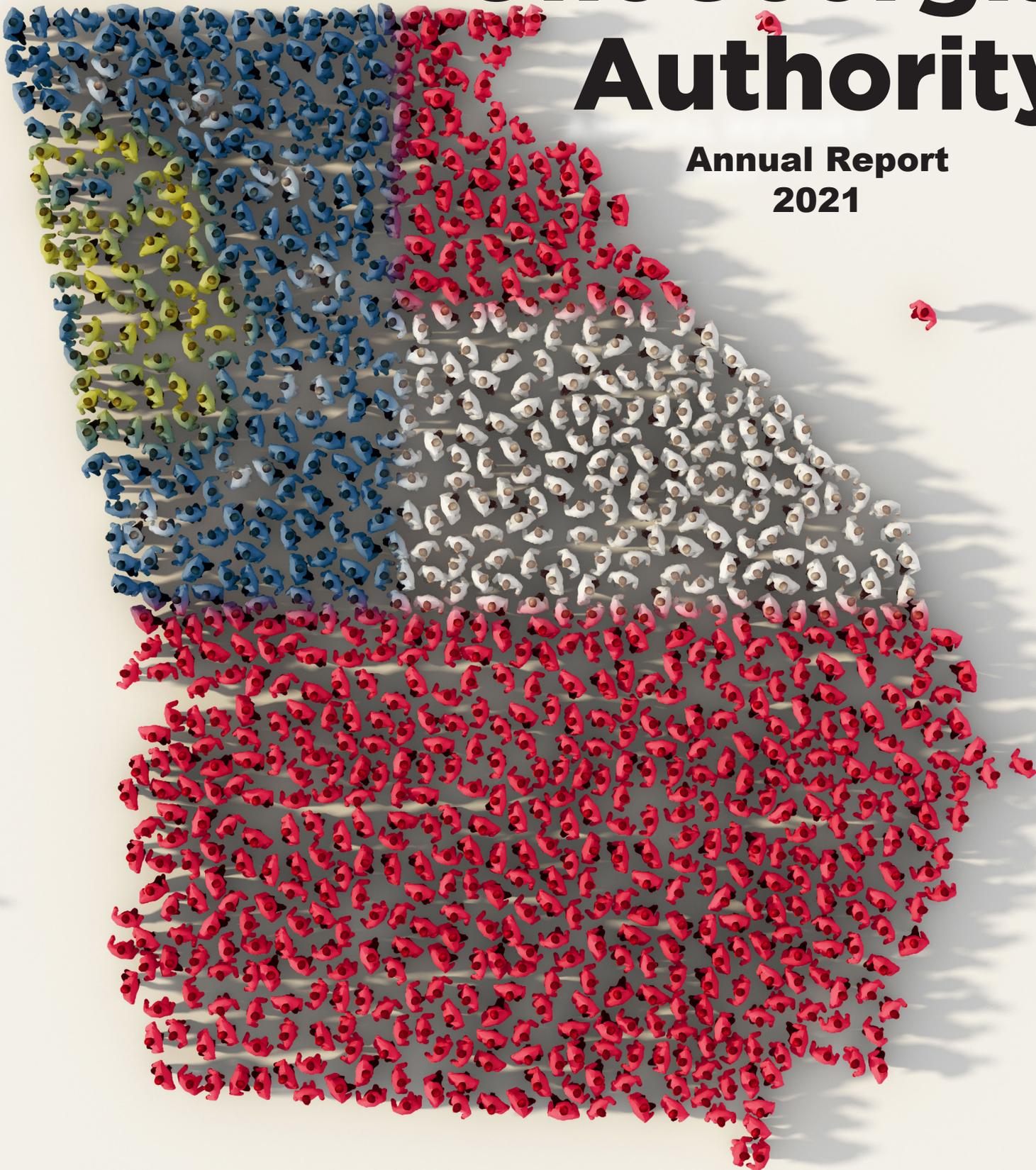


OneGeorgia Authority

Annual Report
2021

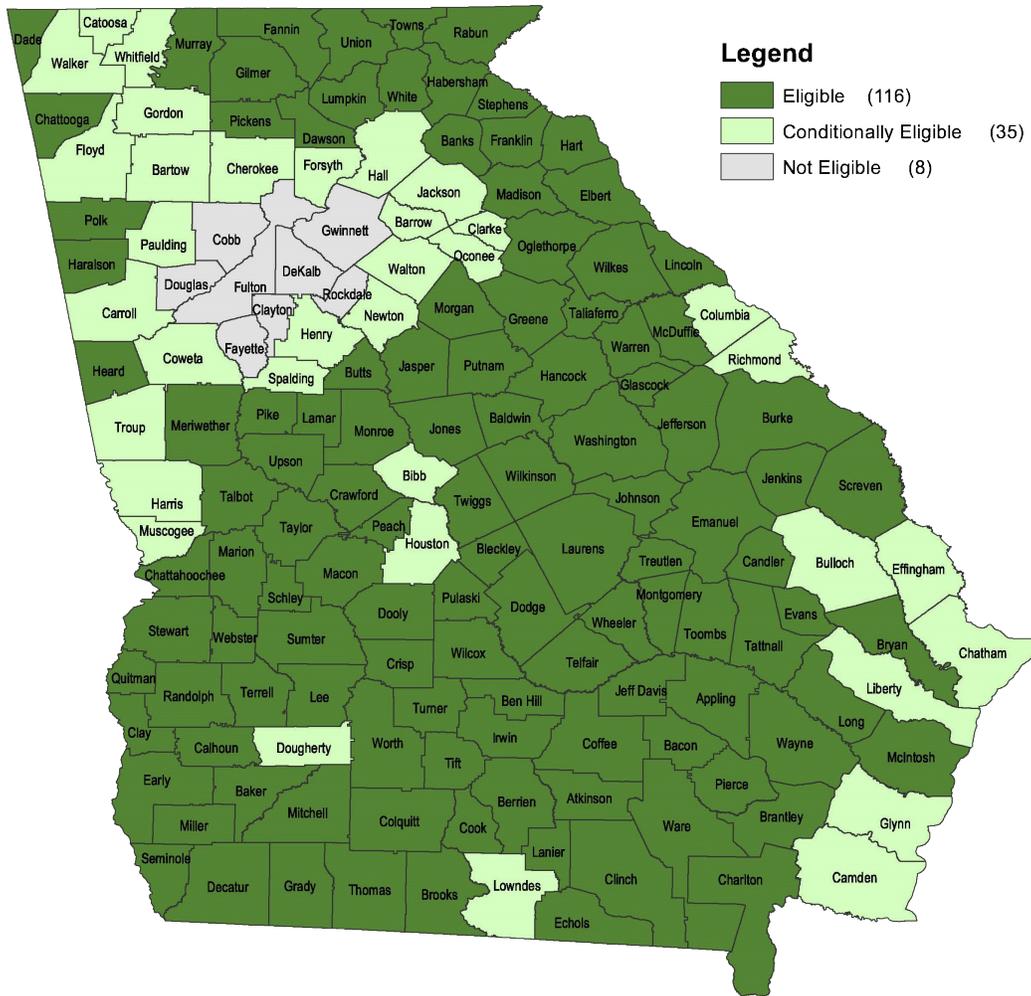


Governor Brian P. Kemp

Christopher Nunn, Executive Director
OneGeorgia Authority

OneGeorgia Purpose

The OneGeorgia Authority (OGA) exists to promote the health, welfare, safety, and economic security of the state's rural citizens through the development and retention of employment opportunities in rural areas and the enhancement of the infrastructures which accomplish that goal. Funding is provided through the long-standing EDGE and Equity programs, as well as new programs focused on Broadband and Rural Innovation.



Eligibility

Local governments, government authorities and joint development authorities in rural counties that experience high poverty rates are eligible for OGA funding. All counties depicted as 'Eligible' on the map above can submit applications for OGA funding. 'Conditionally eligible' counties may submit applications that have regional benefit, provided they demonstrate support from an adjacent community or communities that are eligible.

