



End-of-Year
2024

See inside how values-based supply chains serve consumers and farmers.

Visit at locationgeorgia.com.
Follow us on LinkedIn and
Facebook@ECGLocationGeorgia.



GA's Energy Cities At Work

Share the electronic version of fyi from our website
locationgeorgia.com.

Welcome to Georgia

Forty years ago, in 1984, the cities that owned and operated electric systems launched an initiative to welcome industry to Georgia.

In these four decades, first under the MEAG Power flag, then with the ECG staff, the cities have worked to invite and site industry to our state. The foresight of this initiative helped craft a national reputation for Georgia as a welcoming place for expanding businesses.

Area Development Magazine ranked Georgia Number One among the states for doing business for the 11th year in 2024.

Each expanding or new industry chooses Georgia for unique business-centric reasons. Our business-friendly policies, proximity to market and site ready industrial parks are mainstays of the successful Georgia brand.

The ECG cities, urban and rural, today reap the results of this work. Consistently, one in four projects worked through the Georgia Department of Economic Development, our state growth professionals, selects an ECG community.

"ECG staff is an extension of my local staff as we recruit new business or expand resident companies. Our ECG Project Managers work hand-in-hand

with state leaders and national site consultants.

They understand the needs of our communities and work to bring growth throughout the state," explains City of Newnan Assistant City Manager Hasco Craver.



A case study in job creation and innovation

In the City of LaFayette in 2021, GE Appliances, a Haier company, announced an investment of \$118 million at its Roper Corporation plant creating 600 new jobs.

This operation has created jobs in LaFayette since 1973 and the 2021 investment enabled an infusion of new manufacturing capacity, including advanced manufacturing technology.

Baby boomers remember well the highly successful harvest gold and avocado green GE appliance product line that commanded the market in the 70s. New generations demand the sleek stainless steel Monogram line, GE's luxury brand.

Today, Roper Corporation's production contributes more than \$2.4B to Georgia's gross domestic product.

Not unlike the companies we serve, economic development evolves as we help grow Georgia. Strategies such as transportation improvements, health care access, centers of innovation, job training, new pipelines for talent recruitment, telecommunications infrastructure, support for cutting edge AI manufacturing, and tourism with quality-of-life initiatives are all packaged with business savvy to say...

Welcome to Georgia.

ECG Location Georgia

helping bring growth to Georgia

Tours Mean Business

For two decades, the ECG Economic Development Bus Tour has been bringing leaders in economic development to our ECG communities presenting the opportunity for each to showcase their unique assets and pro-economic development atmosphere. Cities showcase innovations, plan demonstrations at existing industry operations and invite local dignitaries when Atlanta-based ECG comes to the area.

The tours are an important tool to showcase Georgia's Energy Cities to statewide economic development professionals. The cities of Adel, Cordele, Doerun, Douglas, Fitzgerald, Moultrie and Sylvester hosted the tour this summer.

Factoids from the cities on this visit

- Three railroads - CXS, Norfolk Southern, and Heart of Georgia - intersect in Downtown Cordele.
- JM Eagle, the largest PVC plant in the United States is in the City of Adel.
- The City of Moultrie is home to Maule Air, the only family-owned aircraft builder in the U.S.
- Sylvester-Worth County offers two industrial parks, with a combined 250 acres. Sylvester celebrated the recent groundbreaking for the new Short & Paulk Door Shop Manufacturing Plant.
- Douglas-Coffee County is home to Satilla Industrial Park, a GRAD-certified 183-acre industrial park soon to feature a new speculative building.
- With "shovel-ready" sites available for food processing, logistics and manufacturing, Fitzgerald-Ben Hill County is already home to MANA Nutrition, Polar Beverages, and Golden Boy Foods.

and there is more.....

