



Middle Georgia Regional Commission

175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

Richard L. Bazemore, Chairman

Laura M. Mathis, Executive Director

December 1, 2020

Ms. Priscilla Kittles
Economic Development Administration
401 West Peachtree Street, NW
Suite 1820
Atlanta, GA 30308-3510

Dear Ms. Kittles:

The Middle Georgia Regional Commission Council adopted the 2020 Annual Update to the 2017-2022 CEDS for the Middle Georgia Economic Development District. The adoption resolution is attached to this letter, and the complete 2020 Annual Update can be viewed on our website at the following page: <https://middlegeorgiarc.org/ceds>.

If you have any questions, please don't hesitate to contact me at (478) 751-6160.

Sincerely,

Laura Mathis
Executive Director

Attachment

**RESOLUTION TO SUBMIT THE
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY
TO THE ECONOMIC DEVELOPMENT ADMINISTRATION**

WHEREAS, the Middle Georgia Regional Commission has been a designated Economic Development District under the requirements and regulations of the Department of Commerce, Economic Development Administration (EDA) since 1978; and

WHEREAS, the member governments and citizens of the Middle Georgia Regional Commission have benefited through the resources and assistance available to designated districts and through numerous successful projects throughout the district; and

WHEREAS, the EDA requires qualifying districts to prepare a Comprehensive Economic Development Strategy (CEDS) to guide the region's economic development programs and to remain eligible for EDA assistance and financial awards; and

WHEREAS, a Five-Year Plan for economic development was developed for the period of 2017 through 2022; and


WHEREAS, EDA requires an annual performance update to be submitted by December 1 each year during the planning period; and

WHEREAS, the Middle Georgia Regional Commission Council has determined that the CEDS's current update reasonably reflects general and specific goals, projects, and desired outcomes.

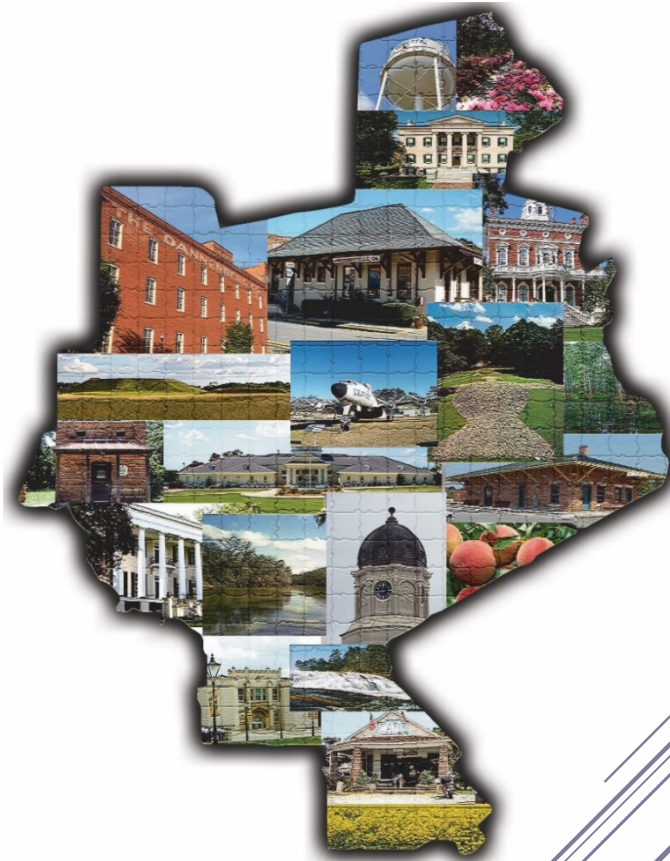
NOW, THEREFORE, BE IT RESOLVED that the Middle Georgia Regional Commission Council does hereby adopt the 2020 Comprehensive Economic Development Strategy Annual Performance Update as the general guide for economic development activities and approves the Comprehensive Economic Development Strategy Annual Performance Update for submission to the Economic Development Administration in compliance with the requirements.

Certificate of Passage

I hereby certify that the above and foregoing resolution was duly adopted by the Middle Georgia Regional Commission in regular session assembled on the 12th day of November 2020 and recorded in the official minutes of the Middle Georgia Regional Commission.


Richard L. Bazemore, Chairman

Progress Toward Prosperity in a Thriving Middle Georgia



Middle Georgia Economic Development District

Overview

The 2020 Federal Fiscal Year (FFY) was a particularly challenging year for many communities across the Middle Georgia Economic Development District (EDD). As the staffing agency for the EDD, the Middle Georgia Regional Commission (MGRC) has worked tirelessly throughout the year in partnership with the U.S. Economic Development Administration (EDA) to promote economic growth and resilience in Middle Georgia. Unfortunately, significant challenges remain in place for the region. All previous challenges have been magnified in the face of the COVID-19 pandemic.