OneGeorgia Equity

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 street improvements; and industrial sites, technology, and equipment.

OneGeorgia EDGE

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.

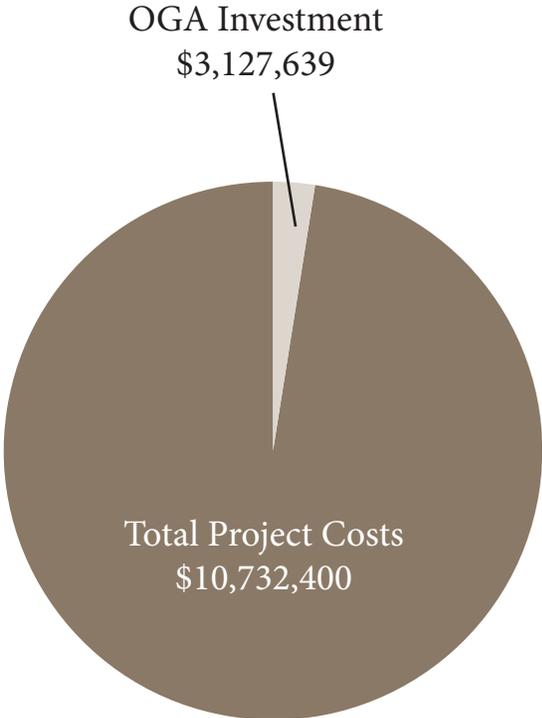
Georgia Broadband Deployment Fund

Broadband is essential 21st century infrastructure that is necessary to promote business, education, healthcare, agriculture, and quality of life in rural parts of the state. The Broadband Program was created in 2019 and received initial funding in the AFY21 budget. These funds are intended to be used to incentivize service to rural locations that are not currently served. Due to the significant federal funding in the American Rescue Plan and the Infrastructure Bill, the Authority is currently tailoring this program to address specific gaps in the federal programs.

Rural Innovation

In response to the pandemic, rural Georgians have demonstrated a resiliency and an entrepreneurial spirit that can be harnessed to capitalize on opportunities as lifestyles change and the global supply chain shifts. To enable these opportunities, a new Rural Innovation Program was launched in 2021. This highly flexible program is intended to be a local resource when projects are ineligible for other funding programs.

Equity Awards: By The Numbers



OGA Investment
\$3,127,639



Jobs Created
80



2021 OGA Awards
7



Number of Communities
Benefitted: 28



Facilitating Business Growth

Twiggs County Board of Commissioners

Equity Award: \$500,000 • Total Project Cost: \$866,203

The Twiggs County Board of Commissioners was awarded \$500,000 in Equity grant funds to assist with funding for sanitary sewer improvements to increase the capacity of Twiggs County's wastewater facility at the Twiggs County I -16 Industrial Park located along Georgia State Route 96 at Exit 24. Sewer improvements at this site will enable the county to increase its capacity for handling the currently unmet needs of existing businesses, as well as the two proposed retail businesses and the proposed warehouse on the I-16 tract in the industrial park.

Two companies are planning to expand into the industrial park- creating a minimum of 230 jobs. Sutlej Investments LLC, a commercial developer, states that the company plans to expand in the industrial park and add another 30 full or part-time jobs. SW Management plans to develop a \$30-40 million distribution facility. The facility will be complete by the end of 2022 and the project will employ 200-300 full time or part time workers. Additional retail and commercial projects are in negotiations.

“The project has both the 625,000 square foot warehouse and a possible project three times that size dependent on the availability of adequate sewer. The new retail development is just icing on the cake! We are also adding a 40-room hotel to the system that would otherwise have to close as their septic system is at the end of its time. Being able to expand the system will be the impetus for the development of the south side of the industrial park and the entire interchange commercial area. All of this development adds up to an estimated 2000 jobs and millions in investment by private sources.”

