

**GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT
BOARD OF DIRECTORS MEETING MINUTES**

**Carroll Daniel Construction headquarters
4th floor, 330 Main Street SW, Gainesville, GA**

Wednesday, August 16, 2023 | 2:00 pm

**Compiled by:
Commissioner's Office
Georgia Department of Economic Development
75 Fifth Street N.W., Suite 1200
Atlanta, Georgia 30308
Phone: 404 962.4003 Fax: 404.962.4009**

Pursuant to notice duly given, the Board of Directors of the Georgia Department of Economic Development met on August 16, 2023, 2:00 pm, Carroll Daniel Construction Headquarters.

Attending Board Members

- | | |
|----------------------|---------------------|
| 1. Drew Ellenburg | 9. Randy Hatcher |
| 2. Mark Bassford | 10. Julie Hunt |
| 3. Cassius Butts | 11. Eric Johnson |
| 4. Jake Carter | 12. Garnett Johnson |
| 5. Dennis Chastain | 13. Nick Masino |
| 6. Drew Ellenburg | 14. Jay Neely |
| 7. Dwight Evans | 15. Mulham Shbeib |
| 8. Jaclyn Dixon Ford | 16. Marisa Simpson |

Chairman Jay Neely called the GDEcD Board meeting to order at 2:00 pm and welcomed the board, advisors, senior staff, and guests to Gainesville.

Commissioner Pat Wilson introduced former Governor Nathan Deal. Commissioner Wilson stated for 10 to 15 years we had the most prosperous and amazing time. Every community was touched. The last three governors were in the right place at the right time. Thank you for what you did for this state of Georgia. Governor Deal congratulated the GDEcD team and welcomed us to Gainesville.

Chairman Neely then called for a motion to vote on the minutes from the May 2023 meeting.

- Motion to approve by Randy Hatcher, Seconded by Mark Bassford
- Approved 16-0

Chairman Neely called on **Andrew Capezuto, CAO & General Counsel – GDEcD**, to present two resolutions to be voted on by the Board.

Resolution 1 | Quick Start Training Center

- Motion to approve by Dwight Evans, Seconded by Eric Johnson
- Approved 16-0

Resolution 2 | EMC

- Motion to approve by Jake Carter, Seconded by Garnett Johnson
- Approved 16-0

Chairman Neely called on Mayor Sam Couvillon to welcome the Board to Gainesville. The Mayor gave the board a warm welcome and thanked GDEcD for all that we do. Tim Evans, Senior Vice President, Economic Development – Greater Hall Chamber of Commerce also welcomed the board to Gainesville.

Next, Chairman Neely called on **Kristi Brigman, Deputy Commissioner Global Commerce GDEcD**, to give a presentation on the end of year numbers for Global Commerce.

- FY23 Year-End Total
 - 426 Projects
 - 38,406 Jobs Created

Georgia Department of Economic Development
Board Meeting – August 16, 2023

- \$24,26B Investment
- Top Projects in FY23
 - SK
 - \$4.9B Investment
 - 2,750 New Jobs
 - Bartow County
 - QCells
 - \$2.3B Investment
 - 2,000 New Jobs
 - Bartow County
 - MEISSNER
 - \$249.3M Investment
 - 1,785 New Jobs
 - Athens-Clarke County
 - Hyundai Mobis
 - \$926M Investment
 - 1,578 New Jobs
 - Bryan County
 - ADMARES
 - \$750M Investment
 - 1,418 New Jobs
 - Ware County
 - ARCHER
 - \$118M Investment
 - 1,010 New Jobs
 - Newton County
- Overview of Project Type
 - New Location vs Expansion
 - New Location – 65%
 - Expansion – 35%
 - Non-Metro vs Metro Atlanta
 - Non-Metro - 82%
 - Region 3 – 18%

Region	Projects	New Jobs	Investment
Region 1	36	7,562	\$7,893,915,000
Region 2	21	1,620	\$767,100,000
Region 3	67	6,751	\$3,677,591,403
Region 4	19	1,289	\$2,953,910,000
Region 5	39	4,206	\$911,681,447
Region 6	28	1,391	\$724,070,000
Region 7	38	1,118	\$864,500,000
Region 8	15	720	\$398,969,693
Region 9	20	724	\$371,650,000
Region 10	53	1,599	\$1,039,167,600
Region 11	52	3,182	\$1,907,119,070
Region 12	38	8,244	\$2,757,536,457
Grand Total	426	38,406	\$24,267,210,670