Throughout the early half of FFY 2019, economic indicators remained strong for the region. As of December 2019, the non-seasonally adjusted unemployment rate for the 11 counties of Middle Georgia was only 3.0 percent. However, the economic downturn resulting from widespread community transmission of the SARS-CoV-2 virus led to skyrocketing unemployment rates and significant fiscal impacts on businesses and local governments alike.

Given this stark reality, the greatest needs in Middle Georgia have clearly shifted in 2020 from building long-term economic prosperity to mitigating the negative impacts from COVID-19. For economic developers around the region, ensuring adequate access to capital for businesses, availability of personal protective equipment (PPE) to sustain operations, and continued demand for local shopping and dining have become among the most significant priorities for the region. Looking ahead into 2021, economic recovery remains the primary objective, coupled with work (where possible) that seeks to grow the region's resilience to future disasters like COVID-19. These efforts will seek to build upon the work that has already begun in Middle Georgia, while being informed by the impacts felt during the pandemic.

With the support of EDA, MGRC has launched efforts to create a Disaster Recovery and Resiliency plan that will serve to guide the path back from the economic distress that has been felt due to COVID-19. This document will be a separate supplement to the existing 2017-2022 Comprehensive Economic Development Strategy (CEDS) for the 11 counties of Middle Georgia. With that said, the current CEDS does continue to provide general benefit and guidance for the region's continued economic development initiatives. Wholesale changes to the CEDS are not necessary, given the ongoing work on supplemental guidance documents.

Based on updated guidance from EDA, MGRC has also added a section to this document noting the potential for impacts in federal Opportunity Zones. These census tracts have been designated by the U.S. Department of the Treasury, in consultation with the State of Georgia, for additional private-sector incentives that have the potential to spur growth and redevelopment. The census tracts in Middle Georgia represent a sampling of the EDD's more economically distressed areas, though the list is not exhaustive. This program is separate from Georgia's existing state Opportunity Zone tax credit program.

Regional Vision & Goals

Middle Georgia remains committed to the overall vision laid out in the 2017-2022 CEDS for the region. However, a new goal (highlighted below) has been added related to COVID-19 response.

Vision:

A thriving Middle Georgia, united by regional pride and mutual respect, where cooperation and collaboration expand the region's economic prosperity, provide an exceptional education for all of its residents, and ensure that every Middle Georgian has a high quality of life through the provision of effective local government services and the preservation of natural and cultural assets. In short, a diverse region of opportunity where people want to live, learn, work, and play.

Goals:

- ❖ Improve utility infrastructure quality and capacity.
- ❖ Enhance telecommunications access throughout the region.
- ❖ Improve transportation connectivity within and through the Middle Georgia region.
- ❖ Diversify economy at regional and sub-regional levels.
- ❖ Reduce skills gap between job seekers and job openings.
- ❖ Increase private sector jobs and investment in Middle Georgia.
- ❖ Revitalize downtowns, commercial corridors, and blighted neighborhoods.
- ❖ Enhance regional collaboration among all partners to address goals and objectives.
- ❖ Respond to the COVID-19 pandemic and build regional resilience to achieve a stronger relative economic standing than Middle Georgia had prior to the pandemic.

Report of Activity on Action Plan

The action plan of the 2017-2022 CEDS highlighted several projects to undertake at both regional and local levels. The Middle Georgia Regional Commission and member governments have focused heavily on many of these projects over the past year. A summary of ongoing activities is provided below:

Special Projects: Baldwin County

- ❖ Develop and enhance Fall Line Industrial Park with Wilkinson County
- ❖ Enhance Milledgeville-Baldwin County industrial property
- ❖ Make improvements to Baldwin County Airport
- ❖ Develop and construct a convention/conference center
- ❖ Redevelop Central State Hospital property
- ❖ Create and market county-wide vision

The above projects remain ongoing priorities for 2021. Baldwin County hired a new Economic Development Director in 2020, which will aid in overall marketing of the county and in the facilitation of relationship development with local industry. Jonathan Jackson, CEcD, comes from neighboring Wilkinson County with 25 years of local community knowledge, including 8 years as Chamber President and Development Authority Executive Director. Baldwin County and the Central State Hospital Local Redevelopment Authority also cut the ribbon on the first phase of the Georgia International Food Center at Renaissance Park, also known as the new Parham Kitchen. Fort Valley State University also signed on to become a partner with the facility extending the services of the FVSU Meat Technology Facility while providing internship and permanent job opportunities for students and graduates of FVSU.

Special Projects: Crawford County

- ❖ Construct new speculative building
- ❖ Expand current industrial park for more available land
- ❖ Establish small business development program
- ❖ Establish downtown development authority and/or Main Street program

The above projects remain ongoing priorities for 2021. Crawford County has continued usage of their local revolving loan fund to support small business growth an expansion. The City of Roberta in partnership with the Roberta-Crawford County Chamber of Commerce are also continuing to explore the potential of establishing a downtown development authority.

