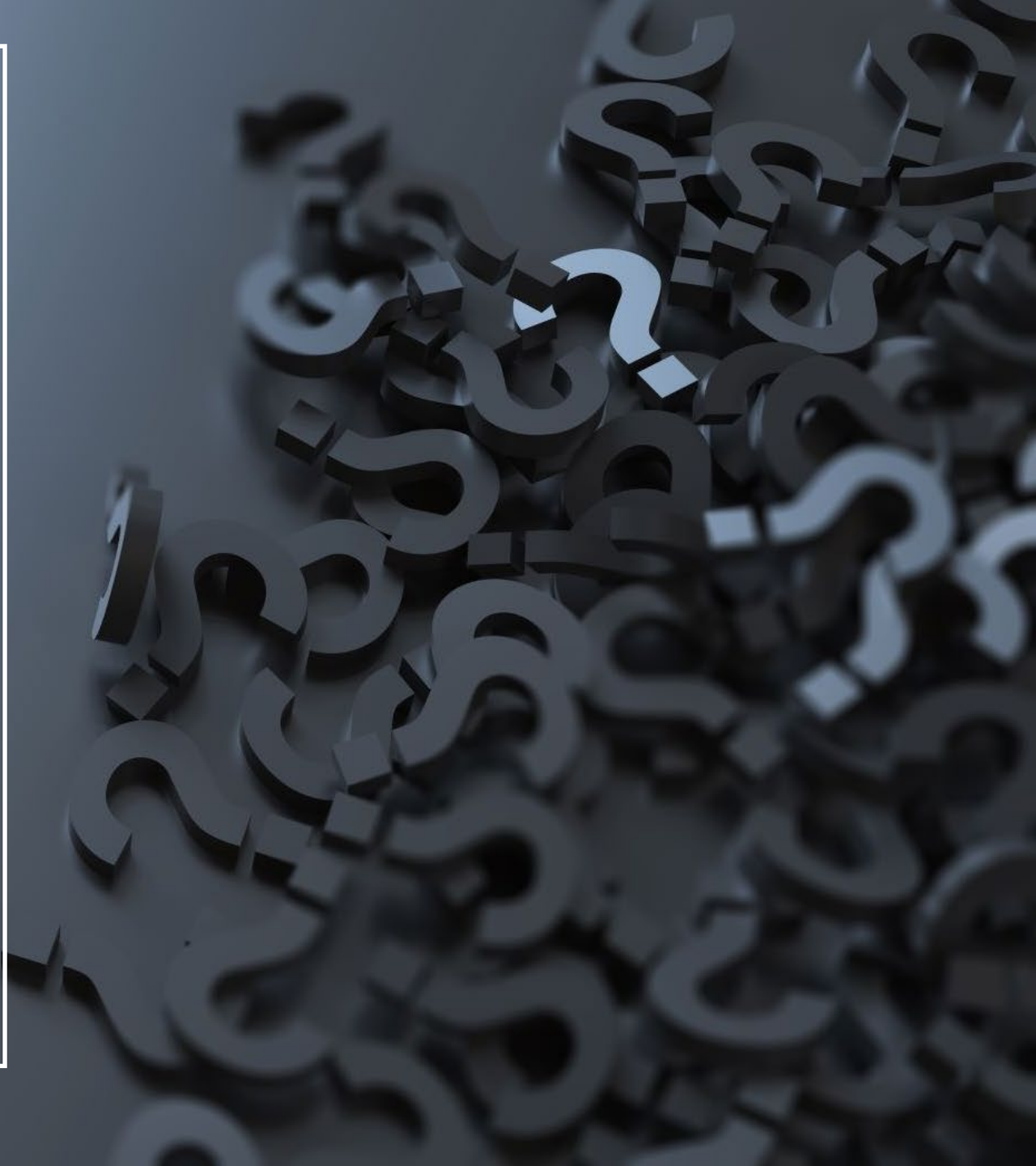


Economic Development

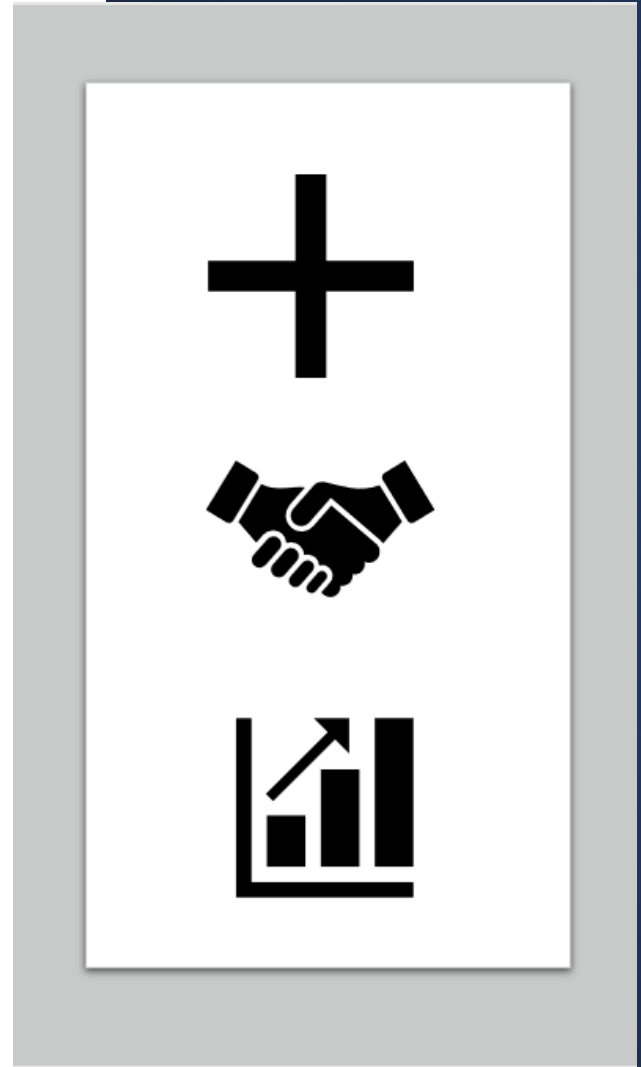
What the heck is it?

- To put a region on a path to higher growth by improving the productivity of firms & people in ways that lead to better incomes and living standards for all
 - *Amy Liu, Brookings Institute*
- To improve the economic well-being of a community through efforts that entail job creation, job retention, tax base enhancements and quality of life