○

- Foreign Direct Industries
 - 23% of all projects were foreign companies (97)
 - 47% of all jobs created (18,255) and 65% of all investment (\$15,86B) were from FDI projects
 - 33% of all jobs crated were from Korean projects (12,605 total)
 - South Korea
 - \$10,3B Investment
 - 12,605 new jobs
 - Finland
 - \$750M Investment
 - 1,418 new jobs
 - Norway
 - \$2.6B Investment

- 723 new jobs
- Japan
 - \$630.9M Investment
 - 494 new jobs
- Switzerland
 - \$180M investment
 - 440 new jobs
- Netherlands
 - \$397.9M investment
 - 420 new jobs

E-Mobility Update

E-Mobility Project Totals (FY19-23)

FISCAL YEAR	PROJECTS	NEW JOBS	INVESTMENT
2019	2	2,036	\$1,676,144,000
2020	3	880	\$1,150,000,000
2021	10	886	\$211,694,392
2022	6	16,175	\$11,308,000,000
2023	18	10,656	\$10,668,426,703
TOTAL	40	30,713	\$25,021,065,095

Additional Growth Industries

- Aerospace | 1019% Investment
- Automotive | 324% Jobs
- Agribusiness | 29% Jobs
- Manufacturing | 112% Investment
- Solar Energy | 40% Investment

Chairman Neely called on **Tina Lilly, Executive Director - Georgia Council for the Arts – GDEcD**, to give a presentation on Creative Placemaking

Placemaking is an approach to urban design that **prioritizes people over infrastructure**. It aims to create public spaces that are more than just utilitarian, but rather places that inspire and promote social interaction and cultural exchange. It is:

- Community-driven
- Visionary
- Function before form
- Adaptable
- Inclusive
- Focused on creating destinations
- Content-specific

- Dynamic
- Transformative

Placemaking is important because:

- **Elevating key community issues**, voices of residents, local history, or cultural infrastructure.
- **Injecting energy or enthusiasm** into a place, community issue, or local economy.
- **Envisioning new possibilities** for a community or place - a new way of overcoming a challenge, or approaching problem-solving.
- **Connecting communities**, people, places, and economic opportunity via physical spaces or new relationships.

Creative Placemaking

Outreach | Research | Planning | Implementation

- Artists
- Environment
- Residents
- Government
- Non-profit
- Stakeholders
- Visitors
- Local business
- What do people need? Can it be a destination too? Tourism?
- A way to address common issues
- Vacant lot – art gallery in Thomasville – photos of locals
- Not cookie cutter – specific to need in their community
- Artists – creative placemaking
- Macon Mill Hill Renovation
- Affordable housing for artists in exchange for work
- Atlanta – Adams Park sidewalk artists
- Atlanta High Museum – nobody used the plaza so they interviewed folks to find out why. They were told that it was too formal and didn't feel welcoming so artists created hammocks and swings for the space.
- Economic development and the Georgia Council for the Arts
 - How can we help bring concepts and artists into smaller communities?
 - Training and jobs for artists?
 - Pride in the community so people will want to visit and live

Next, Chairman Neely called on Tim Evans to introduce the panel to speak about Economic Development placemaking for business and people.

Panelists

Tim Evans, Senior VP, Economic Development – Great Hall Chamber of Commerce

Bryan Lackey, City Manager – City of Gainesville

Zach Propes, County Administrator

Tim:

- Vision 2030
 - Wanted a walkable community to connect cities
 - Livable downtown – live, work, play
 - Learned best practices for placemaking
- Drone Video of Midland (midtown)
- Renaissance
 - Parking lot
 - Retail and food on the first and second levels with residential on the third and fourth levels
- The National
 - Courtyard
- Boot Barn Hall at Bourbon Brothers – restaurant and concert hall out of Colorado
- Olympic Park is still used year-round for the original purpose – 26 NCAA champs