Judy Sherling, Executive Director
Jeffersonville and Twiggs County
Development Authority

Enhancing Regional Competitiveness

Development Authority of Walton County

Equity Award: \$500,000 • Total Project Cost: \$1,360,204.89

Piedmont Regional Industrial Park is a publicly owned industrial development. The Park is home to companies such as Hitachi Astemo, Walmart Distribution Center, Tucker Door & Trim, Flexo and Minerva Beauty; combined these companies employ more than 2,500 people. These companies occupy all the land on the periphery of the industrial park.

The Development Authority of Walton County spent money to provide necessary resources of water, sewer, natural gas, electricity, and fiber optics to attract industries. Three pad-ready sites were created on the interior of the property. The property was shown many times to potential companies looking to locate in the area with no avail. The dead-end Piedmont Parkway was a deal breaker. Companies were not willing to invest millions of dollars on property with limited access.

With the help of the OneGeorgia Authority award, Piedmont Regional Industrial Park has an additional entrance which eased traffic flow and allowed for easier access for public safety vehicles, increased employee vehicles, and tractor trailers. In addition to addressing safety concerns, the Piedmont Parkway Extension has brought renewed interest and investment in Monroe. Two new industries will call Piedmont Regional Industrial Park home bringing investment and jobs to the community. The industrial park's interior includes an additional 300 available acres that were made accessible and marketable by this Equity investment.



“We are so grateful to Commissioner Nunn and the Department of Community Affairs for helping our community grow and expand jobs in the City of Monroe. Through the expansion of Piedmont Parkway, we were able to recruit two new industries and create many new jobs. Without this grant, we may not have been able to win these two industries.”

Shane Short
Executive Director
Development Authority of Walton County

Enhancing Regional Competitiveness

City of Sandersville

Equity Award: \$132,000 • Total Project Cost: \$263,724

The Fall Line Industrial Park West occupies approximately 275 acres of land with several businesses already in operation, notably Trojan Battery and Dura-Line. The existing site currently has approximately 4,000 feet or 0.75 miles of 12-inch water line, along with approximately one mile of paved access roads connecting it to State Route 540 / Fall Line Freeway. Although the access road within the park is finished, a new 10-inch water line was needed to provide water service and fire protection to the new industry. The City of Sandersville currently provides water service to the site, which is owned and marketed by the Development Authority of Washington County.

It was necessary to make improvements to the water infrastructure to extend water service and fire protection to a new concrete plant to be built with private funds by the Fowler Flemister Concrete Company. Other infrastructure such as power, telephone, rail and fiber optics are provided by others, as necessary. The City is currently undergoing an approximately \$15 million water and sewer infrastructure improvements project through USDA Rural Development Funding. Because the City was in the midst of this major capital outlay, in order to provide the necessary infrastructure to this new enterprise, the City sought funding through the OneGeorgia Equity Fund.

“Thanks to the OneGeorgia Authority, we were able to supply city water to a new industrial customer that will create new jobs and economic growth here at home. We are grateful to everyone at the OneGeorgia Authority so much for working with us on this project.”

Robert Eubanks
Public Works Director

Success Story

Red Hills Business Park

Red Hills Business Park was completed in 2016 in Thomasville Thomas County and includes 293 acres. It was built with city, county and state funds and is now GRAD Ready and shovel ready with water, sewer, electric, roads and fiber provided by the City of Thomasville.

Total project costs were \$17 million, \$500,000 of which was provided by the OneGeorgia Authority. The park is owned and operated by the Thomasville Payroll Development Authority and now has four projects committed, all will break ground in the first quarter of 2022.

Projects include an environmental waste company (12 jobs, an IT company that installs light and sound systems to government, schools, and nonprofits (20 jobs, a high-end wood and cabinet specialist (15 jobs and the largest project committed is an Ashley Furniture distribution Center which will be 150,000 square feet and 175 jobs.

Additionally, there are three other prospects in the pipeline, two from the gun industry and one provides organic food for livestock. Last, the Thomasville Development Authority is in the planning stage and considering building a 100,000 square foot spec building in the park.

“Red Hills Business Park is the perfect example of local and state partnership, funds from the state as well as the city and county made the park a shovel ready site that is now creating jobs and opportunity for Thomasville.”

