

# Generic Site RFI - Georgia Historic Heartland Megasite

Site		Unit
Name of State	Georgia	
Name of County	Newton / Walton	
Name of the site	<b>Georgia Historic Heartland Megasite</b>	
Is this a certified mega site? (if yes provide certification report)	GRAD Certified Site	
Current Owner(s) / total number of owners	One Owner	
Is the entire site under control - if no please explain	Owned by BPV Real Estate Holdings with Agreement with CNCOEDA	
Immediate availability of site?	Yes	
Sales price	To Be Determined	in USD
Total size of site/property	773.5	acres
Additional adjacent land for future expansion available?	Yes	acres

Site Preparedness		
Average grade of the site	<i>Gently sloping - 0.5° to 6° (1-10%)</i>	in °
Has the site been graded?	No	acres
Lead time for grading	9 months - dependant on site plan	in weeks
Has the site been cleared?	Portions	
Lead time for clearing	5 months - dependant on site plan	in weeks
If not, how much would clearing and grading cost?	Dependant on site plan	in USD
Ground water level (i.e. per water table)	Dependant on location - most more than 7' below surface	at.....ft.
Does the site have any wetlands or streams?	Yes, streams and some wetlands at western border	
Is the site located near a flood plain?	<i>Yes - western boundary</i>	
Is there contamination or pollution on the site?	Phase I ESA indicates No REC's identified	
- If yes, please comment in detail and attach additional documentation if necessary:		

Permits		
Existing environmental audit / Phase 1 report?	Yes - Dated October 16, 2015	
Lead time for environmental permitting	9 months - depending on site plan and impacts	
Lead time for air permitting	6-9 months - depending on emissions	
Is site located in an attainment or non-attainment area?	Yes*	
Will a grading and site permit be required? - if yes what is the timing	Yes - 2 months to permit	
Will a city building permit be required? - timing	No - Located in unincorporated area	
Will a county building permit be required? - timing	Yes - 2 months to permit	
*Newton Co - PM-2.5 (1997) Atlanta, GA - (Moderate) 8-Hr Ozone (2008) Atlanta, GA - (Marginal); Walton Co - PM-2.5 (1997) Atlanta, GA - (Moderate)		

Site Restrictions		
If an Industrial park, are covenants in place (if yes please provide)	Not at this time	
Building height restrictions?	Dependant on site plan and location	
No crossing of high voltage lines or pipelines?	Yes, Power - however it can be relocated if necessary	
Low effort to obtain environmental permit?	depending on impacts and site plan	
No disturbance by external immission of smell, dust or noise?	none known	
Has the site been contaminated or polluted in the past or still is?	none known	
No areas within the flight path or near civil or military airports?	No	
No nature reserves / birds protectorates within < 30 miles?	Yes, Cornish Creek Reservoir	
No existing buildings on the site?	Yes, hunting lodge located on western portion of site/ 1 lake house	
Site encumbrments associated with the site?	yes	
If yes, please specify:		
- High voltage power lines	Yes, can be relocated	
- Gas pipeline	none known	
- Telecommunications or utility cables	none known	
- Rights-of-way" or "easements"	Currently, there are a couple county roads through site	
Traffic restrictions to site (truck load, night time, road width etc.)	none known	
Are all utilities in place to the site / building (electric, gas, water, sewer, telecommunications, fibre-optic cable - provide line sizes)?		
Utilities would need to be brought into site to serve the development. See attached utility exhibit. Sizes may be altered based on development demands		