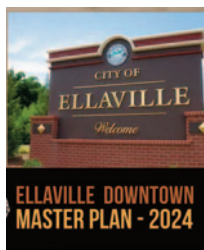
To keep our cities top of mind, this year ECG introduced pop-up tours that focus on a single county. Troup County with the cities of West Point, LaGrange, and Hogansville was the destination. Leaders gave the tour participants a facility tour of the Hyundai Transys Powertrain facility. Established in 2008, and recently expanded, Hyundai Transys is a world-renowned producer of automotive parts and was Georgia's 2023 Manufacturer of the Year.



Innovation Spark

Rural Zones by DCA

Two of the more recent Rural Zone designees are the cities of Ellaville and Blakely. ECG's Technical Solutions team assisted with the development of a downtown market assessment, relevant maps and associated GIS data. Ellaville was



further assisted in research, analytics and the final document.

Both cities sparked local-focused champions and revitalized the downtown development authorities.

To date, almost half of the 56 Rural Zone designees are energy cities, a city with either electric or natural gas systems or both. The Department of Community Affairs initiated Rural Zones to provide private sector incentives for development to grow jobs.

See Technical Solutions at the locationgeorgia.com website.

Dive Deeper

The Blog on the locationgeorgia.com website is a trove of great information.

1. For communities interested in expanded retail opportunities, read "What's the New Craze?" that explores new retail concepts. Each spring we host a Retail Roundtable. Read about it and thank you to the City of Thomaston for hosting this year.
2. Learn each month about economic development funding opportunities around the state. A great find.
3. Check out the blog celebrating Economic Development Week in May. The 10 economic development professionals who represent the energy cities statewide have their own economic development heroes. See their pictures and stories.

Building Workforce

Doulas for Maternity Care Access

The Morehouse School of Medicine's first cohort of rural doulas, called Perinatal Patient Navigators, graduated its first dozen participants, all from Southwest Georgia communities. They have completed more than five months of training and are working with pregnant and postpartum patients.

A Two-Way Conversation - Students and Industry Representatives

The Peach County Development Authority located in Fort Valley and the local chamber members network with Career, Technical and Agricultural Education (CTAE) program participants at Peach County High School. Students get insights into business-specific hiring requirements, best practices and trends in local industries.

Likewise, the students demonstrate projects and know-how in the CTAE pathways of healthcare, automotive, veterinary science, agricultural technology, culinary, audio/visual/communications and business/finance. This monthly effort creates a casual space for questions and learning about real-life expectations and opportunities. It helps students develop plans for postsecondary education options.

Flex Entrepreneurs!



In April, the second annual FLEX State Finals blew away judges, peers and audience. FLEX is a Fitzgerald, GA-based non-profit organization established to promote high school student entrepreneurship within the state. Melissa Dark, President & CEO, Fitzgerald-Ben Hill Chamber of Commerce founded the FLEX program.

The competition is a six-month business and leadership initiative designed to encourage innovation and the formation of new business start-ups, entirely owned and operated by high school students. FLEX has proven to be the most effective tool to create the next generation of Georgia's entrepreneurs and business leaders. Nine student businesses from across the state competed for the title of FLEX State Champion.

Third Place \$2,500 Laurel's Homemade Goods led by Laurel Davis from ECG Douglas-Coffee County

Second Place \$5,000 Window Magic led by Jaden Adler, Finn Wakefield, & Rick Canosa from Macon-Bibb County

First Place \$10,000 KB Skin Soap founded by Kayla Calloway from Valdosta-Lowndes County

There were nine finalists including Avery Harper from Fitzgerald-Ben Hill County who introduced A+ Marketing.



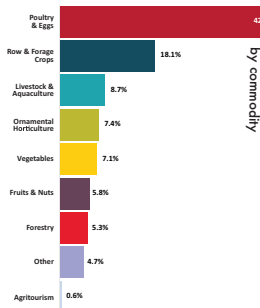
Carson Tyler of Moultrie's Moss Farms Diving Tigers placed fourth in the three meter springboard at the Paris Olympics. The Moss Farms Diving facility has a national reputation for training premier swimmers and divers.

