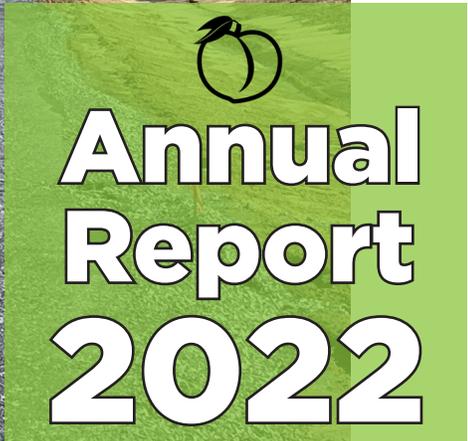


# OneGeorgia Authority



  
**Annual  
Report  
2022**

# About Our Mission

The OneGeorgia Authority (OGA) exists to promote economic security of rural Georgians through the development and retention of employment opportunities in rural areas.

From land acquisition and infrastructure development to machinery purchases, business relocation assistance and entrepreneur support, OGA provides financial support (via grants and loans) for these economic development activities to qualified applicants.

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.

Funding is provided through the Equity, EDGE, Georgia Broadband Development and Rural Innovation Funds.

## Eligibility

Local governments, government authorities and joint development authorities in rural counties that experience high poverty rates are eligible for OGA funding.

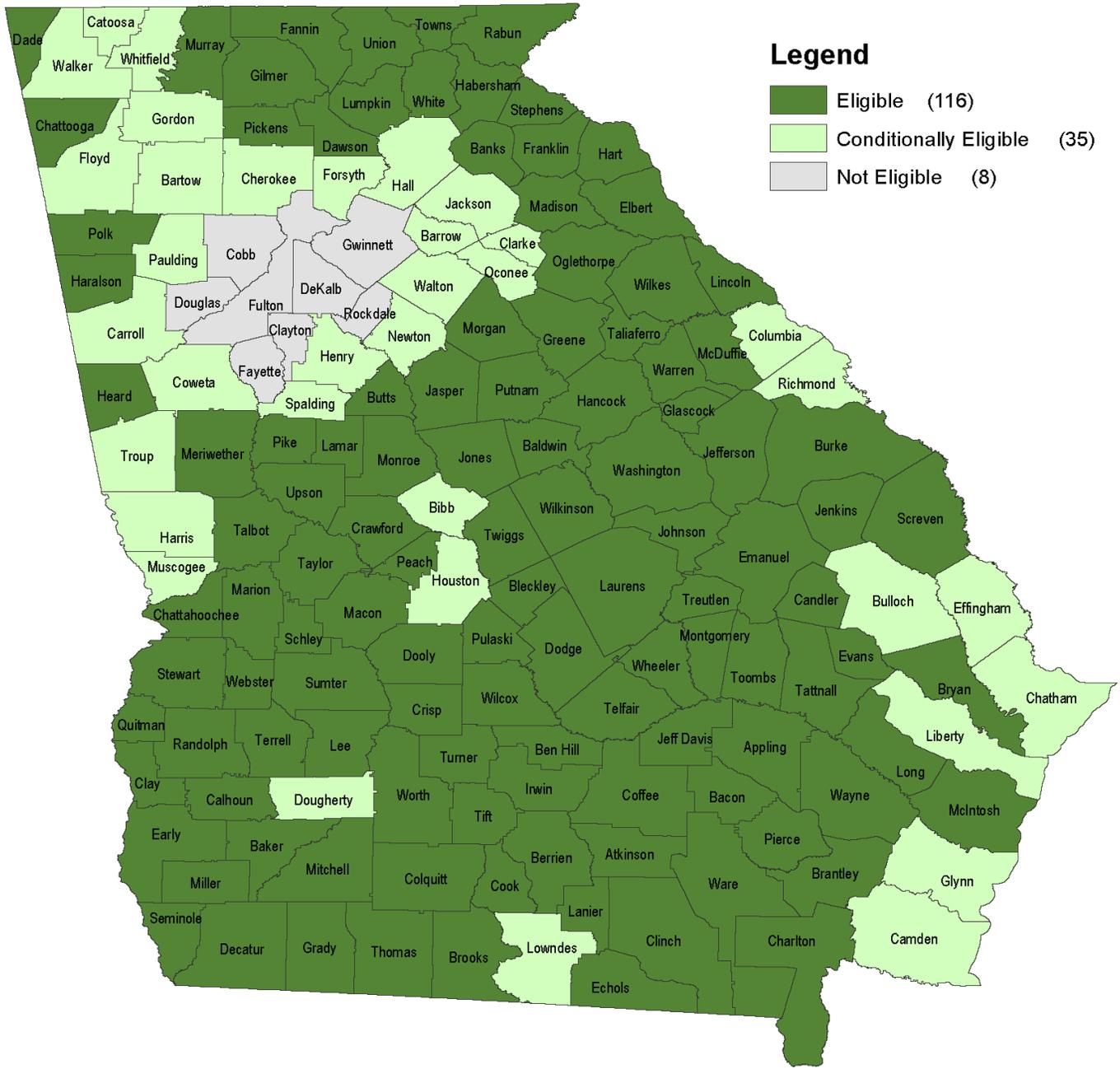
Eligible counties are depicted on the map to the right. Conditionally eligible counties are required to have support from a neighboring eligible community for applications that have regional benefit.



PL  
HANDLE

# One Georgia Authority Georgia®

## Official Map Eligible Counties



### Legend

-  Eligible (116)
-  Conditionally Eligible (35)
-  Not Eligible (8)



## 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 and rail 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 be supported by a recommendation letter from the Georgia Department of Economic Development before applying for an EDGE grant.

## 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

OneGeorgia'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.