Shelley Zorn
President and CEO
Thomasville Payroll Development Authority



EDGE Awards

Number of Awards: 9



OGA Investment
\$5,525,000



Total Project Cost
\$902,942,000



Jobs Created 1737
Jobs Retained 294

Jobs Created/Retained

- Rome Floyd Development Authority/ Ball Corporation- created 187 jobs/retained 174 jobs
- Development Authority of Bartow County/Chick-fil-A Supply LLC- creating 300 jobs
- Macon-Bibb County Industrial Authority/Dean Baldwin Painting Limited Partnership, creating 115 jobs
- Dalton-Whitfield County Joint Development Authority/GEDIA Georgia, LLC-creating 200 jobs
- Rome Floyd Development Authority/Kerry Inc.-creating 120 jobs/retaining 120 jobs
- Hart County Industrial Building Authority/Nestle Purina PetCare Company- creating 240 jobs
- Winder-Barrow Industrial Building Authority/Spring Mountain Center, LLC- creating 205 jobs
- Development Authority of Gordon County/Teklas USA, Inc- creating 120 new jobs
- Emanuel County Development Authority/Wincore Window Company, LLC- created 250 jobs.

Manufacturing Facilities:

- Ball Corporation
- Dean Baldwin Painting Limited Partnership
- GEDIA Georgia, LLC
- Kerry Inc
- Spring Mountain Center, LLC
- Teklas USA, Inc
- Wincore Window Company, LLC

Distribution Centers:

- Chick-fil-A Supply LLC
- Nestle Purina PetCare Company

Bryan County Mega-Site



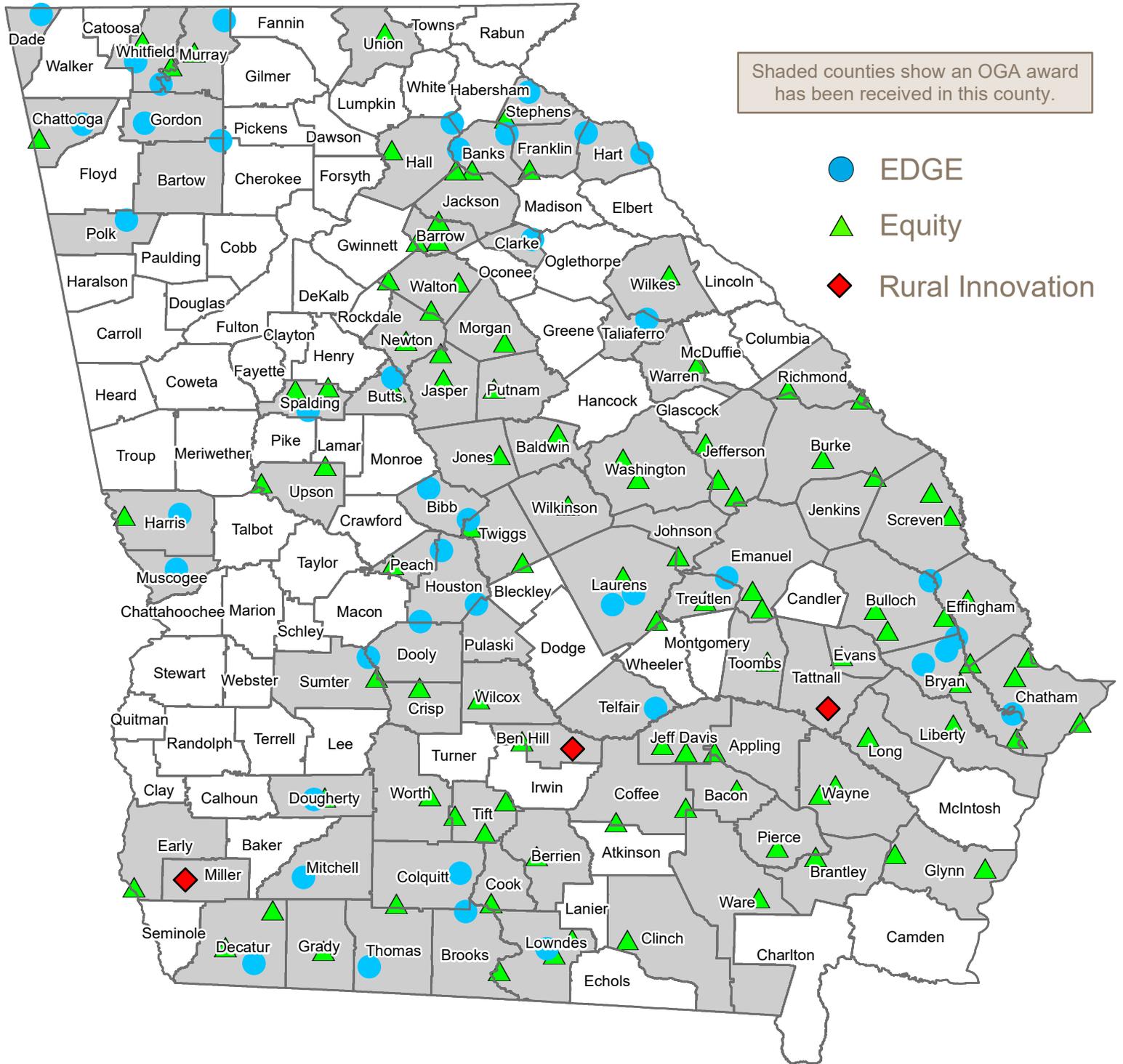
In May, OGA in partnership with the Savannah Harbor-Interstate 16 Corridor Joint Development Authority purchased a 2,284 acre economic development site. This strategic purchase of the Bryan County Mega-Site is the largest in state history. OGA participated with EDGE funds as a loan to the community. A total of \$61 million went into the purchase and was made possible by the state reinvesting proceeds from the sale of a Chatham County Economic Development Site to Amazon. Bryan and Chatham County also contributed \$9 million each.