Southern Regional Technical College opened a precision manufacturing lab on Thomasville's campus. The lab is hands-on for the students in advanced technology. To share the concept with the public and younger kids, a robotic dog takes your commands.

Biz Profiles – Industry Insights – Leaders at Work – City Initiatives – Expert Data

sector • agriculture - #1 Industry

Farm Gate Percentages 2022



Georgia farmers planted 1.1 million acres of cotton and 440,000 acres of corn in 2024.

Three out of four Georgia counties are involved in poultry and egg production.

Farmers and Leaders Innovate Women in Agriculture

Relinda Walker - Organic Farmer

Georgia-grown Vidalia Onions are recognized around the globe for their iconic, sweet flavor. In Screven County, a third-generation organic farmer Relinda Walker, specializes in Vidalia Onions.

Walker says, "I like to know my customers directly so I can share with them a sense of pleasure in the food, ways we might prepare it, and how it was grown."

Walker's quest to provide her community with healthy, organic food fostered a partnership with the Brighter Day Food Market in Savannah. It will ship mail order to you, another values-based supply chain.

Kashi Sehgal - Distributor with a Purpose

Kashi Sehgal, CEO, launched Retaaza, a B Corporation, during the COVID pandemic - matching farm produce to people. With 70 Georgia farmers she not only helps distribute produce destined as waste, Retaaza has steady contracts with farmers. Her clients, among others, may be a hospital or school system.

Sehgal, with six employees, is purpose-driven, connecting those with food to those who might be hungry. If you have a purpose, farmer or client, contact her.

Retaaza.com

Home Run for a 150 - Year Anniversary of the Georgia Department of Agriculture

The service has been 150 years strong and Georgia Grown teamed up with the Atlanta Braves to celebrate. The Atlanta Braves worked with local farmers and distributors to create access to fresh produce and planted orchards in communities across Braves Country.

Sunbelt Ag Expo in its 46th Year

At the Expo in Moultrie you may see a drone hovering over a cotton field ready to spray a growth product at the Darrell Williams Research Farm. Farmers and affiliates visit over 800 exhibitors at the Expo annually. If you get an Expo t-shirt, it is from Georgia-grown cotton and the Magnolia Loom.

trend • Supply Chain - Start to Finish Transparency

From start to finish, consumers are interested in the transparency of the supply chain of the food they eat and the clothes they buy. This consumer interest helps small and mid-sized farmers to develop social and environmental sustainability dimensions to their operations as well as builds local economic activity. It offers new opportunities for profitability and connection to the consumer.

Magnolia Loom t-shirts and apparel sold at Chapman Trading, Sandersville owner Zeke Chapman

Look at the neck label of your garment and see who grew the cotton. Was it the Expo research farm, or one of the five others?

Magnolia Loom connects cotton source to finished goods by working directly with every stop in the supply chain to keep cotton identified throughout the entire journey of becoming a garment. The customers' designs are completed then sold via Chapman Trading Co.

Magnolia Loom and Georgia Grown partnered for commemorative merchandise for the 150th Georgia Department of Agriculture anniversary celebration.

see "Home Run for 150 Years"

Seeds II Seams t-shirts and apparel Central Georgia owners David Talton & Steve Hawkins

Doerun's Davis Family Farms is one of the ECG farmers that grows cotton for t-shirts by Seeds II Seams.

A percentage of each sale returns to the farmer who supply the cotton.

Keeping a supply chain close to Georgia, the Seeds II Seams operation cuts, sews and prints on site in Swainsboro. The entire supply chain from 'dirt to the shirt' is 238 miles as the crow flies, reducing the carbon footprint of long-distance shipping with partners.

This operation and Magnolia Loom send the cotton to a neighboring state for spinning into the combed, ringspun yarn for cloth.