# \$3.7M

Equity Investment



# \$51,739,158

Total Project Costs



# 53

Jobs Created



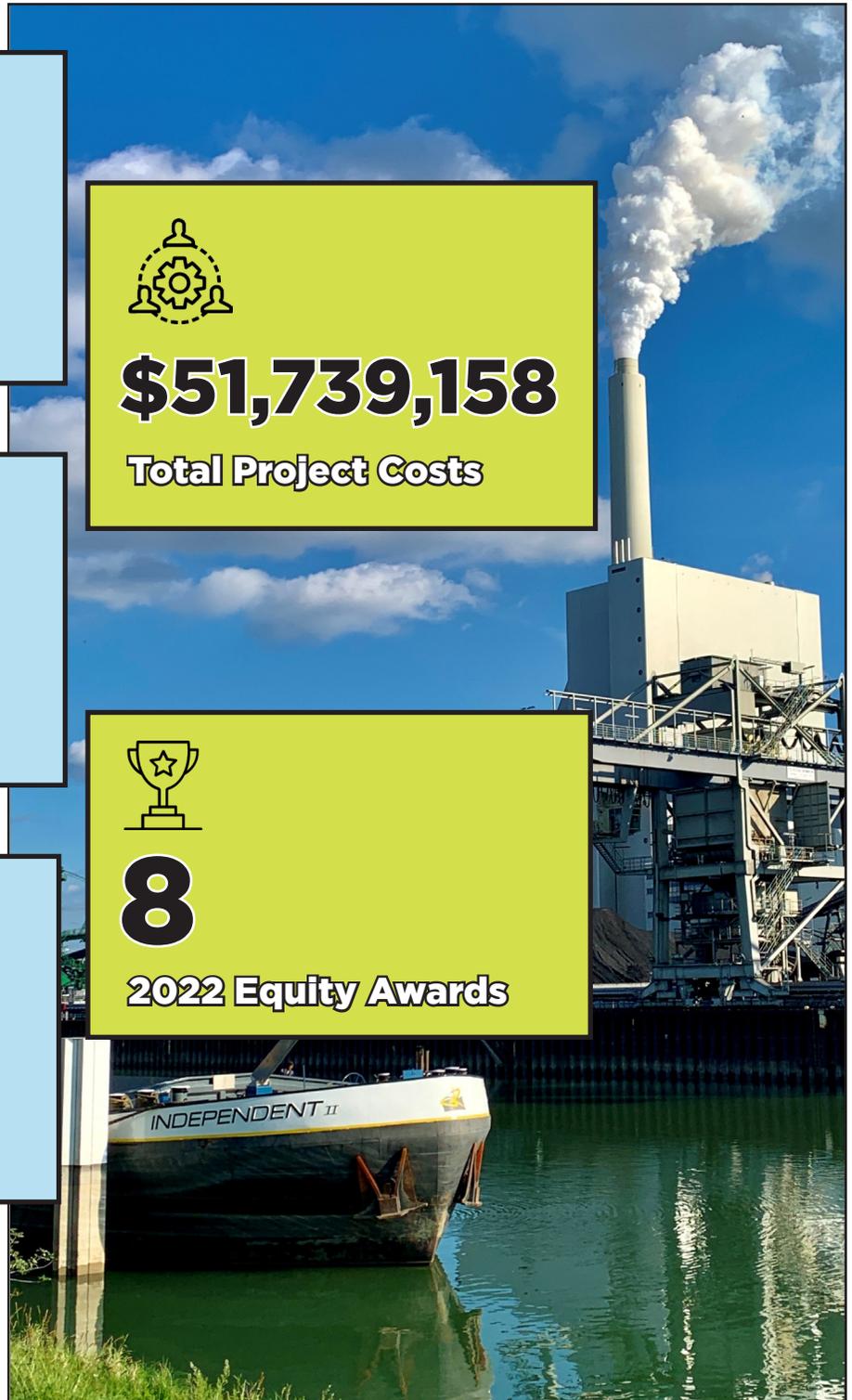
# 8

2022 Equity Awards



# 33

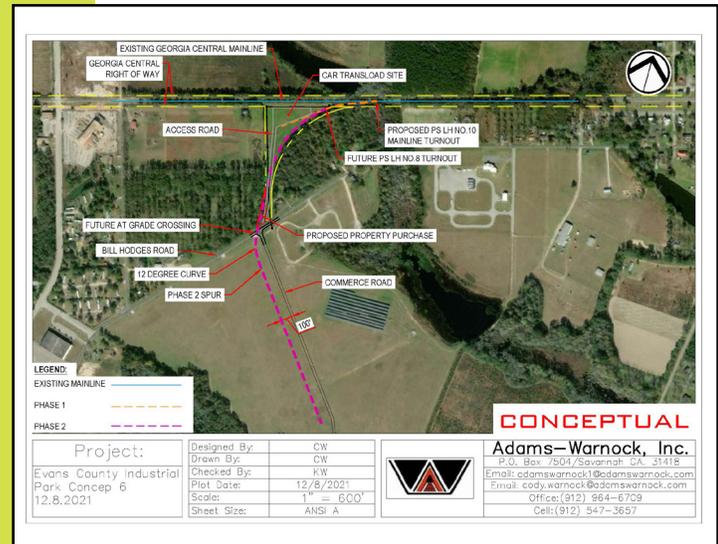
Communities Served





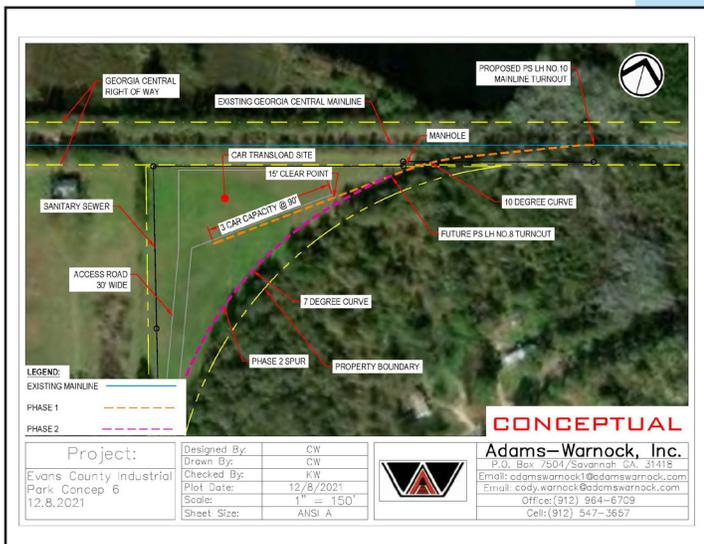
In the past two years, the Evans County Industrial Authority has had three inquiries requiring rail access. Two inquiries were made directly to the Director of the Authority and one inquiry came from a prospect identified by Georgia Power. With the recent unpredictability of the trucking Industry, the Authority was approached by a local industry and two prospects to consider providing a transload station to allow them to receive product by rail in a timelier fashion.

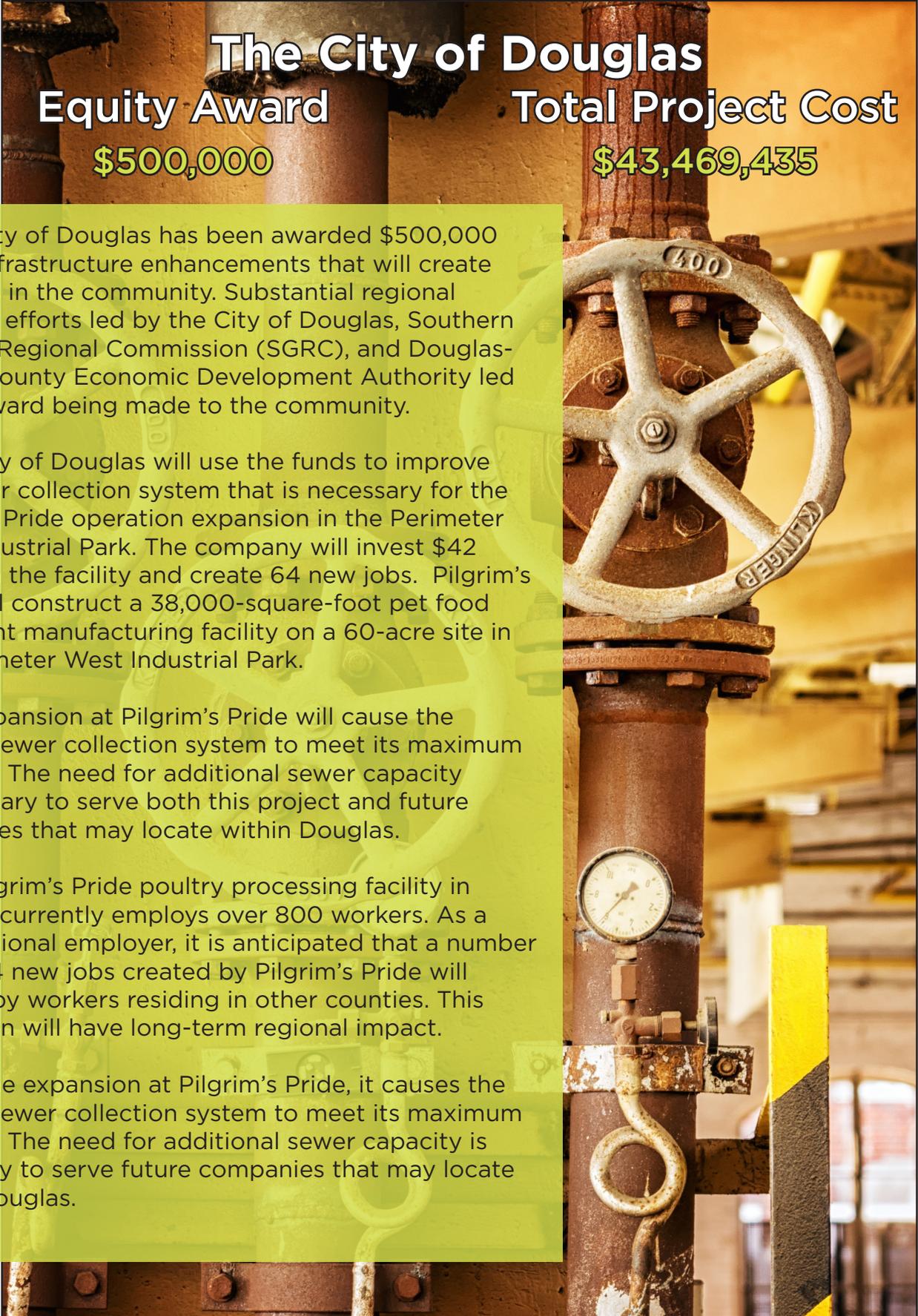
The Evans County Rail Project will connect the existing Georgia Central Railway, owned by Genesee & Wyoming, with the GRAD certified Industrial Park West site which provides 132.84 available acres. The project contains two phases. Phase I will provide existing industries with a location to receive and ship products from the mainline rail with the construction of a transload yard.



Phase II of the project will be an industrial spur that will travel 1,200 linear feet through the property owned by the Industrial Authority, terminating in Industrial Park West. The industrial spur could then be extended to import large quantities of raw material or to export large quantities of finished product.

Adam Kennedy, Director of the Evans County Industrial Authority stated, "This project is a fantastic addition to the Industrial Park infrastructure, which will meet the needs of local industries that will benefit from the transload station. Our park will be much more marketable by providing rail service to any potential industry locating in our park. This would not have been possible without the assistance of the OneGeorgia funding."