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Utility information		
Electric power reliability - is dual feed thru a 2nd power source available?	redundant	
Is climatization required?	No	
Ready installations on site?	Only power	
Distance to next substation?	Potential placement on-site	
- Water	See attached exhibit	
- Electricity	See attached exhibit	
Is there redundant power available?	Not currently, but possible	
- Gas	See attached exhibit	
What is the pressure of the gas line?	300 psi	
Will the company have a choice as to suppliers for (if yes, please name providers):		
- Water	No	
- Electricity	Yes, Customer Choice if over 900Kw	
- Gas	No	
Estimated cost of electricity	TBD	\$ / kWh
Estimated cost of natural gas	TBD	\$ / MMBTU
Diameter of natural gas pipeline (main)	6	inches
Estimated cost of water (annually)	TBD	\$ / 1000
Diameter of water supply (main)	12"/16" proposed	inches
Estimated cost of sewer (annually)	TBD	
Diameter of sewer pipe (main)	18" gravity sewer extension to site	feet
Distance to next WWT (waste water treatment plant)?	15,000 Feet +/-	
Fire insurance rating for this site?	Newton County 5/Social Circle 4	
2nd independent water source available?	Yes (Hard Labor Creek Reservoir)	

Infrastructure (distance from site/facility to)			
Interstate	I-No.: 20	I-No.: < 1 mile	mi
Railroad	Main boarders to property		mi
Railroad-Companies serving the area	CSX		
Is there a rail spur to this site?	No	Total length of spur:	mi.
Airport (International)	Hartsfield-Jackson Atlanta International Airport	Distance:	46.5 mi
Airport (National)		Distance:	mi
Airport (Commercial)		Distance:	mi
Container port No. 1	Port of Savannah	Distance:	211 mi
Container port No. 2	Port of Brunswick	Distance:	278 mi
Container port No. 3	Port of Charleston	Distance:	275 mi
City of 100,000+ population - please name closest City to the site	Names: Atlanta	Distance:	33 mi
Full-service shopping facilities / grocery stores	>10 within 10 miles		mi
Restaurants	>50 within 10 miles		mi
Full-service hospital	1 within 10 miles		mi

Location development restrictions		
Foreign Trade Zone available for site?	Yes - In progress	
Opportunity Zone / Special Economic Zone	No	
Less Development Census Tract	No	
Other special economic development zone designation	No	
What IBC code regulates construction on this site?	Bldg, Fire, Plumb, Mch, Fuel, Electric, Energy Con, Life Safety	
Infrastructure for Site preparation finished?	No	
FAR (floor-area-ratio) limits?	No	
Maximum impervious cover limits?	Yes, Variance Available	
Minimum parking requirements?	Yes	
Minimum landscaping requirements?	Yes, Variance Available	

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## State information

### Business climate

Population	60 Min Drive Time - 3,291,788; Georgia - 9,992,167	
Unemployment rate	Newton Co. 9.2%, Walton Co. 7.6%, State of Georgia 8.3%	%
Unionization rate	3.4% Manufacturing	%
Index of doing business compared to nationwide average	0.0%	%
Low influence of workers union?	Georgia ranks 6th in the nation for the lowest percentage of union membership in manufacturing	%
Growing area with a good business climate and high productivity?	From 2012 to 2013, Georgia's GDP grew by 3.7% to \$454.5 billion (outpacing the 3.5% U.S. growth). Employment grew by 2.0% to 3.9 million (outpacing the 1.7% U.S. growth).	
Attractive tax laws and tax rates?	For the last 50+ years Georgia's elected officials have worked hard to create an environment that fosters economic growth. Georgia's innovative incentive program adds savings to the already low costs of doing business in the state. Georgia's tax climate provides a cost advantage even before any tax credits are earned. Georgia has a business-friendly approach to the corporate income tax rate since 1969, to becoming the first state in the Southeast to adopt a single factor gross receipts apportionment formula in 2005.	
Living costs within the state average	Georgia's smaller metro areas cost of living are all lower than the national average(100): Augusta - 87.9, Dublin - 88.9, Savannah 90.7, Statesboro- 92.2, Albany 93.4. The cost of living in Atlanta a top 10 U.S. Metro in population, is close to the national average at 100.2.	
High degree of industrial engagement of the state?	Georgia's manufacturing sector represents 9.1 percent of total employment (compared to 9.0% in the U.S.). And from 2012-2013 manufacturing employment grew by 1.0% in Georgia (compared to 0.8% percent growth nationally).	
High flexibility of regulations (building, setbacks, etc.)?	Newton-walton has a flexible regulatory environment for this property. Georgia has been ranked No.1 for business in part because of its pro-business regulatory environment. For the last 50+ years Georgia's elected officials worked hard to create an environment that fosters economic growth. Georgia's innovative incentive program adds savings to the already low cost of doing business in the state., and our State agencies work together to expedite permitting. Georgia's environmental permitting program is consolidated with the U.S. Environmental Protection Agency(EPA) for the issuance of federal permits; a one-stop process that provides a faster turnaround than in states that must rely on the US EPA to issue permits. The director of the Environmental Protection Division(EPD) of Georgia Department of Natural Resources is authorized to grant all permits provided by EPD-enforced laws. Major regulatory programs currently assigned to EPD include air quality control, water quality control and withdrawal, hazardous waste management, solid waste management and wastewater land application. The U.S. EPA allows the Georgia EPD to issue permits under the Federal Clean Water, Clean Air and Safe Drinking Water Acts. Georgia's one-stop permitting, which happens at all state-level	