Special Projects: Houston County

Countywide:

- ❖ Continue development of publicly-owned industrial sites
- ❖ Support economic development efforts to diversify the local economy
- ❖ Support and coordinate efforts to identify, purchase, and develop future industrial sites
- ❖ Expand public transportation opportunities countywide
- ❖ Continue widening of Hwy 96 to Interstate 16
- ❖ Support development and marketing of I-75 Corridor

The above projects remain ongoing priorities for 2021. Frito-Lay, one of the county's major manufacturers, announced a major expansion in July 2020 which will bring \$200 million in private investment while creating 120 new jobs. The Houston County Development Authority also worked to launch the R. Wayne Lowe Synergy Innovation Complex. The Innovation Center will house 250 new employees of the 402nd Software Engineering group and a Software Lab for the Houston County College and Career Academy.

City of Centerville:

- ❖ Develop Center Park and develop and market Town Center
- ❖ Continue participation in the GICH (Georgia Initiative for Community Housing) program.
- ❖ Work with Houston Co. Development Auth. to enhance and expand industrial inventory

The above projects remain ongoing priorities for 2021. The upcoming year will be Centerville's final year in the GICH program, but the community is planning on active alumni engagement. Centerville also continued work to develop and promote Center Park with construction actively progressing on site. A developer also announced new affordable housing project to be developed across from Center Park at the Houston County Galleria site. The multi-phase project would contain 156 total units and would be Centerville's first multi-family housing in their downtown area. The proposed development will include pedestrian connections between the mall and park, with construction hopefully beginning in 2021. This would represent a major step in implementation of the Centerville Town Center Master Plan.

City of Perry:

- ❖ Develop and market smaller commercial buildings (~10,000 sf).
- ❖ Enhance downtown as viable commercial center with additional public infrastructure
- ❖ Enhance downtown with quality infill development and redevelopment projects
- ❖ Ensure adequate water, sewer, and natural gas capacity for customers
- ❖ Expand wastewater and natural gas infrastructure for airport and surrounding properties
- ❖ Enhance Perry-Houston County Airport and support its continued growth
- ❖ Maintain current or expand new State Opportunity Zone
- ❖ Work with Houston Co. Development Auth. to enhance and expand industrial inventory

The above projects remain ongoing priorities for 2021. The city successfully received state Opportunity Zone designation for several parcels near downtown as the previous OZ expired. The Perry DDA also actively worked on enticing new restaurants and shops to downtown. As the Perry DDA wraps up an update to their Downtown Master Plan, this will help provide a vision for future growth throughout the area.

City of Warner Robins:

- ❖ Construct Warner Robins Welcome Center
- ❖ Redevelop Warner Robins TAD, including streetscape improvements
- ❖ Create Warner Robins Town Center with multifamily, light industrial, office, retail and entertainment district, and attract developers for a Hotel and Conference Center
- ❖ Market and enhance Donald Walker Business Park
- ❖ Launch Fiber City with 1Gbps+ open broadband network
- ❖ Increase workforce and student housing to support colleges and RAFB
- ❖ Partner with VECTR Center to support mixed use development in surrounding area
- ❖ Increase capital for business growth among small and medium business enterprises, as well as women-owned, minority-owned, and veteran-owned businesses
- ❖ Develop encroachment property on north end of RAFB for industrial use
- ❖ Coordinate with RAFB and DoD to develop city-owned land on north end of RAFB
- ❖ Extend sewer service to Houston County Rail Site on AE Harris Road
- ❖ Support development of I-75 Corridor with Peach County and I-75 Corridor Council

The above projects remain ongoing priorities for 2021. Over the past year, Warner Robins has seen new development along the I-75 corridor with the establishment of the first Buc-ee's in Georgia at Exit 144. The City of Warner Robins continues to support RAFB and the Georgia VECTR Center. The VECTR Center received \$175,000 from the Google Impact Challenge in 2020. The City of Warner Robins also applied for funding on behalf of Jointly Owned Natural Gas to help increase capacity for businesses throughout the region. This application is currently receiving further consideration from EDA.

Special Projects: Jones County

- ❖ Complete improvements to Griswoldville Industrial Park, including rail spur and sewer
- ❖ Secure GRAD certification of Griswoldville Park
- ❖ Increase industrial site advertising
- ❖ Improve downtown business corridor

The above projects remain ongoing priorities for 2021. Jones County continued work on an application for GRAD Certification at the Griswoldville Industrial Park. Jones County also hired Haley Watson of the Jones County Chamber of Commerce to serve as the county's Economic Development Director. In her new role, she will be able to increase advertising of available industrial sites more effectively.

Special Projects: Macon-Bibb County

- ❖ Implement comprehensive workforce development program
- ❖ Implement business retention and expansion program
- ❖ Continue development of south Macon-Bibb industrial district
- ❖ Make improvements at Middle Georgia Regional Airport
- ❖ Redevelop brownfield sites in downtown industrial district
- ❖ Enhance redevelopment of Second Street Corridor
- ❖ Redevelop the Ocmulgee Crossings TAD area
- ❖ Transportation improvements in Ocmulgee East Industrial Park
- ❖ Support efforts of the I-75 Central Corridor Coalition to improve accessibility and smart growth planning from Macon-Bibb County to Henry County.