 - *International Economic Development Council*
- The process in which an economy grows or changes and becomes more advanced, especially when both economic and social conditions are improved
 - *Cambridge Dictionary*



A - R - E

- Attraction
- Retention
- Expansion



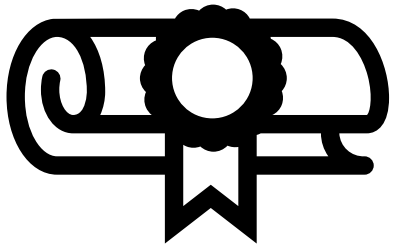
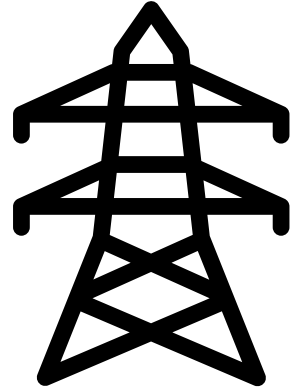
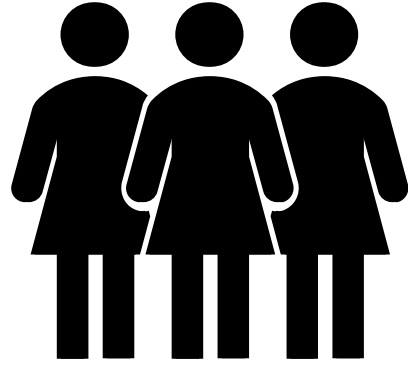
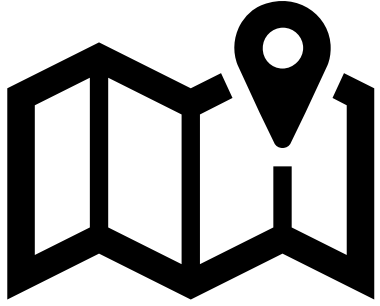
Site Selection
Process
Fundamentals