Bryan

Engines for growth

- Advanced manufacturing 30% of workforce – 330 businesses
- North Georgia Health System
 - 10,000 people employed
 - Level one trauma center
 - Cardiac
- Northeast Georgia Hospital
- Colleges and Universities
- Expansions
 - Gainesville 85 Business Park
 - Cottrell Car Haulers
 - King’s Hawaiian – 85% of their product is made in Gainesville
 - Mar-Jac expansion
 - 1% of all chicken in the United States
 - 5-year project
 - 3.5 million birds per week
 - Doubled in size
 - 1,200 employees
 - Adding 10-15% automation which helps with labor challenges
 - Very business friendly
 - Grad Certified site Gateway Industrial Center
 - Kubota rough terrain vehicle – the only place made
 - NE Georgia Inland Port – 2026
 - Will start at 80,000 containers a year

Zach

We collaborate to serve our citizens

- Projects

- White Sulfur and Cagle Road Realignment to eliminate two rail crossings for the inland port
- Cagle Road to be paved behind Inland Port to get to standards
- Kubota
 - 35,000 employees
 - Largest Japanese company in Georgia
 - 140 acres for expansion

Chairman Neely called on **Commissioner Pat Wilson** to present the Commissioner’s Report.

It’s great to be in a thriving community like Gainesville. I want to thank Chairman Ron Stephens on the Economic Development and Tourism Committee for being here.

Your Board Book in front of you covers Q4 of the fiscal year: that’s April through June. I’ll cover this timeframe and more. So please do refer to your book for a more complete picture of news and upcoming events – take it home. Let us know if you have questions.

Council for the Arts

- Tina provided a great example already today of the ways that Georgia Council for the Arts works with our communities.
- And Governor Deal was responsible for bringing Georgia Council for the Arts under the GDEcD umbrella back in 2011!
- We always say that economic development doesn’t happen in a vacuum.
- We’re still seeing the benefits of being one team with Tourism, Film, Trade, Global Commerce – and more – as we work every day to remain connected and break down silos to pursue opportunity.

Here in Gainesville:

- Seven artists have work in the current round of “Art of Georgia” exhibit at the State Capitol & Governor’s Mansion, where the artworks will hang for a year.
- Elachee Nature Science Center earned an FY23 Arts Education grant (\$5K)

In the coming weeks, GCA will release our new strategic plan. There is a new focus on creative placemaking programs for rural communities as well as arts education.

Center of Innovation

- We’ve recently further strengthened our AgTech team – adding a food safety specialist to the team to work with the small and medium-sized food processors across the state. Justin Edwards is a former USDA food inspector and can help these businesses more effectively navigate the regulatory issues around their food business.
- We hosted the 2nd annual AgTech Summit in June at Middle Georgia State University in Macon.
- This year’s Summit brought together industry, academia, and government partners in the AgTech ecosystem. Presenters ranged from Fortune 500 companies such as AGCO to Georgia-based small businesses such as PermaTherm and nonprofits such as the Georgia Foundation for Agriculture and the Conservation Fund.
- The Center of Innovation hosted the first-ever Georgia AgTech Startup Pitch Competition.
- We have a new blog on the website with more information about this event, or you can talk with Center of Innovation Director David Nuckolls.

Film Office

Of course, we are celebrating 50 years of Georgia film! Instead of a big report here, I'm going to talk about what the impact of this industry brings to Hall County.

- Over 60 studio productions are in Hall County's filmography, and the community is on the radar of major studios who bring their productions and dollars with them.
- The Netflix series "Ozark" filmed here for all four of its seasons.
 - The production was a very good business partner and their hard work has left behind some small business opportunities.
 - First, the production kept a year-round base camp at one of the local dormant Corps of Engineers parks – this resulted in:
 - Year-round rent and utilities being paid from an asset that had been closed for over 10 years.
 - Park locations were also used on-screen.

A couple of fun examples of economic impact include:

- The Byrd House – the residence of the main characters – now serves as a very exclusive vacation rental, going for more than \$1,800 a night.
 - The homeowners who worked with Ozark throughout the production penned a deal with them to leave behind all the furnishing and décor from the set.
- Ozark location tours by boat:
 - One of Lake Lanier's local fishing and party boat charter captains began offering Ozark tours on one of his vessels. During shoots, tours were going for over \$300 per person due to high demand and limited space.
 - He now offers a post-production tour that takes guests to the locations and they are shown photography and film clips from the show to complete the experience.
 - Marinas & Restaurants:
 - Several shoreline businesses, including marinas and restaurants, were also featured in Ozark. One in particular was used several times as a local watering hole for characters on the show. This restaurant offers Ozark themed drinks and fans can snap photos where the cast filmed their scenes.
 - Another restaurant was featured in the final season of the show and they have seen an uptick in visitors dining there as part of their Ozark touring experience.