### Workforce

Average wage - State	\$46,748	GA DOL
Average wage - County	Newton Co. - \$37,492; Walton Co. - \$35,048	GA DOL
Average wage - City	\$44,788	Estimate for zip 30025 by
Average cost of employee benefit statewide	On average, wage accounts for 71.5% of total compensation, benefits account for 28.5% of total compensation	
Right to work legislation (please specify)	Georgia is a "Right-to-Work" state. This means that workers are not required to join a union or make payments to a union as a condition of employment. This protects a worker who is not hired, or is fired, due to a refusal of unwillingness to join a union.	
Employment at will legislation	Georgia recognizes the doctrine of employment at will. Employment at will means that in the absence of a written contract of employment for a defined duration, an employer may terminate an employee for good cause, bad cause or no cause at all, so as it is not an illegal cause.	
Population with high-school degree	84.4%	%
Population with university degree	27.8%	%

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Per capita income	in 2014:	38,179.00		USD
Median age of population		35.3		years
Population over the age of 65 years		10.7%		%
High / vocational schools within < 10 miles	Social Circle Highschool, Eastside High School, Newton High School,			
Technical Universities within 30 miles radius from site	Georgia Piedmont Techninal College, 495 North Indian Creek Drive, Clarkston; Georgia Piedmont Technical College - 6720 Marbut Road, Conyers - Lithonia; Georgia Piedmont Technical College - 1400 Parker Rd-Conyers; Southern Crescent Technical College - 401 East Tomlinson Street, McDonough - Henry County; Southern Crescent Technical College - 1578 Hwy 16W - Butts County; Georgia Piedmont Technical College - 1085 Montreal Road - Clarkston; Gwinnett Technical College - 5150 Sugarloaf Parkway NW - Lawrenceville; Athens Technical College - 212 Bryant Road, Monroe - Walton County; Georgia Piedmont Technical College - 8100 Bob Williams Parkway - Covington, Newton County			

Are there any restrictions on how daily or weekly work shifts are structured? If so, please specify below:

Hours worked in Georgia follow the federal Fall Labor Standards Act (FLSA) rules. A work week is any fixed and regulary recurring period of 188 hours or seven consecutive 24-hour periods. The workweek does not have to coincide with the calendar week, but instead it may begin on any day of the week and at any hour of the day. The workweek is the basis on which determinations of employee coverage, the application of most exemptions and compliance with the wage payment requirements of the FLSA are made. Once the beginning time of an employee's workweek is established, it remains fixed regardless of the hours the hours of the employee is scheduled to work. However, the beginning of the workweek may be changed if the change is intended to be permanent and is not designed to evade the overtime requirements. Employess must receive overtime pay for hours worked over 40 per workweek at a rate not less than one and one-half the regular rate of pay. The FLSA does not require overtime pay for work on weekends, holidays, or regular days of rest, unless overtime is worked on such days. Employees engaged in executive, administrative, or professional capacities and paid on a salary basis not less than \$455.00 per week are exempt from this act and do not have to be paid overtime. Certain computer professionals may also exempt.