Profit Driven

Deadline Driven

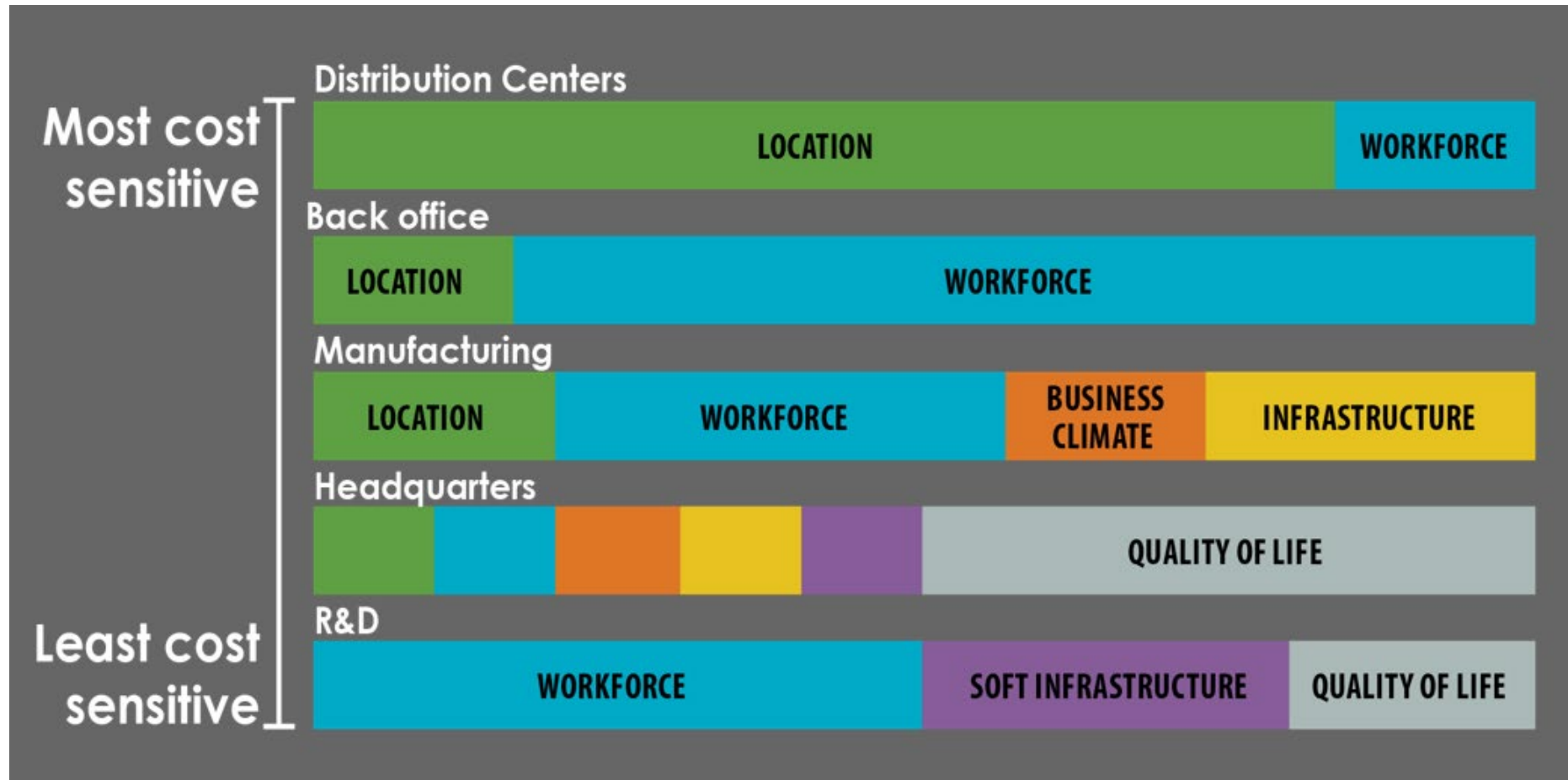
Competitive