The above projects remain ongoing priorities for 2021. 2020 was a difficult year for Downtown Macon, due to COVID-19. The arts and entertainment sectors have especially seen challenges. One of the major downtown hotels that was proposed has been tabled, due to the pandemic. However, the other proposed hotel is still moving forward, and several new restaurants also opened within the downtown area. 2020 also saw the official opening of the Blue Sky Lab, a contemporary software engineering facility, in Downtown Macon. One project (highlighted) was also added to the priority list related to development along the I-75 corridor.

Special Projects: Monroe County

- ❖ Target light manufacturing and warehouse/distribution businesses
- ❖ Pursue public safety businesses and industries to complement existing employers
- ❖ Market Meridian 75 Logistics Center
- ❖ Support entrepreneurial business opportunities
- ❖ Improve electrical capacity of Monroe County Industrial Park
- ❖ Support education system in their initiatives to increase the skilled workforce
- ❖ Support efforts of the I-75 Central Corridor Coalition to improve accessibility and smart growth planning from Macon-Bibb County to Henry County.

The above projects remain ongoing priorities for 2021. The City of Forsyth is preparing to welcome a new QuikTrip station on Exit 185 that will serve trucks passing through the area. A priority for the county remains being accessible to development in the logistics sector. Monroe County and City of Forsyth officials have also consulted frequently with GDOT on the commercial vehicle lanes that are proposed to run from southern Monroe County north to the McDonough area. This remains one area of focus for the I-75 Central Corridor Coalition of local governments from Macon-Bibb County through Henry County. This project (highlighted) has been added to the county's priority list of projects.

Special Projects: Peach County

- ❖ Support development of I-75 Corridor with Houston County and I-75 Corridor Council
- ❖ Undertake improvements to John A. Demons Industrial Park
- ❖ Pursue professional, managerial, and high-tech jobs
- ❖ Revitalize downtown areas and capitalize on public parks and plazas
- ❖ Address substandard housing concentrations
- ❖ Improve lodging options and recruit a conference center to Fort Valley

The above projects remain ongoing priorities for 2021. Among the successful activities in the I-75 Corridor was the designation of the Robins International Industrial Park in Byron as a GRAD (Georgia Ready for Accelerated Development) site with “GRAD Select” status. The City of Byron also received funding through the CDBG program to undertake housing improvements within the Toomerville community.

Special Projects: Pulaski County

- ❖ Focus on retention of young adults in community
- ❖ Develop coordinated marketing and branding campaign for city and county
- ❖ Revitalize downtown Hawkinsville and clean up abandoned sites
- ❖ Attract micro-industry to Hawkinsville
- ❖ Expand and improve Hawkinsville-Pulaski County Airport

The above projects remain ongoing priorities for 2021. Pulaski County and the City of Hawkinsville completed a strategic planning process for the downtown area—receiving a Rural Zone designation from the Georgia Department of Community Affairs. Hawkinsville was also selected to participate in the Renaissance Strategic Visioning & Planning (RSVP) Program sponsored by the University of Georgia and Georgia Cities Foundation. Finally, Hawkinsville also continued to move forward with development of a new City Hall to revitalize old industrial properties near the Ocmulgee River and Veterans Memorial Park.

Special Projects: Putnam County

- ❖ Upgrade infrastructure in South Industrial Park
- ❖ Obtain GRAD certification of 121-acre site in South Industrial Park
- ❖ Implement CIDs, BIDs, or TADs to aid development efforts
- ❖ Develop arts and heritage tourism program
- ❖ Promote support network for retirees
- ❖ Increase presence of retail industry
- ❖ Support construction and homebuilding industry in Putnam County

The above projects remain ongoing priorities for 2021. Putnam County is continuing infrastructure improvements at the South Industrial Park using a OneGeorgia Equity Fund. Putnam County is also currently reviewing their zoning ordinance to assist with removing barriers to development in the county. A new development has also been proposed near Lake Oconee on Scott Road. The entire development would have an estimated value of \$207 million with a mixture of commercial sites, an assisted living facility, and a mixture of single-family and multi-family residential units. Finally, Putnam County also hired Pat Topping, CECd, to serve as Interim Economic Development Director for the county.

Special Projects: Twiggs County

- ❖ Further develop publicly-owned industrial parks and sites
- ❖ Acquire additional industrial property
- ❖ Continue improvements to Jeffersonville water and wastewater systems
- ❖ Pursue quality of life enhancements, especially related to housing, healthcare, and retail
- ❖ Support downtown development in Jeffersonville
- ❖ Further workforce development activities through collaboration with board of education
- ❖ Support business recruitment and retention

The above projects remain ongoing priorities for 2021. Twiggs County has identified several prospects for the county's industrial park on I-16 and hopes to have some properties sold outright to new industry. The county is exploring ways to serve these sites with adequate water, wastewater, and natural gas capacity. Twiggs County also saw the completion of the GA Solar 4 site in western Twiggs County. The 200 MW_{AC} facility is now the largest solar power generation site east of the Mississippi River.