## Tax Information

Corporate Income Tax	in 2010:	6.00	current:	6.00	%
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What tax apportionment method does your State apply (Single Sales factor, Double Weighted or other?) Please describe.

Georgia uses single factor gross receipts, which treats a company's gross receipts (or sales) in Georgia as the only relevant factor in determining the portion of that company's income subject to Georgia's corporate income tax. Georgia does not use the "throw back rule" that many states use to tax income from sales of goods or services to out-of-state customers.

Sales & Use Tax					
- State			current:	4.00	%
- Local			current:	3.00	%

Applicable to:					
- Manufacturing facility building materials	No	If yes, rate			%
- Manufacturing facility building labor	No	If yes, rate			%
- Manufacturing facility equipment	No	If yes, rate			%
- Electricity	Yes	If yes, rate	1.00		%
- Gas	Yes	If yes, rate	1.00		%
- Water	No	If yes, rate			%
- Waste Water	No	If yes, rate			%
- Telecommunications	Yes	If yes, rate	7.00		%

Local business tax or fee	Yes	If yes, fee	TBD	USD
Construction fees	Yes	If yes, fee	Waived	USD
Utility fees	Yes	If yes, fee	Waived	USD
Impact fees	Yes	If yes, fee	Waived	USD
Other local fees	Yes	If yes, fee	Waived	USD

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How is your State's net worth or franchise tax calculated?

Net worth is defined to include issued capital stock, paid in capital surplus, and retained earnings (treasury stock is not deducted from issued capital stock). The portion of net worth subject to Georgia tax is based on the ratio of assets and gross receipts in Georgia to total corporate assets and gross receipts.

Is there a maximum annual net worth or franchise tax in your State? If so, what is the cap?

The maximum is \$5,000 for a net worth in excess of \$22 million.

Does your State assess sales tax on real estate and if so at what rate?

Georgia does not assess a sales tax on real estate. Georgia's real estate transfer tax is an excise tax on transactions involving the sale of real property. The real estate transfer tax is based upon the property's sale price at the rate of \$1 for the first \$1,000 or fractional part of \$1,000 and at the rate of 10 cents for each additional \$100 or fractional part of \$100. The tax must be paid by the person who executes the deed, instrument, or other writing or the writing or the person for whose use or benefit the deed, instrument, or other writing is executed. The seller is liable for real estate transfer tax, through the parties may agree in the sales contract that the buyer will pay the tax.

Property Tax - please specific the below listed property tax rates specific to the site, incl. Special assessments, districts etc.

- Nominal Real Property Tax Rate	in 2013:	36.03	current:	34.22	mills
- Assessment Value (% of market value)	in 2013:	40% FMV	current:	40% FMV	%
- Effective Real Property Tax Rate	in 2013:	1.44	current:	1.36	%
- Nominal Personal Property Tax Rate	in 2013:	36.03	current:	34.22	%
- Assessment Value (% of market value)	in 2013:	40% FMV	current:	40% FMV	%
- Effective Personal Property Tax Rate	in 2013:	1.44	current:	1.36	%

Inventory Tax - Please describe any details necessary for the determination of inventory tax rate or the value of inventory

- Is inventory taxable	No	If yes, rate	%
- Valuation of inventory (i.e. COGS, revenue basis etc.)	Georgia's Level One Freeport Exemption exempts three classes or tangible personal property inventory from state property taxes (the state real personal property tax is being eliminated, with full phase out reached out in 2016). Newton County has adopted Freeport Exemption at 100%.		

Please describe any exemptions or reductions and any ownership structure necessary for exemptions or reductions:

**Property Tax Abatements** are local discretionary incentives and must be processed using industrial revenue bonds that flow through the local development authority. The development authority will need to hold title to all assets of which the property taxes are reduced. Additional sales & use tax exemptions available to manufacturers. **Repair to Industrial Machinery** - The sale or use of repair or replacement parts, machinery, clothing, molds, dies, waxes or tooling for machinery that is necessary and integral to the manufacture of tangible personal property in an existing manufacturing plant is exempt from taxation. **Industrial Materials and Packaging** - Materials used for further processing, manufacture, or conversion into components of a finished product; materials coated upon or impregnated into a product being manufactured for sale; and no-reusable materials used to package products for sale or shipment may be purchased tax-free. **Pollution Control Equipment** - Machinery and equipment used for the primary purpose of reducing or eliminating air and water pollution is exempt.