Comprehensive

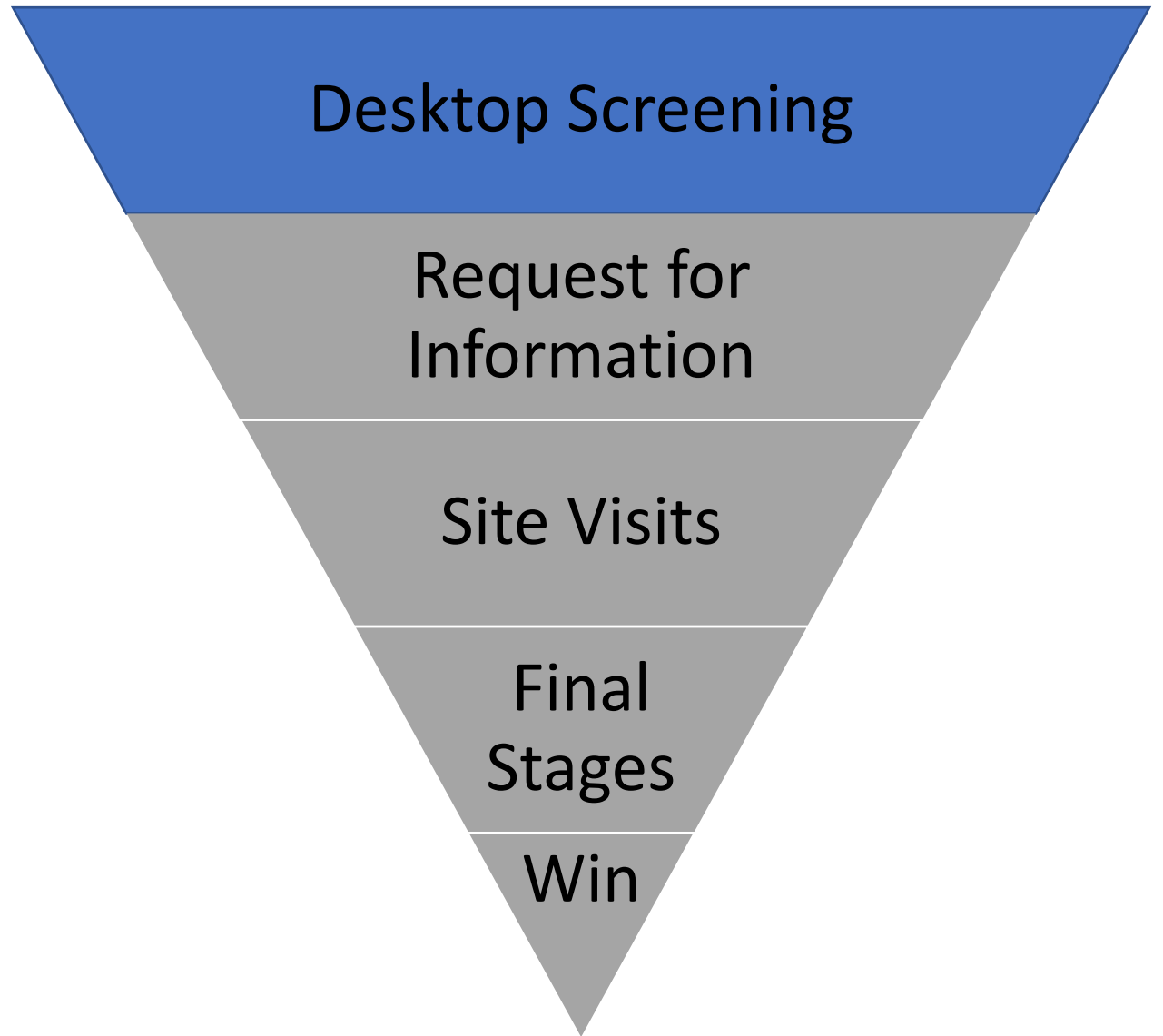


What do
companies
evaluate?