Special Projects: Wilkinson County

- ❖ Develop and enhance Fall Line Industrial Park with Baldwin County
- ❖ Support development of Balls Ferry State Park
- ❖ Ensure adequate utility infrastructure for potential industries
- ❖ Market publicly-owned industrial sites
- ❖ Develop additional entertainment options

The above projects remain ongoing priorities for 2021. Wilkinson County continued to market their industrial sites for possible new development, and the county continues to work with the City of McIntyre on possible options for installing sewer infrastructure. The county has also begun conversations regarding enhancements to Balls Ferry State Park, including the identification of grant funds to enhance the facility as a county-owned site.

Middle Georgia Regional Activities

Sustaining Robins Air Force Base and the Defense Industry:

- ❖ Support mission and activities of 21st Century Partnership
- ❖ Continue to address encroachment of non-compatible uses near RAFB
- ❖ Enhance RAFB value to Department of Defense with energy security project
- ❖ Preserve attainment of regional air quality standards
- ❖ Address weaknesses identified in the Middle Georgia Readiness Analysis

The above projects remain ongoing priorities for 2021. MGRC continued aspects of its broad grant from the U.S. Department of Defense, Office of Economic Adjustment, (OEA) in support of economic diversification and defense industry—concluding contractual work on this project. MGRC has stepped in to administer elements of a State of Georgia OEA award with implementation activities in Middle Georgia. These new elements include an innovation gap analysis for the region and an assessment of smart technology applications for public safety.

The Central Georgia Joint Development Authority also continued progress on its solar facility in partnership with Georgia Power. Construction is underway with work expected to conclude in early 2021. The region also remained in attainment for federal air quality standards.

MGRC also received grant funding from the Department of Defense, Office of Economic Adjustment (OEA) for funding under the Compatible Use program. This award will fund the Middle Georgia-RAFB Sustainability Plan, which is a successor plan to the previous Joint Land Use Study for Robins Air Force Base. This work will occur throughout 2021 and likely into 2022.

Connecting a Skilled Workforce with Quality Jobs:

- ❖ Develop fab labs, makerspaces, and small business incubators
- ❖ Support development of college and career academies
- ❖ Create apprenticeship, internship, co-op, and work study opportunities
- ❖ Support transitioning veterans and the activities of the VECTR Center
- ❖ Retain talented workers and college graduates in Middle Georgia
- ❖ Teach soft skills to students and prospective employees
- ❖ Train toward the growing professions
- ❖ Recruit a portfolio of sustainable and high-paying jobs to the region

The above projects remain ongoing priorities for 2021. MGRC and the Middle Georgia Consortium continued their regular activities to implement the Workforce Innovation and Opportunity Act (WIOA) as the two local workforce boards for the Middle Georgia region. Warner Robins and the State of Georgia also remain focused on supporting needs of the VECTR Center, as mentioned previously.

Developing the Freight and Logistics Industry:

- ❖ Improve major freight corridors
- ❖ Create truck bypasses as needed
- ❖ Develop an inland port with GPA under Network Georgia initiative
- ❖ Ensure rail accessibility of industrial sites
- ❖ Improve local roads, as needed, to handle freight traffic

The above projects remain ongoing priorities for 2021. The inland port master planning process supported with a grant from OEA has been completed and is now available for public use. The State of Georgia continues to support these initiatives through their transportation work in the region, including ongoing improvements to the I-16/I-75 Interchange in Macon and through work on Commercial Vehicle Lanes north of Macon-Bibb County. Staff from MGRC continued to serve on the advisory committees for the Macon Area Transportation Study and Warner Robins Area Transportation Study in support of these broader goals. MGRC has also taken on administrative responsibilities for the I-75 Central Corridor Coalition, which aims to improve accessibility and smart growth planning in the corridor between Macon-Bibb County and Henry County.

Investing in Infrastructure:

- ❖ Expand broadband internet access
- ❖ Provide adequate water, sewer, electrical, and natural gas capacity for industry
- ❖ Provide reliable, quality community utility services, especially water and sewer services
- ❖ Ensure adequate solid waste disposal and recycling capacity

The above projects remain ongoing priorities for 2021. MGRC staff assisted several communities with Community Development Block Grants for critical infrastructure needs, which were awarded in 2020. Approximately \$2.6 million in public funding will be used to support Middle Georgia communities through this program for services that improve quality of life through better utilities, better roads, and better public facilities. The City of Byron also received a grant from the GDOT Roadside Enhancement and Beautification Council for aesthetic improvements to the city's interchange at I-75. Several communities are also continuing to work toward expanding broadband access to their citizens—including some counties considering ordinances for a Broadband Ready Designation from the State of Georgia. Finally, the City of Allentown has signed a contract with Windstream to upgrade internet speeds throughout the city.