Global Commerce

Kristi Brigman gave the main update and deep dive for you here. I have to say thanks to this entire team – including our Board – for the results and opportunities we've been able to realize over these last several years. It's an incredible time to be in economic development!

Years of work has brought us to this point, and it's on us to continue to plan for the future, be responsive to business, and deliver results.

We've re-organized the Global Commerce team a bit to help maximize this moment and carry the load...

International Trade & International Relations

I want to thank our International Relations team of Nico Wijnberg and Coryn Marsik for their work. You saw the FDI results, and these folks and our International offices play a big role in this growth. Their work cuts across divisions to ensure our long-term global partnerships are steady, and growing.

This past summer, they led Governor Kemp’s missions to Israel, the Paris Air Show, and the Country of Georgia. Governor Kemp was the first sitting U.S. Governor to visit the country, where we have a special relationship through the Georgia Guard.

Nico is also the Chief Protocol Officer for the State of Georgia. In addition to serving as the primary lead on our international missions, International Relations also coordinates visiting international delegations and dignitaries, maintains ties with bi-national chambers of commerce, the Georgia-based Consular Corps, and much more. They are an integral part of our team, so they have moved under the Commissioner’s Office umbrella at our Department.

Tourism/Explore Georgia

In June, Explore Georgia led a statewide exhibition at the leading international travel trade show. The Explore Georgia “campus” featured 4 destinations:

- Atlanta
 - Ellijay
 - the Golden Isles, and
 - Savannah,
- As well as 2 private-sector partners: the Atlanta Braves and Okefenokee Swamp.

By presenting tourism product from across the state, Explore Georgia drove more foot traffic and awareness among the 5,000 international travel buyers and media than any single destination could have accomplished on its own.

I want to thank you all for serving our state through our Board. We’ve had a few opportunities to see Board members at State events, and the ways you’re representing the work of our Department and making connections in your regions of the state. We love seeing that activity and hearing from you often!

Chairman Neely reminded board members to call on the Department for presentations and take what they hear back to their communities. He said the role of a board member is communication – we have influence in our role. Be a liaison in two ways: take home resources and bring back information of what’s going on in our communities to the Department.

He adjourned the meeting at 4:30 pm.

Respectfully Submitted:



Jay Neely
Board Chairman



Dennis Chastain
Board Secretary

attachments

Resolution 1 | Quick Start Training Center
Resolution 2 | EMC

RESOLUTION

WHEREAS, the Board of Economic Development (“GDEcD Board”) is charged with the direction, supervision and policy setting for the Department of Economic Development (“GDEcD”) of the State of Georgia, and pursuant to O.C.G.A. § 50-7-16, GDEcD with the approval of the State Properties Commission (the “Commission”), has the power to convey real property;

WHEREAS, the Commission, is the fee simple owner of certain land held in GDEcD’s custody (the “Site”), with such land being located in Walton County and identified at Exhibit “A”;

WHEREAS, such Site is to be used to develop, construct and operate a Technical College of Georgia QuickStart Training Center (the “Training Center”) for the benefit of Rivian Horizon, LLC (“Rivian”);

WHEREAS, GDEcD, through the State Properties Commission, seeks to transfer custody of the Site from GDEcD to the Technical College System of Georgia to develop, construct and operate the Training Center;

WHEREAS, GDEcD supports authorizing this conveyance to allow the Commission to transfer custody of the Site to the Technical College System of Georgia; and


NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF THE ECONOMIC DEVELOPMENT request that the State Properties Commission authorize the transfer of custody of the Site from GDEcD to the Technical College System of Georgia, subject to approval by the State Properties Commission;

AND BE IT FURTHER RESOLVED that the Chairman is hereby authorized to do all things necessary and proper to implement the purpose of this resolution.

Adopted this 16th day of August, 2023.



Chairman
Georgia Department of Economic Development

Attest: 

Secretary or Assistant Secretary

{Department Seal}

CERTIFICATE

The undersigned hereby certifies that I hold the position of Secretary or Assistant Secretary, as stated below my signature, of the Board of the Georgia Department of Economic Development and that the Resolution a true and correct copy of which is attached to this Certificate was duly adopted by the Board of the Department at and in a public meeting duly scheduled and for which all public notices required by law were given.