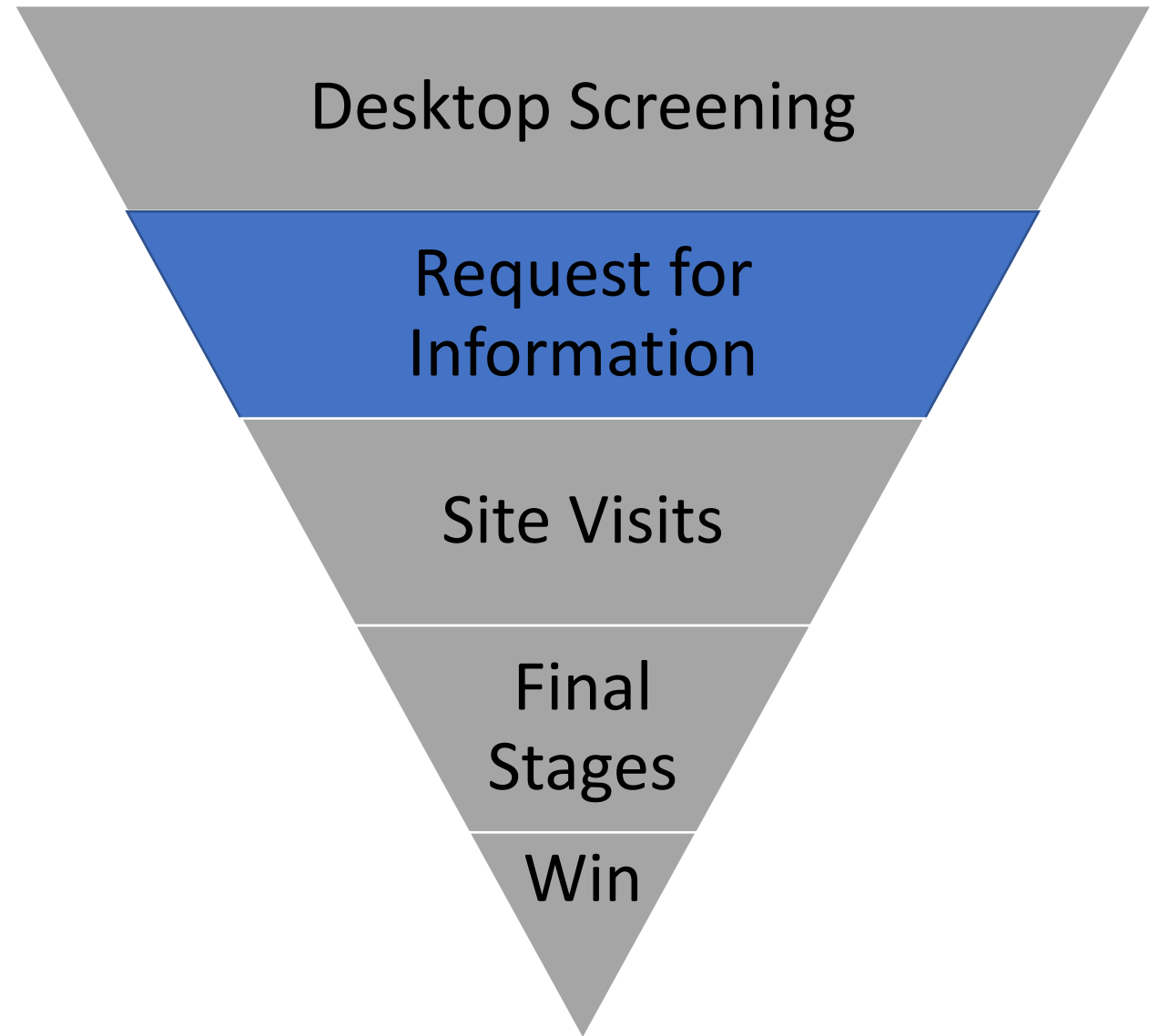
Decision Factors



Site Selection Process



Site Selection Process



Project Overview

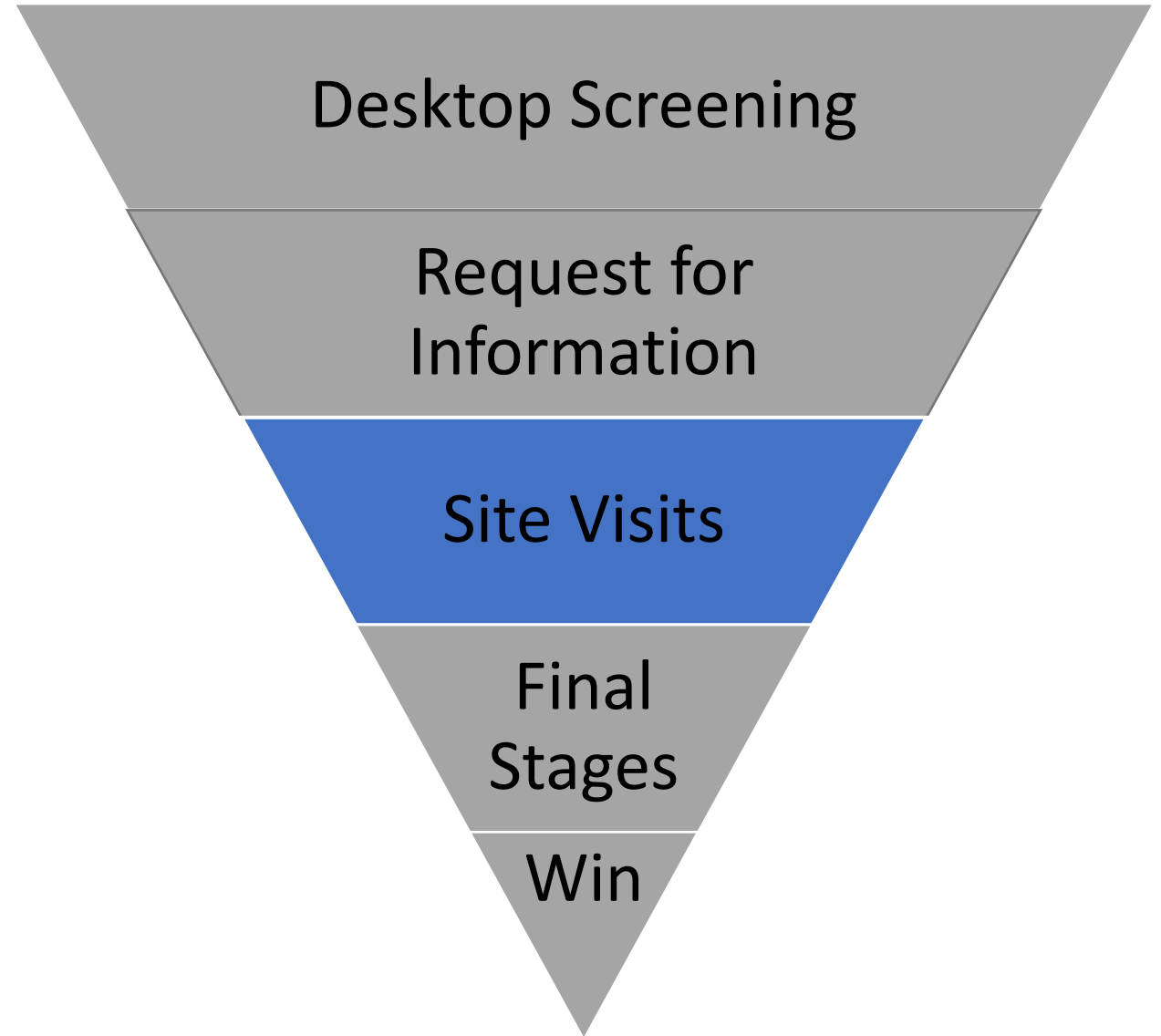
Project Bluegrass

- Site Location Requirements
 - 160 – 300 acres
 - Greenfield or brownfield/redevelopment opportunities acceptable
 - Outside of floodplain
 - Proximity to four-lane divided highway
 - Rail served
- Utility Information
 - Water – 3.2M GPD
 - Wastewater – 2.4M GPD
 - Electric - 52MW
 - Gas – 2.5M Dekatherms

