

DEVELOP COWETA

A PUBLICATION OF THE COWETA COUNTY DEVELOPMENT AUTHORITY

JANUARY 2014



Impact fees eliminated

Economic development in Coweta County got a boost in December when the Coweta County Commission voted unanimously to eliminate impact fees. The fees had been in place since 2006 and applied to new residential, industrial and commercial construction.

The Development Authority is hoping the change will help spur much-needed industrial building development. According to CoStar, the current vacancy rate for industrial buildings in Coweta County is 2.6%, well below the average in the Atlanta market. Since most new projects begin by looking for an available building, Development Authority members have expressed a concern that some projects are bypassing Coweta County because of the lack of inventory.

Chairman Terry Daviston thanked the Commissioners and County Administrator Michael Fouts for their hard work in addressing the difficult issue.

US HealthVest BEHAVIORAL HEALTHCARE REDEFINED

CERTIFICATE OF NEED APPEAL FINDS COMMUNITY SUPPORT

The Georgia Department of Community Health denied the Certificate of Need (CON) application filed by Newnan Behavioral Hospital to operate a psychiatric and substance abuse hospital. The facility is planned for the vacant Piedmont Newnan location on Hospital Road.

CON battles are not new for Coweta County facilities. It took over 2 years for HealthSouth to work its way through the appeals process and receive final approval to move forward with its comprehensive inpatient rehabilitation hospital.

Coweta County Commission Chairman Bob Blackburn said, "We are disappointed that the Certificate of Need was denied for Newnan Behavioral Hospital. The mental health facility that US HealthVest planned has had overwhelming support in our county and we believe opening this type of facility is clearly warranted. We look forward to receiving further information on why the Certificate of Need was denied and will support any appeal."

Authority President Greg Wright emphasized the Development Authority's support for the project. "Medical professionals within Coweta County have made very compelling arguments as to why a local facility is needed. We will continue to work with our community partners to support Newnan Behavioral Hospital during the appeals process," said Wright. Community supporters of the project submitted over 70 letters to the Department of Community Health in support of the hospital.

HEALTHSOUTH



Drivers along Newnan Crossing Boulevard have seen activity underway at the site of HealthSouth's newest hospital. After a prolonged CON process, the hospital finally received approval to begin construction on the 50-bed comprehensive inpatient rehab facility. HealthSouth purchased an existing hospital in Augusta, so the Coweta facility will be the first HealthSouth facility built in Georgia.

COWETA COUNTY DEVELOPMENT AUTHORITY

Terry Daviston -Chairman David Brown -Vice Chairman Steve Stripling-Secretary/Treasurer

Jan Alligood Mike Barber Rob Brass Jim McGuffey Jim Mottola

Greg Wright-President Brenda Washington-Executive Assistant

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MOTTOLA APPOINTED TO CEC BOARD

At the January Development Authority meeting board member Jim Mottola (l) was appointed to serve as the Development Authority's representative on the Central Educational Center (CEC) Board of Directors. Mottola currently serves as chairman of the West Georgia Technical College Foundation Board and served for 9 years on the operating board of directors of West Georgia Technical College.

Mottola replaces Jan Alligood (r), who has served as the Authority's representative on the CEC Board. Development Authority Board Chairman Terry Daviston thanked Alligood for her many years of service to CEC, including her tenure as Chairman of the CEC Board.

Central Educational Center is the model for Georgia's career academy initiative and was recently honored as Georgia's College and Career Academy of the Year.



DEVELOPMENT AUTHORITY 2014 ORGANIZATIONAL MEETING HELD JANUARY 2ND

Jeff Lamb, the chairman of the Georgia District Export Council (DEC), updated Development Authority members on the work of the DEC. DECs offer export assistance to small- and medium-sized businesses that are interested in exporting. In Georgia's 3rd District, which includes Coweta County, 10,669 total jobs are supported by exports. In addition, total merchandise exports totaled \$3.9 billion, with service exports accounting for \$634 million.

The Coweta County Development Authority and the Development Authority of Coweta County held its initial meeting of 2014. During the meeting, the authorities elected officers for the year.

Terry Daviston was reelected as Chairman of the authorities. David Brown was elected Vice Chairman, and Steve Strippling was elected Secretary/Treasurer.