## New Business Incentives

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## Tax Incentives

Does your State provide credits against corporate income, sales, property or employment taxes based on job creation? Please outline briefly.

The state of Georgia offers job tax credit programs - each one is based on the investment and job creation. Here are three examples: **Mega Tax Credit:** companies that hire atleast 1,000 net new employees and either invest a minimum of \$450 million or have a minimum annual payroll of \$150 million may claim a \$5,250 per job, per tax year credit for the first five years of each net new job. To be eligible, jobs must be created within 6 years, but that period can be extended with additional investment (8 years of \$600M invested, 10 years for \$800M invested). A maximum of 4,500 new jobs created by one project may be eligible. These credits are first applied to 100% corporate income tax liability, with excess credits eligible for use against state payroll withholding. **Job Tax Credit:** Georgia provides a statewide job tax credit for any business or headquarters of any such business creating net new jobs in Georgia and engaged in manufacturing (certain additional industries also qualify). Net new jobs beyond the 4,500 maximum of the Mega Tax Credit are eligible for the Job Tax Credit. As a tier 3 community, facilities in Newton County and Walton County are eligible for the \$1,750 credit per job, per year, for five years, with a minimum job creation of 15 jobs. As a Tier 3 location, the Job Tax Credits can be applied to 100% of corporate income tax liability. **Quality Job Tax Credit:** The value of the Quality Job Tax Credit ranges from \$2,500 to \$5,000 per job, per year, for up to five years (for new jobs created over a 7-year period). To qualify, 50 jobs must pay wages at least 110% of a county's average wage. The value of the tax credit depends on the average wage of the qualifying jobs in comparison to the county's average wage. *The Quality Job Tax Credits cannot be used if the Mega Tax Credit is used.* \*\*There is a 10 year carry forward for all of these tax credit programs.\*\*

Does your State provide credits against corporate income, sales, property or employment taxes based on capital investment? Please outline briefly.

**Georgia's Investment Tax Credit:** Existing Georgia companies that have operated a manufacturing or telecommunications facility or manufacturing or telecommunications support facility in Georgia for atleast three years, and that make a minimum \$50,000 additional qualified capital investment as a tax credit. (And up to eight percent for recycling or pollution control equipment). This credit may be applied against 50 percent of state corporate income tax liability and carried forward for 10 years.

Does your State offer grants for infrastructure improvements?

Discretionary incentives are considered by the Georgia Department of Economic Development (GDEcD) on a project-by-project basis, used to close identifiable gaps between a community's incentive offer to a company and the company's business requirements for locating. Discretionary incentives are considered by GDEcD only after the company has identified a final, single location of choice in the state. Discretionary grants may be used to finance various fixed-asset, needs of a company including infrastructure, real estate acquisition, construction, or machinery and equipment.

Does your State offer grants for work force training?

Georgia Quick State, the Number 1 workforce training program in the U.S. develops and delivers fully customized, strategic workforce solutions free of charge as a discretionary incentive for job creation for clients opening or expanding manufacturing operations.

Is there a sales tax exemption on energy used in the manufacturing process?

A sales tax exemption on the energy used in manufacturing (except for the sales tax for educational purposes (7% in most cases)) began phasing in at 25% per year on January 1, 2013, reaching 100% exemption January 1, 2016. The legislation allows local governments to adopt an excise tax on energy used in manufacturing to replace some or all of the revenue. Newton and Walton Counties have NOT adopted to excise the tax. Specifically, sales and use tax is exempt on natural or artificial gas, oil, gasoline, electricity, solid fuel, wood, waste, ice, stream, water and other materials necessary and integral for heat, light, power, refrigeration, climate control, processing, or any other used in the manufacture of tangible personal property.