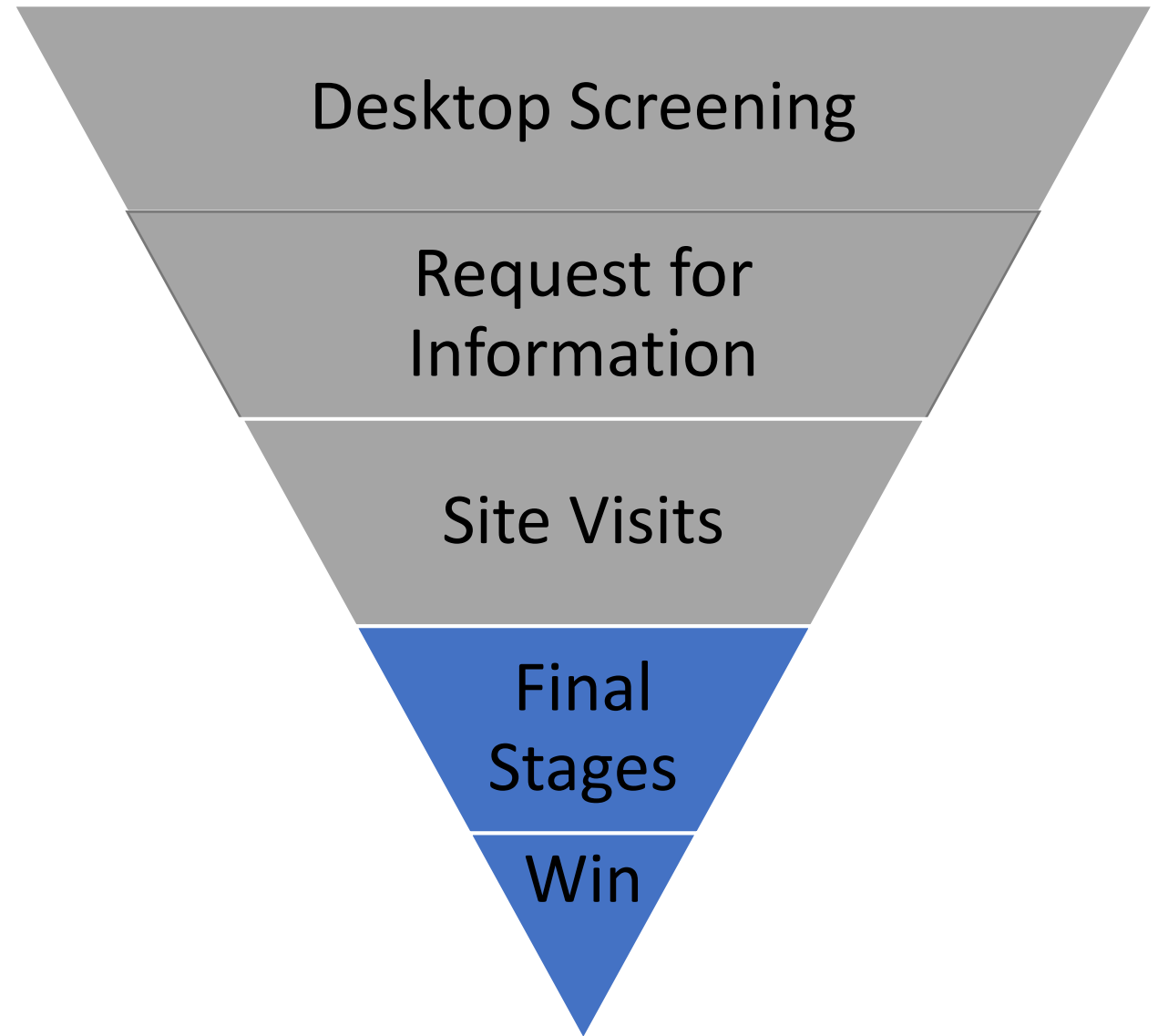
Project Seven

- Site must be within 50 miles of a 400,000-population metro area
- Community in which the site is situated must have unemployment rate of over 3.5%
- Site must have adequate access for truck traffic
- Community must be within 300 miles of:
 - Two flour mills at a minimum
 - One soy oil processing plant
 - One corrugated paper plant
- Building must be 55,000 sq. ft now with additional space to build out to 100,000 sq. ft
 - Freezer space in building is a definite plus up to 25,000 sq. feet
 - Ceiling height minimum of 24' clear but would prefer 32'
 - Building should be air conditioned or convertible to a/c.
 - Minimum of 4 dock doors but prefer 6 with 2 grade level doors
 - Building must have a sprinkler system
 - Minimum 4 acres, at least 5-6 acres is preferred.
 - Fencing preferred at side and rear of the building