Enhancing the Regional Aerospace Industry:

- ❖ Extend the Middle Georgia Regional Airport runway
- ❖ Upgrade and enhance other local and regional airports
- ❖ Coordinate cooperation between RAFB and MGRA for overflow work
- ❖ Provide flight training programs at higher education facilities
- ❖ Expand MRO work done in Middle Georgia, especially commercial aviation work

The above projects remain ongoing priorities for 2021. As mentioned earlier, the investment in a new software innovation labs for Robins Air Force Base in both Macon-Bibb County and Houston County are significant sources of local investment that will support both the aerospace industry as well as the region's workforce. On the civilian side, the Middle Georgia Regional Airport continues to prosper with the success of Contour Airlines.

Capitalizing on our Natural and Cultural Resources:

- ❖ Support the Ocmulgee National Park and Preserve Initiative
- ❖ Expand trails and greenways throughout the region
- ❖ Effectively market cultural and heritage assets, such as festivals and historic sites
- ❖ Support the tourist draws of the Georgia National Fairground and Museum of Aviation
- ❖ Leverage Camera Ready and Georgia Grown programs

The above projects remain ongoing priorities for 2021. Two Land and Water Conservation Fund grants were received in 2020 for the City of Forsyth and Monroe County. Macon-Bibb County has also continued its substantial work on the Ocmulgee Heritage Trail. The National Park Service has also begun work on a special resources study for the Ocmulgee River corridor that will aid the efforts of the Ocmulgee National Park and Preserve Initiative.

Investing in Communities:

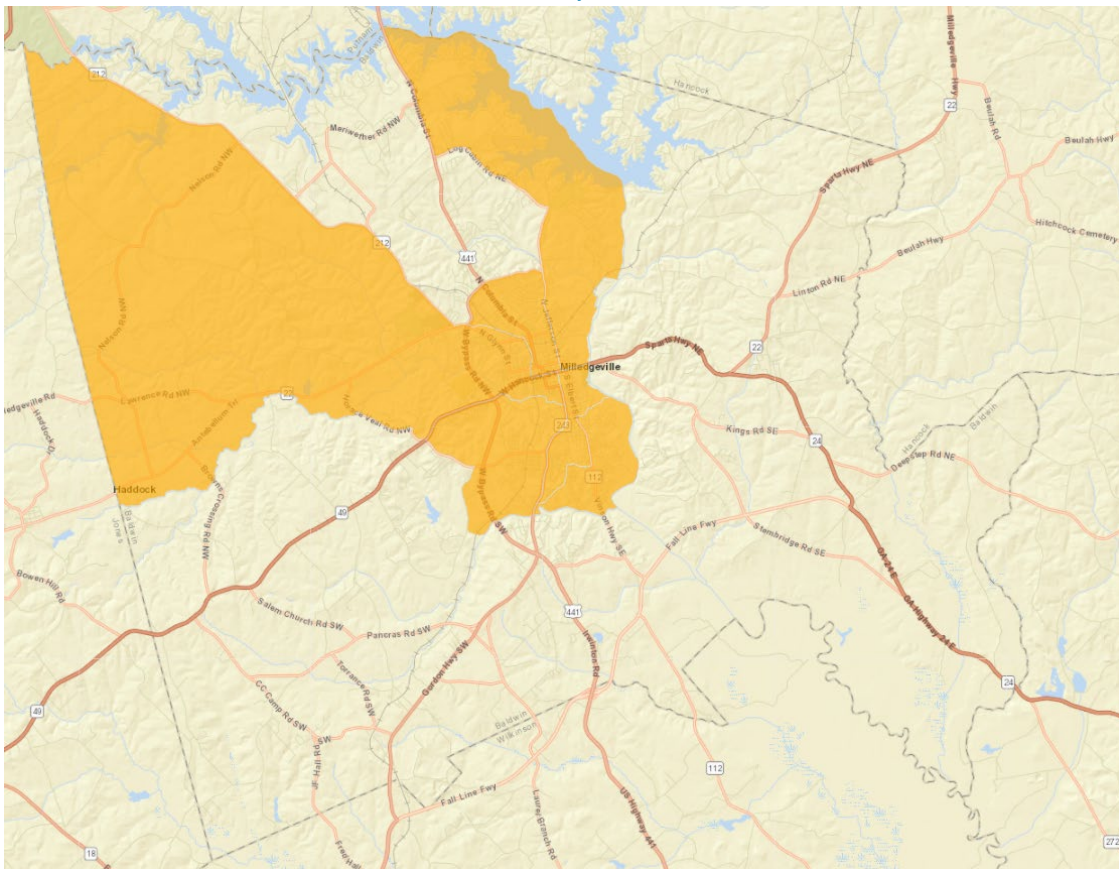
- ❖ Provide quality, affordable housing for the workforce
- ❖ Provide quality, affordable student housing, including for the VECTR Center
- ❖ Remediate blight in the community
- ❖ Redevelop downtown areas
- ❖ Clean up and redevelop brownfield sites
- ❖ Improve community entrances and gateways

The above projects remain ongoing priorities for 2021. MGRC supported the fifth cohort of the Middle Georgia Regional Leadership Champions program. MGRC also continued general support in economic and community development to local governments acting as an extension of local staff capabilities.