A values-based supply chain is a production and marketing channel that maintains the identity of the farmers and ranchers who grow or raise a product, and that preserves the social, environmental, and community values that are incorporated into production.

Check out the transparent supply chains working in Georgia, start to finish.

Walmart farm to retailer dairy facility South Georgia VP Manufacturing, Bruce Heckman

Regional dairy farmers, such as those in Warner Robins or Eatonton, may produce more product with a nearby facility – sending a larger share of the retail dollar back to the family farm reports VP Heckman.

The plant will bolster the capacity to meet the demand for high-quality milk, while making the supply chain more resilient, and building more transparency around sourcing.

The facility will give Georgia consumers access to the freshest dairy products possible," said Georgia Department of Agriculture Commissioner Tyler Harper.

see "Not in the Landfill" for more supply chain news

Prospects choosing outside metro Atlanta continue to grow.

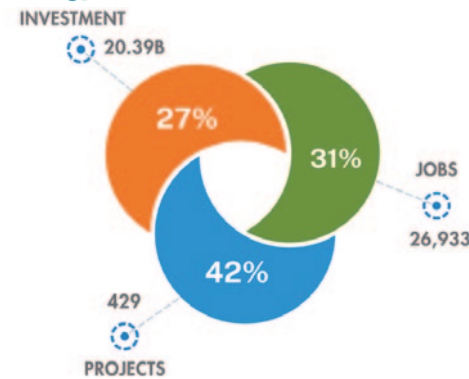
FY 2024

GDEcD totals announcements 429

jobs 26,933

investment \$20.39B

Energy Cities Share of FY 2024 Wins



Energy Cities Shine in 2024

Thomasville Best Placemaking Project

Thomasville Premier Partner

Monroe Best Placemaking Project

Lawrenceville Best Placemaking Project

Lawrenceville Premier Partner

Toccoa Best Creative Fundraiser by the Georgia Downtown Association

Committee Member of the Year Grant Buckley, Executive Director, Cordele-Crisp County Industrial Development Council serving on the Public Policy Committee

The GA Economic Development Association names communities and individuals annually for contributions to economic growth.

Remarkable Year of Growth

sector manufacturing

Cairo

Graeme Industrial - maker of heat exchangers - \$110,000 investment, 7 jobs

Cartersville

Tootech USA Inc. - maker of labels, \$300,000 investment, two jobs

Chickamauga

3H Group Inc. - cabinet maker, \$4M investment, 30 jobs

Fairburn

Resia - maker of wall modules, \$24M+ investment, 120 jobs

Jackson

Yongsan-Axiom - EV battery parts, \$20M investment, 250 jobs

LaGrange

Soprema Inc. - systems, \$60M investment, 55 jobs

Lawrenceville

XCMG - construction equipment, \$100M investment, 70 jobs

Newnan

Hyundai Industrial - car seats, \$24M+ investment, 100 jobs

sector manufacturing continued

Norcross

Berhlan - cleaning products, \$3M investment, 20 jobs

Sylvester

Diversified Containers - septic tanks, \$750,000 investment, 10 jobs

Thomasville

Sierra LSV - golf carts, \$2.5M, 22 jobs

West Point

Daehan Solutions Inc. - vehicle manufacturing, \$55M+ investment, 140 jobs

sector bioscience

Buford

McKesson - medical device, \$109M investment, 35 jobs

Monroe

Hitachi Energy - green energy, \$300,000 investment, 5 jobs

Thomaston

Brightmark Energy - biofuel, \$448M+ investment, 86 jobs

trend • Growing Healthy Children

Mana Nutrition

This Fitzgerald plant is processing the food that farmers grow to turn peanuts into medicine, making a global impact in children's lives. With its workforce steadily increasing, the facility continues to expand.

"The team at Mana Nutrition and Georgia peanut farmers are making our community a leader in the world's humanitarian efforts," Jason Dunn, Fitzgerald Ben Hill Development Authority proudly reports.