 - Parking for at least 50 spots

Site Selection Process



Site Selection Process



What kills a project?

1. Politics/Lack of Responsiveness
2. Lack of Available/Qualified Labor
3. Lack of Buildings/Sites
4. Costs
5. Lack of Utilities

Source: Site Selection, 2019

Who is winning?

Georgia

Area Development, 2022

Virginia

Site Selection, 2022

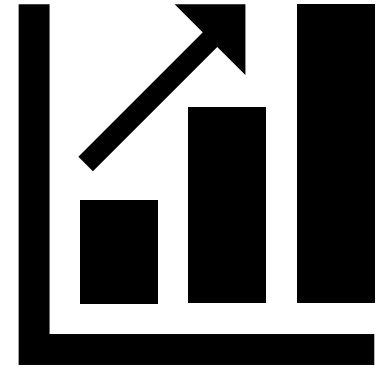




Coweta County Economic Development

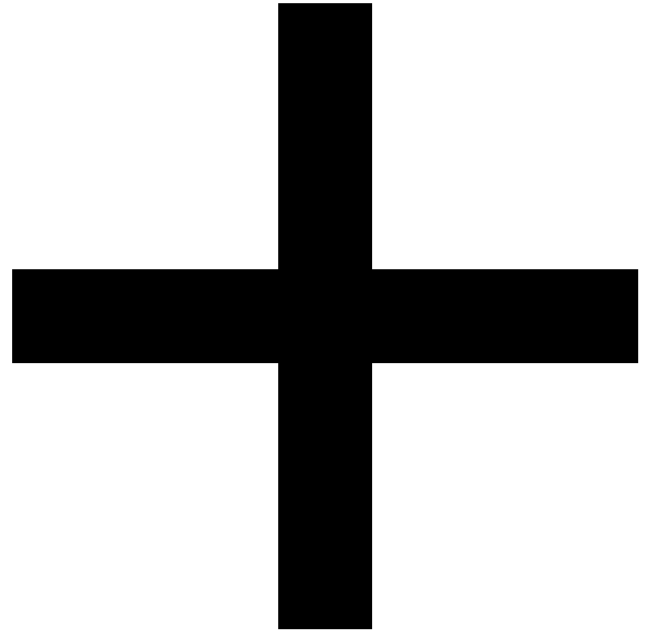
Business Retention & Expansion Goals

- Engagement
- Identify & Resolve Challenges
- New Opportunities
- Equity and Inclusion



Attraction Goals

- Attract
- Competitive Advantages
- Market



Services

- Available Properties
- Property Tax Reductions
- Bond Financing
- Expedited Permitting
- Job Creation Grant
- *Concierge*





Questions

Sarah Jacobs, President

(636) 219-5320

sjacobs@coweta.ga.us