Is there a sales tax exemption on construction materials used in the construction of an industrial facility?

Yes, Georgia has a sales tax exemption on construction materials used in constructing an industrial facility as a discretionary incentive for a competitive project of significant regional impact.

For what other purposes might your State provide cash grants as a business location incentive?

Discretionary grants for a project are typically used for site and/or infrastructure improvements.

Briefly describe federal or state industrial bond financing options available for industrial projects like this.

Industrial Revenue Bonds are offered through the local-development authority and provide below-market financing.

Please list other relevant business incentives that your State offers (e.g., availability of NMTC)?

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New Market Tax Credits are not available for this site. The **Port Tax Credit Bonus** is available to companies who qualify for the Jobs Tax Credit or the Investment Tax Credit - but cannot be used if the Mega Tax Credit is used. To qualify, the company must increase imports or exports through a Georgia port by 10 percent over the previous or base year. Port Tax Credits may be used to offset up to 50 percent of the company's corporate income tax liability. For each year (up to five years) the jobs and port activity are maintained, qualified companies can claim a tax credit with a value of \$1,250 per job, per year in addition to the credits earned via Job Tax Credits. Georgia also offers a **Retaining Tax Credit**. The credit is calculated at 50 percent of the employers direct costs of retaining full-time employees, up to \$500 per employee per approved retraining program per year. For employees who have successfully completed more than one approved retraining program, the total amount of credit cannot exceed \$1,250 per employee per year. The tax credit can be used to offset up to 50 percent of a company's state corporate income tax liability for a tax year. **Research and Development Tax Credit** is an incentive offered to new and existing business entities performing qualified research and development in Georgia. Companies may claim a 10 percent tax credit of increased R&D expenses subject to a base amount calculation. The credit is applied to 50 percent of the company's net Georgia income tax liability after all other credits have been applied. Any excess R&D credits can then be applied to the company's state payroll withholding. **There is a 10 year carry forward for all of the above tax credit programs.** The **Child Care Tax Credit** is for employers who purchase or build qualified child care facilities, or who provide or sponsor child care for employees. For employers who purchase or build a state-licensed facility, the credit is equal to 100 percent the cost of construction, which is earned over 10 years (10 percent each year). Unused credits can be carried forward for three years. Employers who provide or sponsor child care are eligible for a credit equal to 75 percent of the employer's direct costs. Credits that are related to providing or sponsoring child care.

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## Recruiting and Training Incentives

Please briefly describe your State's work force training program (please enclose supporting information, brochures, case studies, references etc.):

For qualified companies investing in Georgia, Quick Start helps companies assess, select and train the right people at the right time for success. Services are provided free of charge as a discretionary incentive for job creation for clients opening or expanding manufacturing operations, distribution centers, headquarters operations and customer contact centers in a broad range of industries. Service includes: Strategic workforce consultation - Quick Start's training professionals work with company subject matter experts to guarantee training meets business goals. Pre-employment assessment - helps companies assess candidates according to their own defined criteria and preview their skills. Customized post-employment and job-specific training - from fundamental knowledge to supervised on-the-job training on a company's own technology and processes, Quick Start prepares employees for maximum effectiveness and efficiency. Leadership and productivity enhancement training - Businesses maintain competitiveness and emphasize continuous improvement for all team members with Quick Start's guidance.

What kind of work force recruiting support can your State offer to a company with the above indicated staffing needs?

Georgia Department of Labor assists employers with recruiting qualified employees by posting notices of their jobs opening, collecting and screening applications and resumes, referring qualified applicants to the employer for employment interviews, providing office space for interviews, and hosting job fairs and/or individual recruitments.

## Local Business Incentives - County

Does your Community assess a local corporate income tax? If so, please provide the tax rate:

No

Does the Community exempt property tax on building and equipment?

Yes - project by project basis

Does the Community exempt property tax on inventory? If so, what percentage is exempted and for how long?

Yes, 100%

Does the Community exempt sales & use tax on machinery and equipment?

Machinery and equipment used in the manufacturing process will be sales tax exempt.