**The City of Douglas**  
**Equity Award**      **Total Project Cost**  
**\$500,000**      **\$43,469,435**

The City of Douglas has been awarded \$500,000 for infrastructure enhancements that will create new jobs in the community. Substantial regional planning efforts led by the City of Douglas, Southern Georgia Regional Commission (SGRC), and Douglas-Coffee County Economic Development Authority led to the award being made to the community.

The City of Douglas will use the funds to improve the sewer collection system that is necessary for the Pilgrim's Pride operation expansion in the Perimeter West Industrial Park. The company will invest \$42 million in the facility and create 64 new jobs. Pilgrim's Pride will construct a 38,000-square-foot pet food ingredient manufacturing facility on a 60-acre site in the Perimeter West Industrial Park.

The expansion at Pilgrim's Pride will cause the current sewer collection system to meet its maximum capacity. The need for additional sewer capacity is necessary to serve both this project and future companies that may locate within Douglas.

The Pilgrim's Pride poultry processing facility in Douglas currently employs over 800 workers. As a large regional employer, it is anticipated that a number of the 64 new jobs created by Pilgrim's Pride will be held by workers residing in other counties. This expansion will have long-term regional impact.

With the expansion at Pilgrim's Pride, it causes the current sewer collection system to meet its maximum capacity. The need for additional sewer capacity is necessary to serve future companies that may locate within Douglas.

# Stephens County Board of Co

Stephens County's Haystone Brady Business Park is located 6 miles from I-85 via four-lane Georgia Highway 17 that runs through the park.

Due in large part to its close proximity (34 miles) to SK Battery Plant in Jefferson and efforts to develop workforce housing on a piece of property owned by the Development Authority across from the park, the community has seen an increase in prospect activity over the last 18 months.



In an effort to secure new economic development in Toccoa-Stephens County, it is necessary to connect the business park's three largest developable sites (totaling 114 acres) in Haystone Brady Industrial Park to the closest wastewater manhole. This will require a sewer line extension including rock removal, a creek crossing and nine new manholes. The new sewer infrastructure will serve property purchased in 2020 to expand the park in anticipation of future growth which will hopefully come as soon as this last piece of needed infrastructure is in place. It will have 300 workforce housing units across the street for the potential workforce needed to fill new jobs as the business park develops.

The estimated cost of this project is \$410,700. Equity funding was requested due to lack of available funding from the City of Toccoa, the owner of the wastewater system that services Haystone Brady Business Park, to complete the project.

There was not any funding for the project in the Stephens County Development Authority's budget. Stephens County, who does not own the wastewater system but sees the importance of seeing this project's completion, graciously agreed to provide \$250,000 towards the project. The Stephens County Board of Commissioners received this money from American Rescue Plan Act funding.



# Commissioners

The Board understands that sewer expansion is critical as the community continues growing. The community has a strong track record of planning for this park and the sewer line extension is vital to maximize the further development of the park. Stephens County Development Authority Chairman Brian Akin said, “The Stephens County Development Authority is grateful that DCA and the Stephens County Board of Commissioners, who are providing the match funding for the project, recognized the need to help SCDA secure the funds necessary to bring this project to fruition.

Adding sewer infrastructure to our newest and largest acquired sites in HBBP will provide the last piece of critical infrastructure to service these three sites, as water, natural gas, power and broadband are already in place. The completion of this project will check off another one of our strategic goals and will help us ensure that we have marketable sites for industrial development as we continue to help grow our local economy.”

Stephens County Development Authority currently has three parcels under contract and plans to use the future proceeds from those final sales to get the three large sites pad ready for future projects one this project is complete and all needed infrastructure is in place.

## Total Project Cost

**\$410,700**

## Equity Award

**\$200,000**

***“The completion of this project will check off another one of our strategic goals and will help us ensure that we have marketable sites for industrial development.”***

# EDGE Awards

OneGeorgia'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.