Just Try It!

The premise behind a United States Department of Agriculture program is that children who adopt new foods during pre-K and kindergarten are more likely to try new foods later in life. The Center for Disease Control (CDC) estimates that 37.6 percent of Georgia children ages 1-5 years old do not eat fruit daily and 47.9 percent do not eat vegetables daily (CDC 2021). Covington-Newton County paid attention.

The Newton Education Foundation in Covington will receive a \$94,000 grant from the Department of Agriculture. Pre-K and kindergarten students will visit a local farm, taste-test local food in the school cafeteria. Best of all, they will be certified "veggie-ready."



by the Georgia Downtown Association

sector food processing

Douglas

GK Packaging - food packing, \$1M investment, 20 job

LaGrange

Lee Kum Kee Inc. - condiments, \$288M+ investment, 267 jobs

Moultrie

Bandwagon Brewery - brewery, \$1M+ investment, 3 jobs

sector distribution

Camilla

So Danca - dancewear, \$3M+ investment, 24 jobs

Douglas

P&F Products - cargo parts, \$1M+ investment, 3 jobs

Hampton

Target - retail, \$450M+ investment, 750 jobs

A City's Craft - More Innovation

Hop on the bus, Gus

In Norcross, ride the microtransit pilot bus, giving residents access to an on-demand, shared-ride service. Use the Ride Gwinnett app to set your pickup and drop-off location. Or call 770.246.4770, selecting option 3. Spanish language assistance is available upon request. Each trip costs \$3 per person. The program is a collaboration between Norcross, Gwinnett County, the Gateway85 Community Improvement District.

Choose your seat in Hogansville



The Royal Theater first opened in 1937 and remained a movie theater until 1980, a gem for the region. It was once the largest theater between Atlanta and Columbus. Today, historic preservation is a gold standard for community vitality and growth.

In addition to films, music, plays, concessions are available for purchase. Get popcorn and standard treats along with select wine and beer choices, including local favorite Wild Leap Brew Co. The renovation was a \$3.7M investment.

Not in the Landfill

Qcells' expansion in Cartersville will feature the country's first fully integrated solar supply chain.

Qcells will work with SOLARCYCLE, which says it can reclaim more than 95% of a solar module.

North Georgia solar manufacturing giant Qcells announced a new partnership Monday to recycle the panels it produces and return most of the used materials to the supply chain. Qcells said it will work with Solarcycle to keep damaged or decommissioned panels out of landfills. The organization will recycle aluminum, silver, copper, silicon and low-iron glass from Qcells' panels. Recycling reduces the need for mining and will help ensure a stable, domestic supply of raw materials, the companies say. A solar panel life cycle is typically 30 to 35 years.

A fully-integrated supply chain takes the manufacturer's product from its beginning to end. QCells' is committed to environmentally friendly solar manufacturing.

Source: Atlanta Journal Constitution, February 12, 2024

New Downtown Revenue

The new three-story hotel in Bainbridge will be an Element by Marriott Hotel and is estimated to be a \$26.5M project. The Element concept caters to those looking to stay both short and long-term.

Crystal Hines, the City of Bainbridge Community Affairs Director, said property owners will feel a direct impact when construction is completed.

"It will increase hotel/motel tax dollars which is huge for us because it takes the burden off of the local property tax," she said.

With Bainbridge as the Bass Capitol of Georgia, Hines said there will be a positive ripple effect in economic boost with more visitors coming to stay in Bainbridge.



Fostering Georgia Growth
Office of Economic & Community Development is a liaison between growing companies and the ideal community that can meet their needs.

fyi
Contacts

Daryl Ingram.....770.335.6990
dingram@ecoga.org

Michelle Holbrook.....678.313.4441
mholbrook@ecoga.org

Not on the mailing list? Request your copy at info@locationgeorgia.com or download an electronic version at locationgeorgia.com.