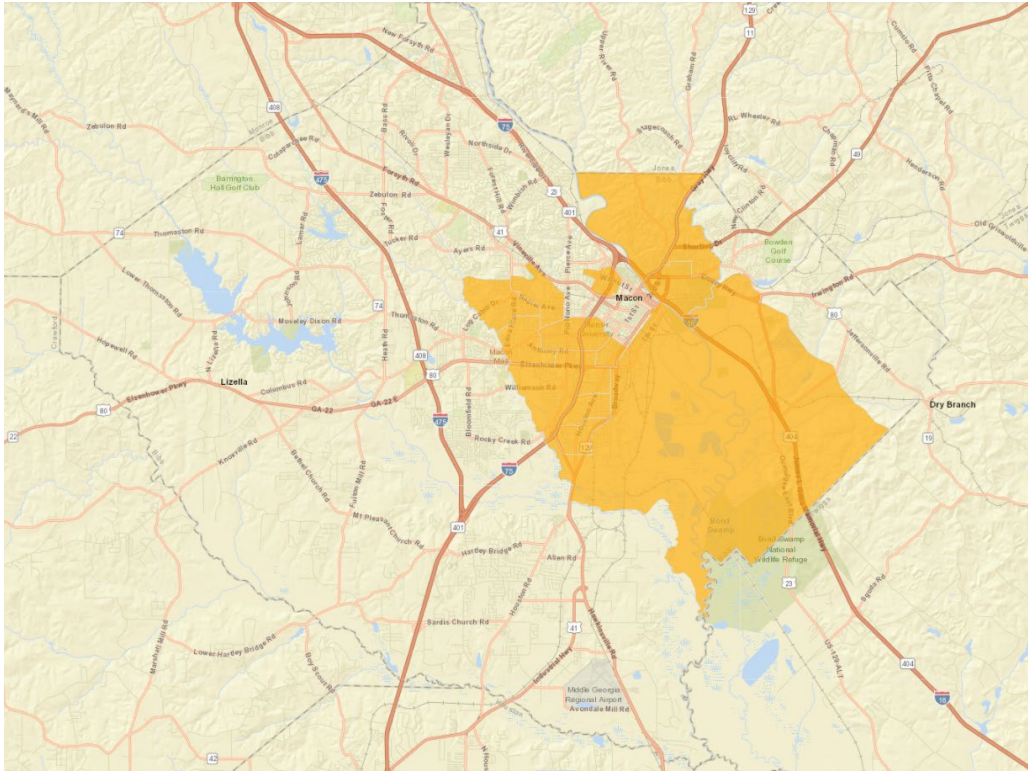
Redevelopment Potential in Opportunity Zones

The Federal Qualified Opportunity Zone distinction was created by The Tax Cuts and Jobs Act to spur economic growth in low-income communities by allowing investors to defer federal taxes by taking capital gains from other investments and investing in these designated areas. Localities qualify as Federal Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury. Designated Federal Opportunity Zones may not be added or altered at this time. County maps of the Federal Opportunity Zones in Middle Georgia can be seen on the pages below.