**\$4.155M**

EDGE Investment



**\$755,730,145**

Total Project Costs



**1,298**

Jobs Created



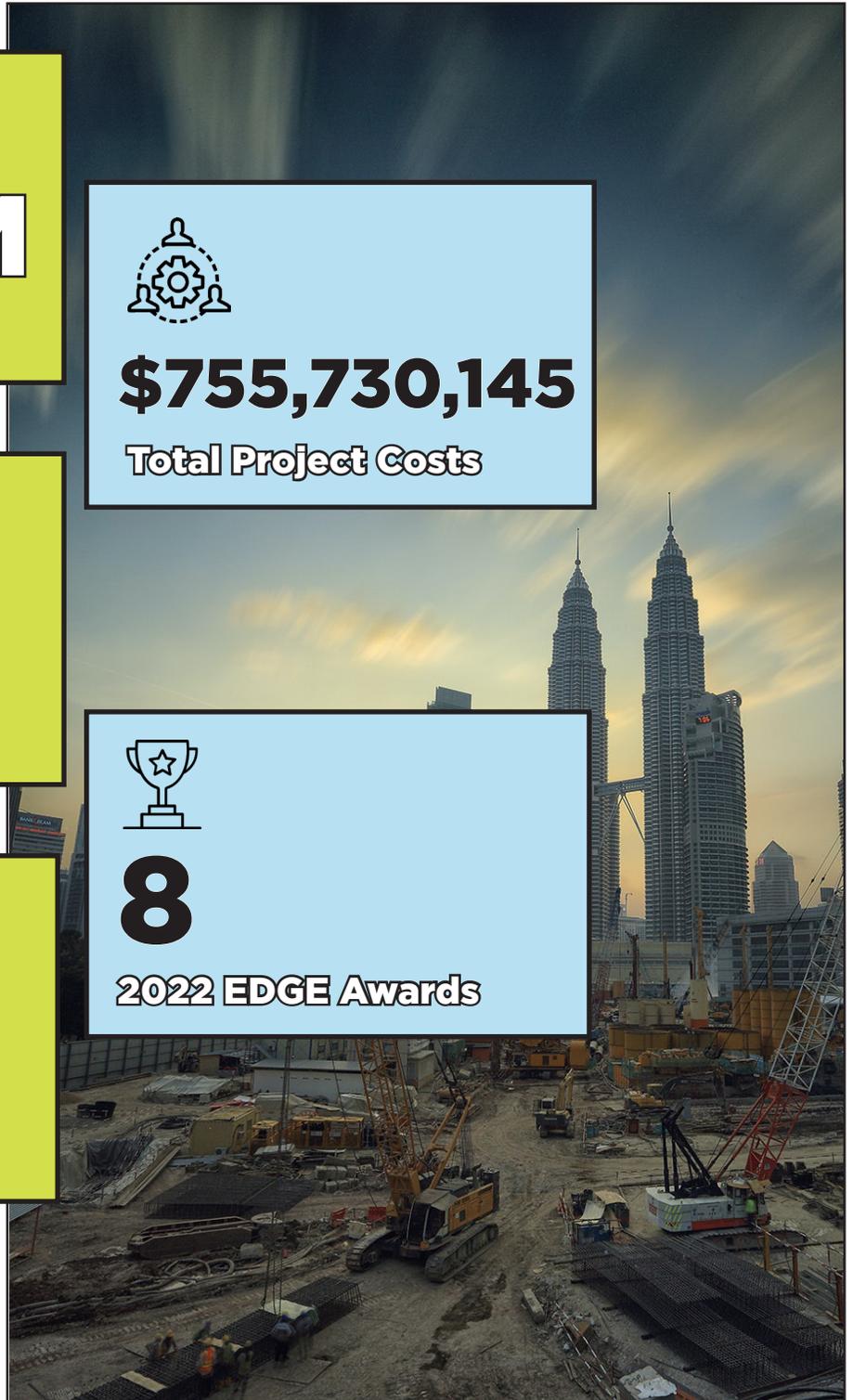
**8**

2022 EDGE Awards



**156**

Jobs Retained



# Jobs Created/Retained

- Albany Dougherty Payroll Development Authority, Outdoor Network Call Center, LLC et. al.: 92 jobs created, 156 jobs retained
- Development Authority of Muray County, Huali Group (U.S.), LLC: 315 jobs created
- Macon-Bibb County Industrial Authority, Irving Consumer Products, Inc.: 157 jobs created
- Toombs County Development Authority, East Jordan Plastics: 80 jobs created
- Valdosta-Lowndes County Industrial Authority, Bimbo QSR US, LLC: 74 jobs created
- Meriwether County Industrial Development Authority, KB Autosys Manufacturing America, Inc.: 180 jobs created
- Newton County Industrial Development Authority, Lidl US Operations, LLC: 270 jobs created
- Development Authority of Bainbridge and Decatur County, A-1 Roof Trusses Ltd.: 130 jobs created

## Manufacturing Facilities

- East Jordan Plastics
- Huali Group (U.S.), LLC
- Irving Consumer Products, Inc.
- Bimbo QSR US, LLC
- KB Autosys Manufacturing America, Inc.
- A-1 Roof Trusses Ltd.

## Distribution Facilities

- Outdoor Network Call Center, LLC et.al.
- Lidl US Operations, LLC

# Hyundai Motor Group to invest fully dedicated electric vehicle,



At a signing ceremony, Governor Brian P. Kemp and Hyundai Motor Group Executive Chair Euisun Chung announced that Hyundai Motor Group will open its first fully dedicated electric vehicle (EV) and battery manufacturing facility in the State of Georgia. Hyundai Motor Group (HMG, or “the Group”) will invest \$5.54 billion in opening a state-of-the-art U.S. smart factory at the Bryan County Megasite. Non-affiliated Hyundai Motor Group suppliers will invest approximately another \$1 billion in the project, delivering approximately 8,100 new jobs to Georgia’s coastal region.

Governor Kemp was joined by Jay Chang, President and CEO of Hyundai Motor Company, and José Muñoz, President and COO of Hyundai Motor Company, along with Hyundai Motor Group executives and state and local economic development leaders at the premier 2,923-acre site. The megasite was purchased jointly by the Savannah Harbor-Interstate 16 Corridor Joint Development Authority (JDA) and the State less than a year ago.

“We are proud to welcome Hyundai Motor Group to Georgia as we forge an innovative future together,” said Governor Brian Kemp. “From initial conversations on my economic development mission to Korea to Georgia’s investment in the Bryan County Megasite, we’ve been preparing for an opportunity like this for a long time. My commitment to hardworking Georgians to make our state the best place to live, work, and raise our families remains steadfast, and with this announcement, which is now the largest economic development project in our state’s history, we will continue working to make Georgia the premier destination for quality companies who are creating the jobs of today, tomorrow, and beyond.”

“As one of the world’s most successful and advanced mobility leaders, we are incredibly proud to share our plan to open our first dedicated full EV and battery manufacturing facilities in the U.S.,” said Hyundai Motor Group Executive Chair Euisun

# \$5.54 billion in Georgia at first battery manufacturing facility

Chung. “The U.S. has always held an important place in the Group’s global strategy, and we are excited to partner with the State of Georgia to achieve our shared goal of electrified mobility and sustainability in the U.S.”

Hyundai Motor Group expects to begin construction on the new facility in January 2023, with full production expected in the first half of 2025, with annual capacity of 300,000 units. Wages throughout the project will be well-paying advanced manufacturing positions competitive in the local market.

“We decided to build our first dedicated EV plant in the U.S. because America embraces change and drives innovation,” said Jaehoon (Jay) Chang, President and CEO of Hyundai Motor Company. “This new EV plant is the future of our business, and it will help us meet the growing demands of our U.S. customers who want leading edge design, safe, zero-emissions vehicles now and in the future.”