Visit locationgeorgia.com for more summit information or scan the QR code. Plus, still time for more sponsors.

ECG
ECONOMIC DEVELOPMENT SUMMIT
20th Anniversary
MARCH 17-19
2025
Thank You To Our Sponsors
MEAGPOWER
IRONSTONE
CONSULTING & DESIGN
SCAN TO REGISTER
ALSTON & BIRD
PEACH COUNTY
Development Authority
LAGRANGE
DEVELOPMENT AUTHORITY
ALBANY-DOUGHERTY
Economic Development Commission
CITY COMMISSION
PORT VALLEY, GA
DEVELOPMENT AUTHORITY
OF WASHINGTON COUNTY
GRIFFIN-SPALDING
DEVELOPMENT AUTHORITY
NEWNAN
NEWNAN UTILITIES
Committed to Excellence
THOMAS & HUTTON
UNIVERSITY OF GEORGIA
Archaeology Partnership
WORTH COUNTY
Economic Development Authority
WALTON COUNTY
BRASFIELD & GORRIE

Housing Availability and Affordability

Across the country, housing is on everyone's mind. Solutions vary from tiny homes, accessory dwelling units in the back of existing homes, luxury home builders cutting overall square footage, workforce and market-rate housing and multi-family developments.

Between 1995 and 2006 nearly 1.1 million new homes were built in Georgia. Between 2012 and 2023, only 625,000 were built.

Georgia Public Policy Foundation April 17, 2024

As always Georgia innovates. Governor Brian Kemp announced the fourth round of grant recipients from the Rural Workforce Housing Initiative and the City of Sylvester was awarded \$1.3M+ for infrastructure improvements toward the completion of the Quail Pines Subdivision. Local developer Quail Pines of Sylvester, LLC plans to construct 20-64 new homes. Both the city and the development partner are contributing to the total infrastructure cost of \$1.8M+.

Prospective homebuyers needing help with down payments can get an assist from a partnership between the Georgia Department of Community Affairs and the Federal Home Loan Bank of Atlanta enabling eligible homebuyers to receive a combined grant of up to \$27,500 to put toward down payments and closing costs.

Fairburn's new manufacturing industry, Resia, a company specializing in multifamily development, may offer a speedier concept for housing from its 252,000 square-foot manufacturing facility. By producing complete pre-fabricated components with mechanical, electrical, and plumbing (MEP) systems off-site, Resia can significantly reduce construction timelines and address the demand for more affordable and sustainable housing solutions. The company currently has 1,365 apartment units under development in Georgia.

Local Initiatives

Near Lawrenceville in Gwinnett County new developments are tackling the problem for first-time homebuyers with starter homes. At Forkview Development, 21 homes slated to be finished in 2024 are marketed for first-time buyers. These are some of the 1,100 affordable housing units in development in the county.

In Cartersville, new residential spaces are downtown, City Overlook at 178 W. Main St. The townhome development will have 18 units, with each unit consisting of 2,450 square feet of living space.

City of Calhoun, well-situated on I-75 between Atlanta and Chattanooga, has had success with market-rate Salcoa, a waterpark community with a 13-acre greenspace, lake, walking trails, and resort-style amenities.

ECG
Office of Economic & Community Development
75 Fifth Street NW
Suite 850
Atlanta, Georgia 30308



► This newsletter focuses on economic development; however, ECG broadly serves cities, including technical training for city linemen. Furthermore, ECG line crews help fellow municipalities whenever and wherever needed. A total of 22 crews represented by 124 linemen from Georgia municipal cities assisted with the September massive restoration for Hurricane Helene. Hats off to those crews.

fyi

GA's Energy Cities At Work

City of Albany

Amadas

- Agricultural equipment manufacturer
- Peanut harvest systems
- Coveted Georgia Made Certified - first award to an agriculture manufacturer
- World-wide sales