The boards also approved the annual conflict of interest resolution. Although not required, the boards have chosen to approve the resolution each year to reiterate its understanding of Georgia's conflict of interest guidelines.

In other business at the meeting, Development Authority President Greg Wright gave an update of project activity. Normally, the holiday season is a slow time for projects; however, 2013 was an exception.

Coweta County is the final Georgia location under consideration by a US manufacturing company. Georgia is competing for the project against a neighboring state. Wright made mention of the great team effort involved in the project that includes state agencies, local utility partners and a private landowner. The company estimates employment at over 100 at full production. Wright also reported that 4 local companies are planning expansion projects with at least one announcement planned for January.



DAVISTON



PAT HANNON NAMED INTERIM WGTC PRESIDENT

Veteran West Georgia Technical College executive Pat Hannon has been named the interim president of the college. The announcement was made by Technical College System of Georgia Commissioner Ron Jackson following the resignation of former president Skip Sullivan, who accepted a new job as president of Alfred State College in New York.

"I know Pat Hannon to be a highly capable administrator and one who I can trust to step in and provide strong leadership for the faculty, staff and students of West Georgia Technical College," said Jackson.

"I am thankful to Commissioner Ron Jackson for his confidence in me, and I am humbled by this opportunity," Hannon said. "West Georgia Technical College has the very best team of faculty and staff anywhere and they will make my job much easier."

Hannon has served in several leadership positions at WGTC over the last 26 years. After a stint in private industry, he was hired in 1987 to oversee the business operations of what was then Carroll Technical Institute. He served as the vice president for administrative services for 11 years and was also the college's vice president of student affairs before being named vice president of academic affairs.

Hannon played a critical role in the development of Central Educational Center, which is the model for the career academy initiative in Georgia.



BUILDINGS FOR LEASE - BUILDINGS FOR LEASE - BUILDINGS FOR LEASE

ADDRESS	BUILDING DESCRIPTION	ADDRESS	BUILDING DESCRIPTION
164 Weldon Road Palmetto, GA 30268	38,505 SF 3,805 SF Office Space	81 Millard Farmer Industrial Blvd. Newnan, GA 30263	14,000 SF 16' Ceiling Height
27 First Avenue Newnan, GA 3263	36,900 SF Ste. 50 14,000 SF Ste. 40 24,000 SF 2 nd Floor	87 Amlajack Way Newnan, GA 30265	13,500 SF 1,800 SF Office Space
385 International Park Newnan, GA 30265	33,225 SF 8,000 SF Office Space 26' Clear Ceilings	19 Millard Farmer Industrial Blvd. Newnan, GA 30263	12,500 SF Heavy Duty Racking 22' – 24' Ceiling Height
23 McBride Street Newnan, GA 30263	25,250 SF 1,500 SF Office Space 24' Clear Ceiling Height	1180 Highway 29 S Newnan, GA 306263	7,200 SF 1,900 SF Office Space
375 International Park Newnan, GA 30265	18,220 SF – Suite 400 1,200 SF Office Space 24' Clear Ceilings	238 Pine Road Newnan, GA 30263	6,000 SF 1,200 SF Office Space 16' Ceiling Height
		100 & 110 Werz Industrial Dr. Newnan, GA 30263	1,500 SF to 12,740 SF 14' Ceiling Height



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BUILDINGS FOR SALE	
ADDRESS	BUILDING DESCRIPTION
536 Corinth Road Newnan, GA 30263	55,000 SF 14' – 24' Ceiling Height
101 Johnston Circle Palmetto, GA 30268	50,000 SF 10'-22' Ceiling Height
17 Augusta Drive Newnan, GA 30263	40,000 SF 16' Ceiling Height
3 Haynie Street Newnan, GA 30263	35,200 SF 12' Ceiling Height
547 Highway 29 S Newnan, GA 30263	32,000SF 20'-24' Ceiling Height
53 Johnston Circle Palmetto, GA 30268	24,000 SF 25' Ceiling Height
117 Hillwood Circle Newnan, GA 30263	12,000 SF 20' Ceiling Height
80 Mayo Royal Industrial Rd. Newnan, GA 30263	8,000 SF 18' Ceiling Height