In choosing Georgia, Hyundai Motor Group cited speed-to-market, workforce, and the state’s ability to meet the company’s carbon neutrality standards. Additionally, Georgia is home to an existing network of Hyundai subsidiaries and suppliers. Developed by the Savannah Harbor-Interstate 16 Corridor JDA over the last several years in partnership with the state, the Bryan County Megasite offers the needed speed-to-market requirements that reduce barriers to speedy operations. Industrial utilities are adjacent to the site, and extensive due diligence reports have been completed.

“We are thrilled to partner with Governor Kemp and the Savannah Joint Economic Development Authority to bring what will be a flexible EV smart factory to Bryan County,” said President and COO of Hyundai Motor Company José Muñoz. “With this plant, we will be well-positioned to win in a competitive market with more and more consumers demanding smart, sustainable mobility solutions now.”

Headquartered in Seoul, Korea, Hyundai Motor Group employs 250,000 people

**“We are proud to welcome Hyundai Motor Group to Georgia as we forge an innovative future together.”**



worldwide. The Group's vehicles are sold in 193 countries through 5,000 dealerships and showrooms. At the new Georgia highly connected, automated, and flexible EV smart factory, Hyundai Motor Group plans to produce a diverse range of innovative full electric vehicles. Details of production models will be shared later. Through the battery manufacturing facility, the Group also aims to establish a stable supply chain for EV battery and other EV components in the U.S. market.

When it nears planned 2025 start of operations, Hyundai Motor Group will seek local vendors and suppliers. Information related to inquiries about project RFIs, RFPs listing, and supply chain outreach will be shown on [www.georgia.org/hyundaimotorgroup](http://www.georgia.org/hyundaimotorgroup) as it becomes available.

"To say [this] announcement is transformative is an understatement," said Savannah Harbor-Interstate 16 Corridor Joint Development Authority Board of Directors Chairman Carter Infinger. "The jobs being created and the investment being made by the Hyundai Motor Group will reverberate for years and years and generations to come. This is a great day for Bryan, Bulloch, Chatham and Effingham counties as well as this entire region and the State of Georgia."

Bryan County is the fastest-growing county in the state, and the strategic purchase of the Bryan County Megasite in 2021 was the largest in state history. The site is adjacent to Interstate 16 with immediate access from I-95 and I-16 to 250 major metro areas. It 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 provided by Georgia Central Railway.

"[The] news that Hyundai Motor Group will build a new facility in Georgia is evidence that Georgia's collective focus on supporting the electric mobility future is working," said Georgia Department of Transportation Commissioner Russell McMurry. "It also exemplifies the power of our partnership and preparation. Georgia's planning to ensure our logistics networks are safe, sustainable, innovative, and ready to support economic growth continue to provide new opportunities for business and all

Georgians. The Georgia Department of Transportation looks forward to the opportunities Hyundai Motor Group will bring to the state.”

“Hyundai Motor Group’s new location, less than 30 miles from Garden City Terminal and directly adjacent to I-16, provides stellar access to global and domestic markets for both assembly components and finished vehicle marketing,” said Georgia Ports Authority Executive Director Griff Lynch. “The group’s decision to expand here in Georgia is a clear endorsement of the Peach State as a dynamic center for cutting-edge manufacturing.”

Building on the state’s existing automotive assets and developing workforce, Georgia is consistently welcoming increased investment in the electric mobility ecosystem and supply chain across the state. Additionally, Georgia is the Southeastern leader for EV registrations per 1,000 registered automobiles and offers more EV charging outlets per capita than anywhere else in the Southeast. Georgia’s Electric Mobility and Innovation Alliance is a public-private-nonprofit initiative focused on growing the electric mobility ecosystem in the state and strengthening Georgia’s position in electrification-related manufacturing and innovation.

The Georgia Department of Economic Development (GDEcD) was represented by Project Manager Taylor Walden in partnership with the Department’s Georgia-based Director of Korean Investment Yoonie Kim, as well as the Savannah Harbor-Interstate 16 Corridor JDA, which includes Bryan County, Bulloch County, Chatham County, and Effingham County; the Georgia Department of Transportation; the Georgia Ports Authority; Georgia Quick Start; and Georgia Power.

“Under Governor Kemp’s leadership, we have been focused on putting Georgia at the forefront of electric mobility. [The] announcement of Hyundai Motor Group’s first fully dedicated EV manufacturing facility solidifies our spot at the vanguard of the EV transition,” said Georgia Department of Economic Development Commissioner Pat Wilson. “We could not be more excited welcome the Hyundai Group to Georgia and to celebrate this incredible investment. This state-of-the-art facility will create exciting new possibilities for all Georgians and transform an entire region. Congratulations to everyone who has worked tirelessly to support this project. I could not be prouder to be part of Team Georgia.”

At the new facility, Hyundai Motor Group plans to implement many of its advanced intelligent manufacturing technologies that are currently under test at the Group’s innovation hub, including intelligent A.I.-equipped manufacturing and data-driven processes to best meet demands of customers. The plant will help support Hyundai Motor Group’s efforts to achieve its carbon neutrality target through the active use of renewable energy for the facility.

With this announcement by Hyundai Motor Group, since 2020 alone, Georgia has announced more than 20 EV-related projects that will invest more than \$13.54 billion and create nearly 18,000 jobs in the state.

