involves investment at new jobs. The shift from seasonal to year-round operations and associated increased employment has exceeded the capacity of the existing septic systems. A&M Farms has doubled its employment to 65 and Vidalia Onion Farms employs 10.

Current septic issues are a threat to maintaining employment at current locations and is preventing growth. Extension of public sewer will allow continuity of operations and will enable opportunity for growth at both locations. The City of Lyons will contribute \$203,760 in matching funds and will own and maintain all improvements.



# Facilitating Business Growth

## Tift County Street Improvements for Land Loop Road

Equity Award: \$500,000 • Total Project Cost: \$68,312,293

The Tift County Development Authority was awarded \$500,000 in OneGeorgia Authority Equity grant funds to assist with street improvements on Land Loop Road to benefit multiple local businesses plus Coca Cola United, who has committed to locate a 300,000-square-foot distribution center in Tifton.

The company will invest \$66.4 million and bring 200 jobs. The street improvements will also benefit four other existing businesses (Peterbuilt, Fabral, Premier Transportation, AmerisourceBergen) on Land Loop Road that generate heavy truck traffic. The four other businesses on Land Loop Rd have 119 employees. The Tift County Development Authority has committed \$1,402,802 in funding for infrastructure improvements around the new distribution center.



## **Success Story**

### Park 53 South: Barrow County

Since 2016, OneGeorgia has invested \$500,000 to develop the Park 53 Industrial Park in Barrow County. Located at the intersection of Highways 316 and 53, this 198-acre park is ideally situated for regional growth. In addition to its site location and access to a nearby four-lane highway, the property is adjacent to Lanier technical College's Barrow Campus and the Sims Academy of Innovation and Technology.

OneGeorgia's initial investment of \$300,000 helped to extend water and sewer capacity to the park. More recently, OneGeorgia assisted in extending a roadway approximately a quarter of a mile to enable access to the development. This was critical for prospects to access the largest back portion of the park. Barrow County and the Development Authority contributed more than \$500,000 to this project.

On January 22, 2021, Governor Brian Kemp announced that Spring Mountain Center, a home furnishing manufacturer, will invest \$45 million to build a manufacturing and distribution center in Park 53 Industrial Park. This investment will create 205 jobs in Barrow County and the surrounding region.



# Success Story

## Kool Farms

The Central Franklin Industrial Park in Franklin County received a \$500,000 Equity grant to bolster infrastructure on the 150-acre park. They had their first company locate there in late 2019: Kool Farms. The company purchased 10 acres and are a subsidiary of Mexico-based HVAC manufacturer Klean Air in Mexico.

Kool Farms manufactures cooling cells for poultry houses. They will have 20-25 employees. \$2 million was invested in land, a 65,000-square-foot building, and \$1 million in equipment. The Franklin County IBA is working on more improvements to the park including improving access from Highway 59 coming off of I-85.



# EDGE Awards: By The Numbers

## 2020 EDGE Awards

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## OGA Investment

\$3,531,452



## Total Project Costs

\$344,836,476



## Jobs Created

Up to 1,056



## Jobs Retained

1,558



## JOBS CREATED

Development Authority of Telfair County / Guidoni USA, Inc.  
(455 jobs created)

Valdosta-Lowndes County Industrial Authority / Arglass Southeast LLC  
(151 jobs created)

Development Authority of Bryan County / Preci-Dip, LLC  
(100 jobs created)

Mitchell County Development Authority / Equity Group – Georgia Division  
(100 jobs created) (1,558 jobs retained)

Murray County Industrial Development Authority / Haier US Appliance Solutions  
(100 jobs created)

Bryan County Development Authority / Medline Industries Inc  
(150 jobs created)

## EDGE Investment

\$3,513,452



## Total Project Costs

\$344,836,476

## HEADQUARTERS

Guidoni USA, Inc.

## MANUFACTURING FACILITY

- Arglass Southeast LLC
- Preci-Dip, LLC
- Equity Group – Georgia Division and MFG (USA) Holdings, Inc.

## DISTRIBUTION FACILITY

- Haier US Appliance Solutions, Inc., d/b/a GE Appliances
- Medline Industries

## **EDGE Investments Closed in 2020**

Awarded to City of Dublin and County of Laurens DA  
benefiting Dinex Emissions, Inc.  
(95 jobs and \$6,511,495 private investment)

Awarded to Murray-Whitfield JDA benefiting Engineered Floors, LLC  
(2,129 jobs and \$472,451,120 private investment)

Awarded to Albany Dougherty PDA benefiting Webstaurant Store, Inc.  
(322 jobs and \$15,250,826 private investment)

Awarded to Oconee County IDA benefiting Caterpillar, Inc.  
(1,253 jobs and \$161,880,273 private investment)





# 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**

Commissioner,  
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



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