Dated: August 16th, 2023.


Secretary or Assistant Secretary

{Department Seal}

Exhibit A



VICINITY MAP
 The location of this survey within the Stanton Springs North area is shown on this vicinity map. The map is not intended to show lot lines or other boundaries.

LEGEND

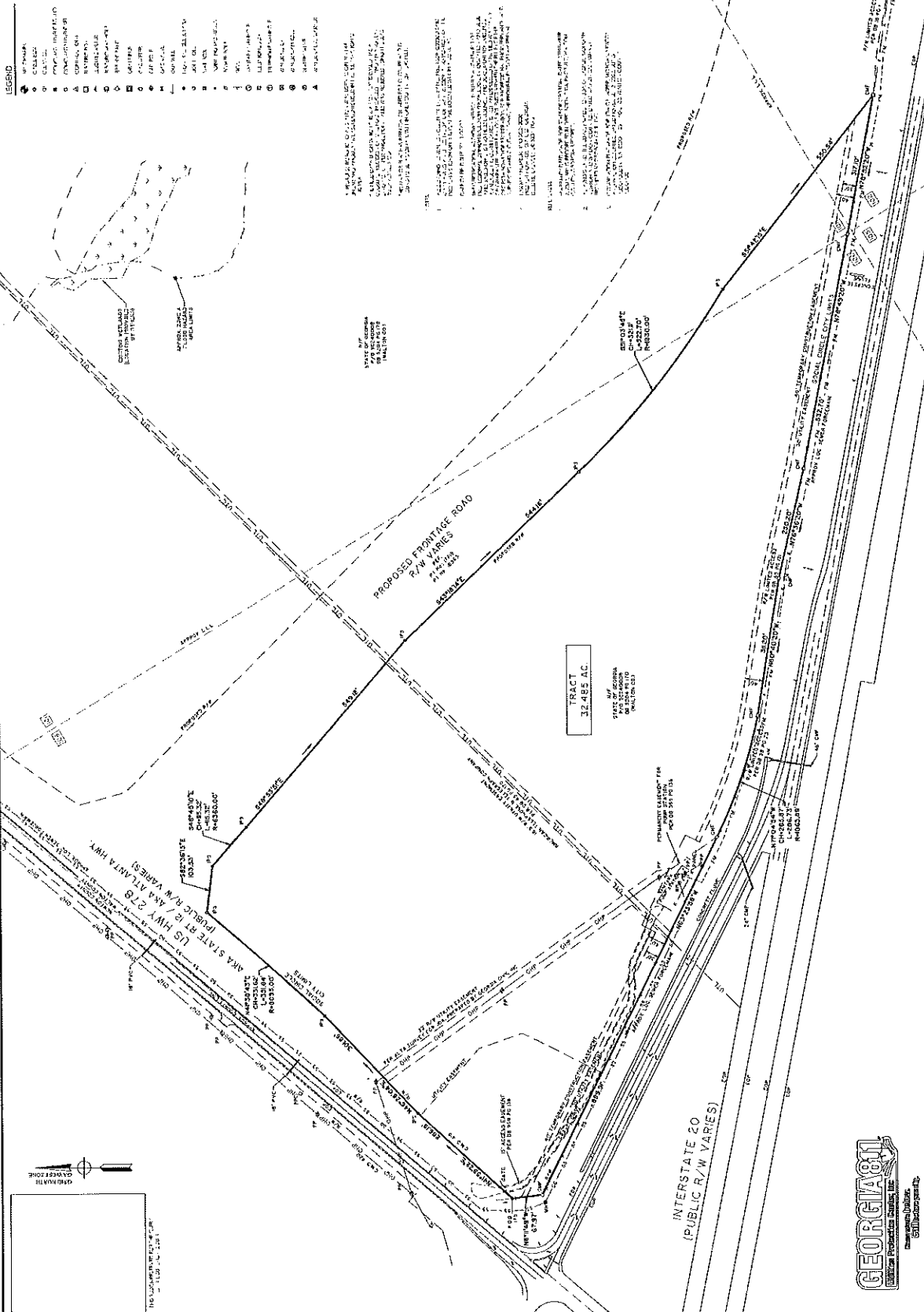
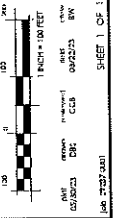
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BOUNDARY SURVEY
STANTON SPRINGS NORTH
LAND LOTS 101, 102, & 106
SOCIAL CIRCLE G.M.D. 418
1ST DISTRICT
WALTON COUNTY
GEORGIA