**This article was originally seen on [gov.georgia.gov](http://gov.georgia.gov), the official website of the Office of the Governor of Georgia.**

# Rural Innovation



**\$24,449,876**

Rural Innovation Investment



**\$73,490,297**

Total Project Costs



**1,032**

Jobs Created



**5**

2022 Rural Innovation Awards



**45**

Jobs Retained



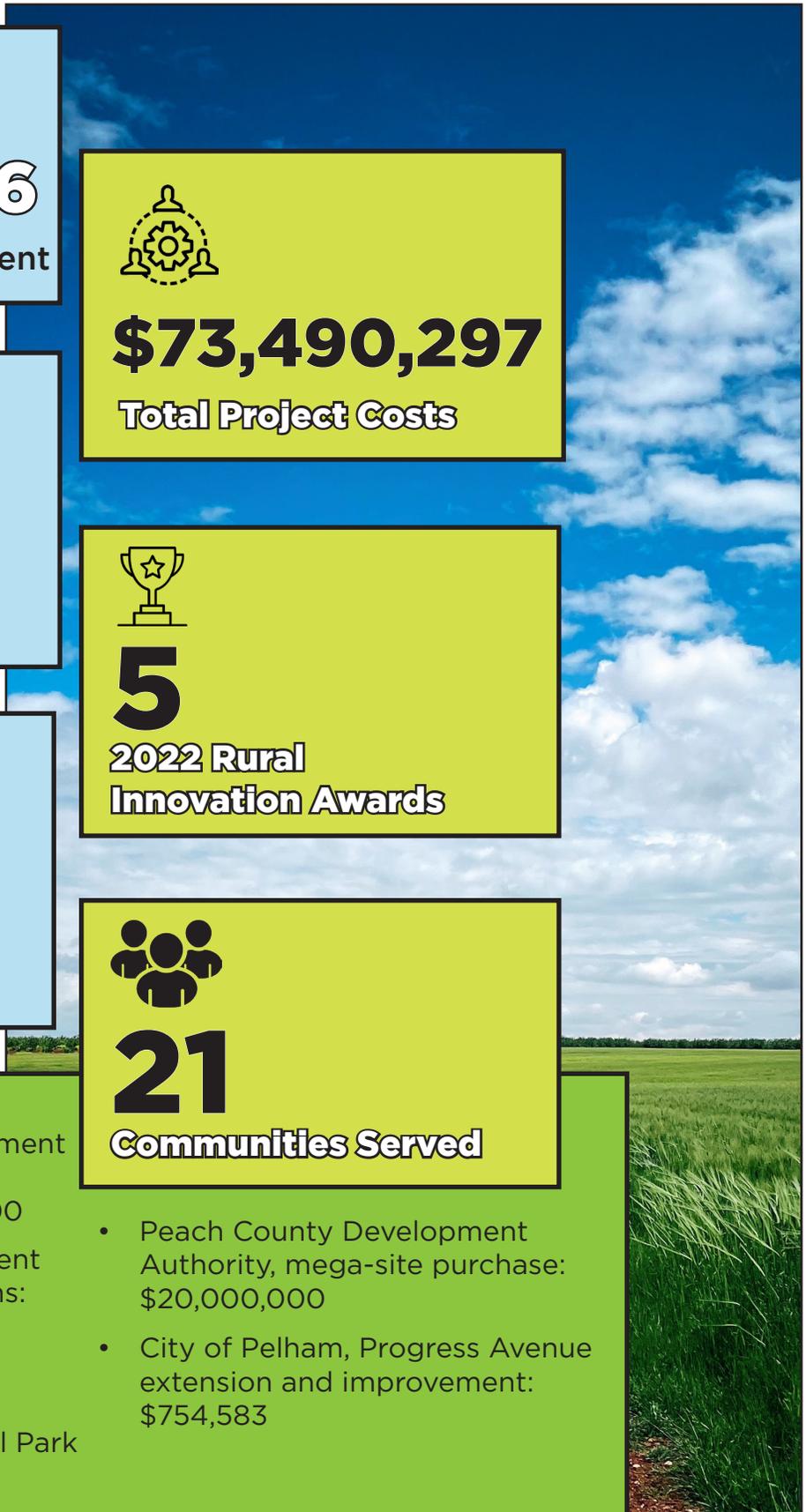
**21**

Communities Served

## Projects Funded

- Fitzgerald Ben Hill Development Authority, Cooperative and Innovative Kitchen: \$947,000
- Quitman County Development Authority, Forester Pontoons: \$400,000
- Camden County Joint Development Authority, development New Industrial Park at old airport: \$2,348,293

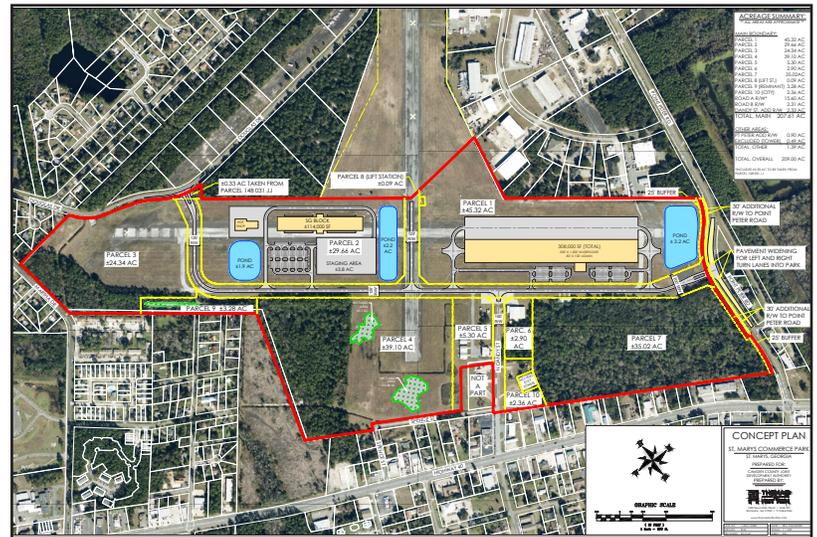
- Peach County Development Authority, mega-site purchase: \$20,000,000
- City of Pelham, Progress Avenue extension and improvement: \$754,583





In 2017 the St. Marys Airport was closed due to security concerns from Kings Bay Naval Submarine Base. Since that time the 300-acre property has sat idle, off the tax digest as property of the City of St. Marys. In January 2022, the City entered into an Intergovernmental Agreement with the Camden County Joint Development Authority (JDA) to repurpose the former airport into a new commerce park for light industry.