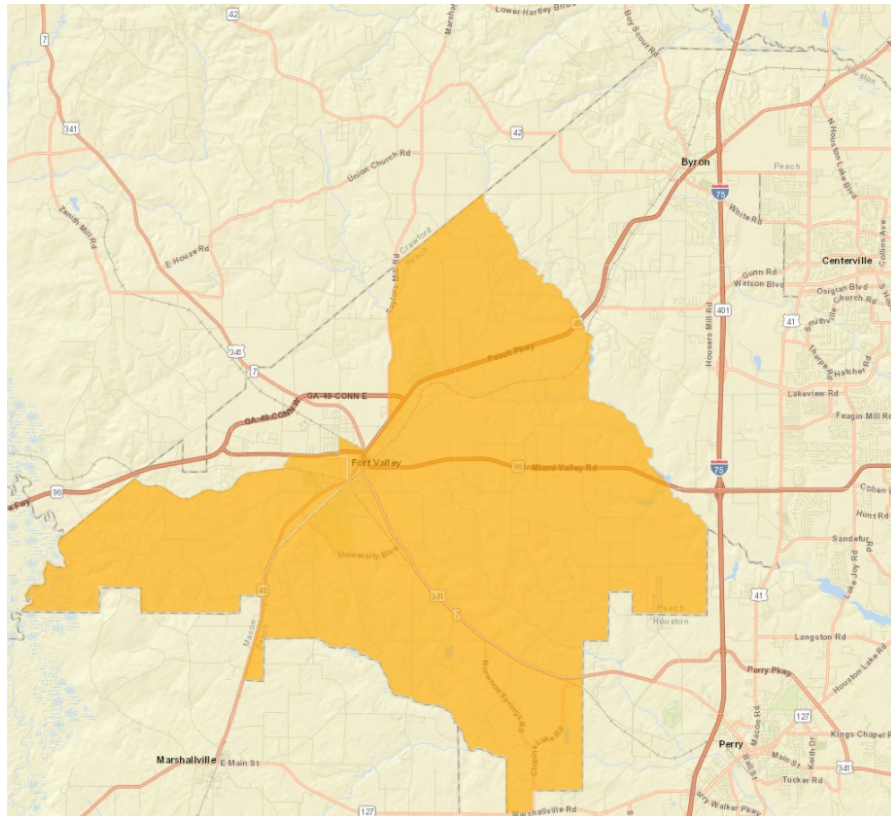
Baldwin County Federal OZ



Macon-Bibb County Federal OZ



Peach County Federal OZ



Discussion of OZ Assets and Needs

The Middle Georgia Regional Plan and other local planning documents discuss potential challenges and opportunities throughout many of the Federal Opportunity Zones. Unique characteristics to each OZ are discussed below. In general, however, these areas require investment from the public and private sectors alike to rehabilitate distressed parts of the community. Housing conditions are typically substandard in areas where they have been assessed, and employment opportunities are typically lacking. Many areas also have severe public infrastructure challenges. A one-time investment in redevelopment would be helpful in any of these neighborhoods but would not singlehandedly reverse systemic disinvestment without long-term public attention. Programs such as the State Opportunity Zone designation and Rural Zone program could be layered effectively with the federal OZ. Local tools such as Tax Allocation Districts and Business Improvement Districts may also be worth pursuing to concentrate reinvestment in these areas.

In Baldwin County, most of the southern half of the OZ is designated as an area of significant disinvestment. This includes the full Central State Hospital campus, which has several redevelopment opportunities available. The former Rheem Manufacturing facility on US-441 also sits vacant within the OZ as an area for redevelopment. The Baldwin County OZ does stretch beyond many areas in and around Milledgeville with concentrated poverty. Significant parts of rural Baldwin County, including lakefront properties and the Baldwin County Airport are also included. Looking north of Log Cabin Road, the OZ contains some of the county's more prosperous areas with new investment opportunities for tourism and lakeside development.

The Macon-Bibb County OZ contains much of the area designated in the city's Urban Redevelopment Plan (URP). This plan should be among the guiding documents for discussing the needs of the OZ. Notable areas that are contained in both the Macon-Bibb URP and OZ include the Pleasant Hill neighborhood, Payne City, West Macon (bounded by Rocky Creek), South Macon/Houston Ave, Lynmore Estates, Downtown Industrial District, Baconsfield, and East Macon. Of these, the Pleasant Hill neighborhood has particularly strong potential for reinvestment given its ideal location near downtown and the recent community focus coinciding with public investments by the Georgia DOT, Macon-Bibb County, and others. The OZ also contains a large census tract along I-16 and the Ocmulgee River. While much of this land is undevelopable, the area also includes the Macon Downtown Airport, former Brown and Williamson site, and Ocmulgee East Industrial Park. This area has significant potential as a logistics hub for Macon-Bibb County and Middle Georgia.

Finally, the Peach County OZ contains most of the county south of Mule Creek and Mossy Creek. The only areas not included are the northwest quadrant of Fort Valley and the Fall Line Freeway area west of Fort Valley. This OZ contains Fort Valley State University and many surrounding neighborhoods along Spruce Street, State University Drive, and College Street. The entirety of

the Fort Valley Downtown Historic District is also included within the OZ. Downtown Fort Valley, being bypassed by Interstate 75, has generally seen a long-term pattern of disinvestment. This decline runs in stark contrast to the community's potential, anchored by Fort Valley State University. In addition, the OZ includes the South Peach Industrial Park, providing potential for new investment in manufacturing and distributions among other key sectors.

Action Plan for OZs

A primary action plan for each Opportunity Zone would be the development of an inventory listing of development opportunities. Investors may not necessarily be tied to a particular area or type of investment and may only be interested in finding opportunities to lessen their tax liability on capital gains. Such investments may also need to be made quickly given federal tax regulations. As such, local communities should be prepared to market shovel-ready projects needing capital. Such opportunities may be submitted to the Georgia Department of Community Affairs for publication.

For investors looking for development opportunities in the Middle Georgia Federal Opportunity Zones, the following individuals are the recommended points of contact within each community:

Baldwin County (City of Milledgeville) Federal Opportunity Zone:

Jonathan Jackson

Development Authority of the City of Milledgeville and Baldwin County
 105 East Hancock Street
 Milledgeville, GA 31061
 (478) 451-0369
jjackson@developmilledgeville.com

Macon-Bibb County Federal Opportunity Zone:

Alex Morrison

Macon-Bibb County Urban Development Authority
 200 Cherry St, STE 100
 Macon, GA 31201
 (478) 803-2402
AMorrison@maconbibb.us

Peach County (City of Fort Valley) Federal Opportunity Zone

B.J. Walker

Development Authority of Peach County
 425 James E. Khoury Drive, Unit B
 Fort Valley, GA 31030
 (478) 825-3826
peachcountydevelopment@ymail.com