The Bryan County Mega-Site is strategically located adjacent to I-16 with immediate access from I-95 and I-16 to 250 major metro areas, including Atlanta, Birmingham, Charlotte, Memphis, and Orlando. The site is less than 30 miles from the Port of Savannah, the single-largest and fastest-growing container terminal in the U.S. with two Class I rail facilities on-site. Industrial utilities are adjacent to the site, and extensive due diligence reports have been completed to reduce barriers to speedy operations.

“As the top state for business, we remain focused on continuing to provide the project sites needed to attract more key industries and investment,” said Governor Kemp. “It is very encouraging to see a new, fully prepared mega-site come on-line that will create more high-quality jobs for hardworking Georgians. The regional approach between local governments - in coordination with the Georgia Ports Authority and the Department of Economic Development - continues to make doing business in the Peach State easier and more attractive to companies around the world. I am thankful to Bryan, Bulloch, Chatham, and Effingham counties for their partnership on this project.”

OneGeorgia Investments: 2015-2021

EDGE, Equity, & Rural Innovation Awards



Rural Innovation Fund

- Application Received in First Round of Funding: 10
- Total Projects Funded: 3
- Total Project Costs: \$21,060,096
- OGA Investments: \$1,807,153
- Jobs Created: 58
- Jobs Retained: 10
- Total Number of Communities Served: 16

Projects Awarded

- Fitzgerald Ben Hill County Development Authority: \$550,000
 - Cooperative and Innovative Kitchen
- Miller County Development Authority: \$750,000
 - Georgia Rural Hospital Food Collaborative
- Tattnall County Industrial Development Authority: \$507,153
 - Rotary Corporation

OneGeorgia Authority

BOARD MEMBERS

Governing Board

Brian P. Kemp
Governor

Geoff Duncan
Lieutenant Governor

David Ralston
Speaker of the
Georgia House of Representatives

Kelly Farr
Director of the
Governor's Office of Planning and Budget

Christopher Nunn
Commissioner,
Department of Community Affairs

Pat Wilson
Commissioner,
Department of Economic Development

Robyn Crittenden
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