Prepared by
JOINT DEVELOPMENT AUTHORITY OF
 JASPER, MORGAN, BENTON, &
 WALTON COUNTIES

THOMAS HUTTON
 5074 Brentwood Industrial Way • Suite A
 Buford, GA 30515 • 770-571-3668
 www.thomashutton.com



LEGEND

- 1/4" = 100' SCALE
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 STATE OF GEORGIA
 DEPARTMENT OF REVENUE
 EXCLUDED

PROPOSED FRONTAGE ROAD
 R/W VARIES
 100'-0" R/W
 100'-0" R/W

US HWY 278
 (PUBLIC R/W VARIES)
 100'-0" R/W

STATE OF GEORGIA
 DEPARTMENT OF REVENUE
 EXCLUDED

PROPOSED FRONTAGE ROAD
 R/W VARIES
 100'-0" R/W

GEORGIA
 CONSTRUCTION

FOR INFORMATION, THE ABOVE IS A PRELIMINARY SURVEY. THE SURVEYOR HAS NOT BEEN TO THE FIELD TO VERIFY THE ACCURACY OF THE DATA PROVIDED. THE SURVEYOR HAS NOT BEEN TO THE FIELD TO VERIFY THE ACCURACY OF THE DATA PROVIDED. THE SURVEYOR HAS NOT BEEN TO THE FIELD TO VERIFY THE ACCURACY OF THE DATA PROVIDED. THE SURVEYOR HAS NOT BEEN TO THE FIELD TO VERIFY THE ACCURACY OF THE DATA PROVIDED. THE SURVEYOR HAS NOT BEEN TO THE FIELD TO VERIFY THE ACCURACY OF THE DATA PROVIDED.

RESOLUTION

WHEREAS, the Walton EMC (“EMC”) needs to underground electrical lines and associated electrical infrastructure improvements on the Rivian Site in Morgan and Walton Counties (the “Project”); and

WHEREAS, pursuant to O.C.G.A. § 50-7-41, the Department is authorized to lease any improved or unimproved land or other property acquired by it under Code Section 50-7-40 to the Authority with the custody to any such land remaining with the Department;

WHEREAS, pursuant to O.C.G.A. § 50-16-42, the Commission has the authority to grant a revocable license agreement or easement for property under the custody and control of any state agency; and

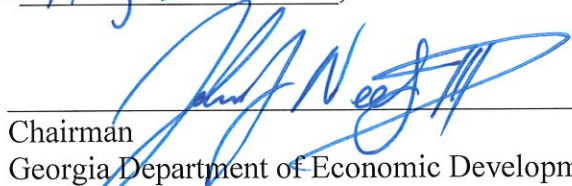
WHEREAS, EMC, through the State Properties Commission, requires GDEcD to authorize a revocable license agreement, and any subsequent temporary or permanent easement, as required or approved by the Commission, to EMC so that EMC can install the Project as identified on Exhibit “A”; and

WHEREAS, the Department supports authorizing this resolution so as to allow the Commission to grant the revocable license agreement, and any subsequent temporary or permanent easement, as required or approved by the Commission, to EMC as shown in Exhibit “A” ; and

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF THE ECONOMIC DEVELOPMENT request that the State Properties Commission authorize the granting of the revocable license agreement, and any subsequent temporary or permanent easement, as required or approved by the Commission, on the Property as shown in Exhibit “A”;

AND BE IT FURTHER RESOLVED that the Chairman is hereby authorized to do all things necessary and proper to implement the purpose of this resolution.

Adopted this 16th day of August, 2023.



Chairman
Georgia Department of Economic Development

Attest: 

Secretary or Assistant Secretary

{Department Seal}

CERTIFICATE

The undersigned hereby certifies that I hold the position of Secretary or Assistant Secretary, as stated below my signature, of the Board of the Georgia Department of Economic Development and that the Resolution a true and correct copy of which is attached to this Certificate was duly adopted by the Board of the Department at and in a public meeting duly scheduled and for which all public notices required by law were given.

Dated: August 16th, 2023.


Secretary or Assistant Secretary

{Department Seal}

Exhibit A