Two companies, both from Florida, had already expressed interest in locating at the site. SG Blocks, a company that manufactures modular buildings for residential, commercial, retail and medical applications plans to construct a 114,000-square foot manufacturing facility on acres of the property while Pre-Engineered Metal Buildings (PEMB) plans to construct a 300,000-square foot facility to manufacture metal buildings for commercial and industrial customers. Combined these two new companies to Georgia will create 200 new jobs in a military zone and a Tax Allocation District (TAD).



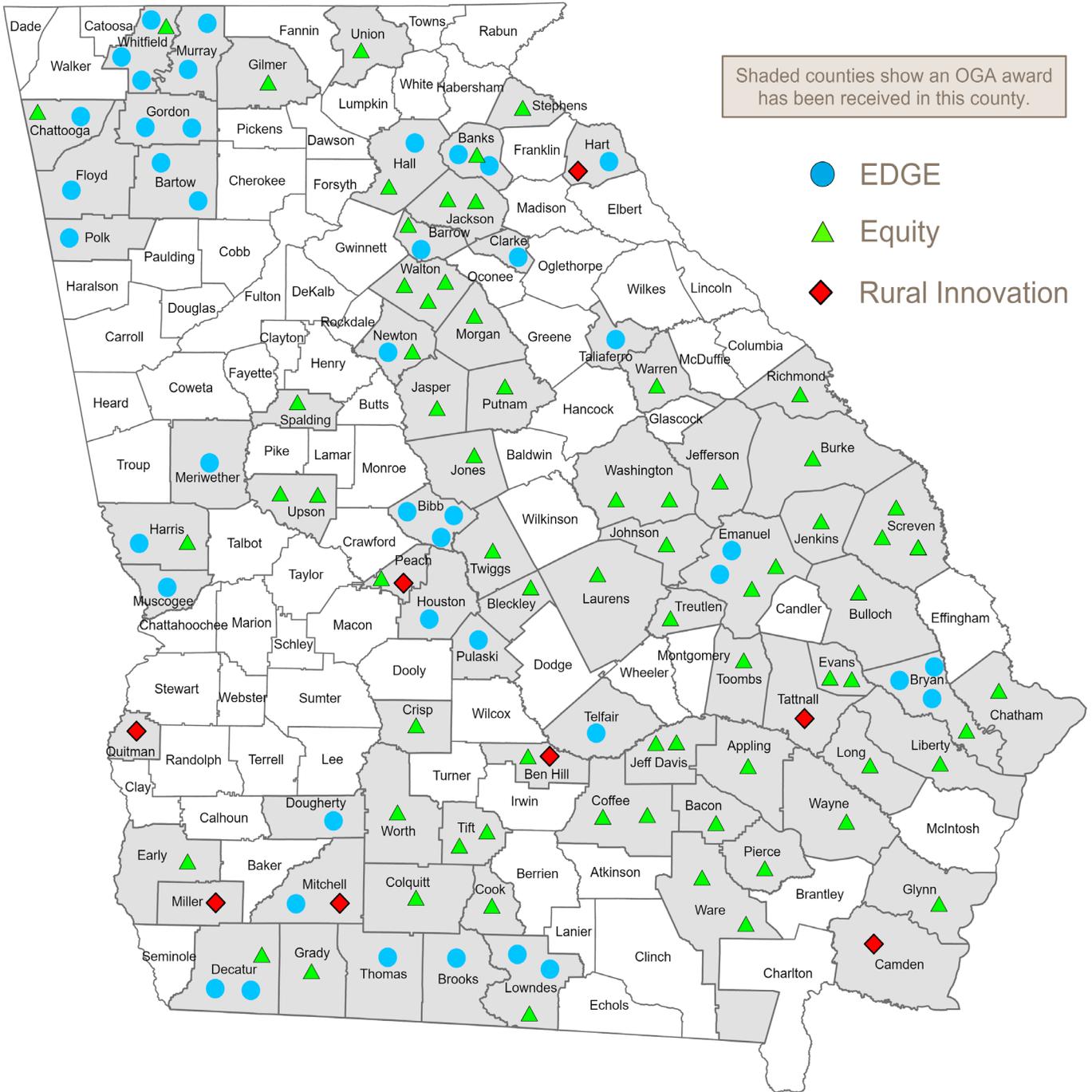
A new road, and water and sewer infrastructure will be constructed at the new commerce park to accommodate these industries. The City and the JDA issued a bond to finance \$4.6 million of the estimated \$6.9 million construction cost. The Governor's Rural Innovation Fund is delivering the remaining \$2.3 million needed build out infrastructure to these sites. Design, engineering and permitting are complete and construction is expected to begin in November or December 2022.

Camden County Joint Development Authority Executive Director James Coughlin said, "This project is repurposing a stranded asset in Camden County into a thriving, job producing commerce park. The fact that two companies have already committed to build their facilities at this location and a third is hoping to close on a site next month is testimony to the results that can come when the State, County, City and Development Authority's goals are aligned and committed to positively impacting a community. Thank you to DCA and Governor Kemp for seeing our potential and partnering with us on this project."



# OneGeorgia Investments: 2018-2022

## EDGE, Equity, & Rural Innovation Awards



# OneGeorgia Authority

## BOARD MEMBERS

### Governing Board

**Brian P. Kemp**  
Governor

**Geoff Duncan**  
Lieutenant Governor  
State of Georgia

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

**Kelly Farr**  
Director,  
Governor's Office of Planning and Budget

**Frank O'Connell**  
Interim Commissioner,  
Department of Revenue

**Pat Wilson**  
Commissioner,  
Department of Economic Development

**Robyn Crittenden**  
Commissioner (former),  
Department of Revenue

**Jan Jones**  
Speaker,  
Georgia House of Representatives

**David Ralston,**  
Speaker (former),  
Georgia House of Representative

### 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



**ONEGEORGIA AUTHORITY**