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EXECUTIVE SUMMARY

Study Area: Houston, Bibb, Peach, Jones, Monroe, Crawford, and Twiggs Municipalities

The Middle Georgia region is well-poised to more than adequately meet the existing and future needs of business and industry. Most of the area's entities responsible for utilities have invested heavily in developing essential utility services and have created significant excess capabilities which are available for a wide variety of uses.

Utility companies supplying natural gas and generating electricity report capacities that indicate quantities available meet or exceed projected demand well into the future. Additionally, fire protection through the local governments is generally considered outstanding in the metro and populated areas. Many fire departments have class ranking well above average and maintain well staffed and equipped stations within industrial areas and five-minute response time to other developments.

Emergency response teams are in place and are located in the fire stations. Mutual aid agreements are also in place and provide responses from surrounding jurisdictions should a major event exceed the capacity of an individual jurisdiction.

Access to resources across the area is considered to be outstanding with providers having engineering, design, service technicians, and support functions available to the users. Customer choices as to supplier and negotiable rates are also available from certain utilities for high volume users. One-stop permitting processes and assistance with meeting regulatory requirements are also frequently available through the provider.

<p>HOUSTON COUNTY</p> <p>Square Miles: 377</p> <p>MSA: Warner Robins, GA MSA</p>

CENTERVILLE (HOUSTON COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia’s modern integrated electrical transmission system, Centerville has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state’s power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 3,650,000 gal/day Consumption: 500,000 gal/day average 550,000 gal/day maximum Source: 3 deep wells. Pumping capacity: 3,563 gal/min Elevated storage capacity: 950,000 gal
SEWAGE	Plant capacity: 12,000,000 gal/day Plant load: 6,500,000 gal/day average Treated at Warner Robins. Primary, secondary treatment plant
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

CENTERVILLE (HOUSTON COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 daily from Warner Robins. 3 TV channels received (11-channel cable available).
FINANCIAL FACILITIES:	1 branch bank with \$642 billion in assets.
INDUSTRIAL SUPPORT SERVICES:	Fabricating, casting, finishing, forming, machining, tool & die shop, electric motor repair, general contractors, civil engineers, consulting engineers, sheet metal shops available in area.
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

CENTERVILLE (HOUSTON COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	Volunteer fire department, 3 paid employees. Fire insurance classification 5.
POLICE PROTECTION	11 full-time and 5 part-time officers.
GARBAGE	Service provided by city.
PROFESSIONAL ENGINEER	None.
ZONING	City and county have zoning ordinance and subdivision design standards.
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

CENTERVILLE (HOUSTON COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory. (2003 effective rates):</p> <p style="padding-left: 40px;">Property Within City: \$12.03 Outside City: \$8.44</p> <p><small>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/harlin.shtml)</small></p>
INVENTORY	Centerville and Houston County exempt 100% on all classes of certain business inventory from property taxation.
SALES	County has 1% educational and 1% local option sales tax in addition to the 4% state sales tax.
<p><small>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</small></p>	

<http://www.georgiainfosource.com/pdfs/edp/CentervilleHouston.pdf>

PERRY (HOUSTON COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia's modern integrated electrical transmission system, Perry has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state's power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 5,500,000 gal/day Consumption: 2,200,000 gal/day average 3,300,000 gal/day maximum Source: 5 deep wells. Pumping capacity: 5,250 gal/min Storage capacity: 2,000,000 gal.
SEWAGE	Plant capacity: 3,000,000 gal/day Plant load: 1,900,000 gal/day average Primary and secondary treatment plant

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002

PERRY (HOUSTON COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 weekly. 3 dailies delivered in area. 4 TV channels received (63-channel cable available). Local radio stations: 1 AM/FM.
FINANCIAL FACILITIES:	2 local banks with \$203 million in assets and 2 branch banks with \$642 billion in assets.
INDUSTRIAL SUPPORT SERVICES:	Fabricating, casting, finishing, forming, machining, tool & die shop, electric motor repair, general contractors, civil engineers, consulting engineers, sheet metal shops available in area.

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002

PERRY (HOUSTON COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	10 full-time city and 14 volunteer fire personnel. Protection outside city limits provided by county. Fire insurance classification 6.
POLICE PROTECTION	25 full-time personnel. Emergency protection provided outside city limits.
GARBAGE	Service provided by city and county.
PROFESSIONAL ENGINEER	1 full-time engineer.
ZONING	City and county have zoning ordinance and subdivision design standards (Southern Building Code).

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002

PERRY (HOUSTON COUNTY) – TAXES

PROPERTY	Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory. (2001 effective rates): Property Within City: \$13.82 Outside City: \$8.44 Rate for portion of Perry in Peach County is \$15.39.
INVENTORY	Perry and Houston County exempt 100% on all classes of certain business inventory from property taxation.
SALES	County has 1% educational 3% local option sales tax in addition to the 4% state sales tax.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

<http://www.georgiainfosource.com/pdfs/edp/PerryHouston.pdf>

WARNER ROBINS (HOUSTON COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia's modern integrated electrical transmission system, Warner Robins has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state's power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 14,500,000 gal/day Consumption: 6,500,000 gal/day average 11,000,000 gal/day maximum Source: 17 deep wells. Pumping capacity: 23,545 gal/min Storage capacity: 3,150,000 gal
SEWAGE	Plant capacity: 12,000,000 gal/day Plant load: 6,500,000 gal/day average Primary, secondary treatment plant
<i>Source:</i> Georgia Dept. of Industry, Trade & Tourism Publication date: April 17, 2002	

WARNER ROBINS (HOUSTON COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 2 dailies, 1 weekly. 3 area TV channels (53-74 channels available with cable). Local radio stations: 2 AM, 1 FM.
FINANCIAL FACILITIES:	1 local bank with \$252 million in assets and 7 branch banks with more than \$1 trillion in assets.
INDUSTRIAL SUPPORT SERVICES:	Fabricating, casting, finishing, forming, machining, tool & die shop, electric motor repair, civil engineers, consulting engineers, general contractors, sheet metal shops available in area.
<i>Source:</i> Georgia Dept. of Industry, Trade & Tourism Publication date: April 17, 2002	

WARNER ROBINS (HOUSTON COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	90 full-time personnel and 5 centrally-located fire stations. Fire insurance classification 3.
POLICE PROTECTION	113 full-time uniformed officers in city.
GARBAGE	Service provided by city.
PROFESSIONAL ENGINEER	3 full-time engineers. 1 full-time surveyor.
ZONING	City and county ordinances (Southern Building Code).
<i>Source:</i> Georgia Dept. of Industry, Trade & Tourism Publication date: April 17, 2002	

WARNER ROBINS (HOUSTON COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory. (2003 effective rates):</p> <p style="padding-left: 40px;">Property Within City: \$13.25 Outside City: \$9.29</p> <p><i>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/harlin.shtml)</i></p>
INVENTORY	Warner Robins and Houston County exempt 100% on all classes of certain business inventory from property taxation.
SALES	County has 1% educational and 1% local option sales tax in addition to the 4% state sales tax.
<p><i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 17, 2002</i></p>	

<http://www.georgiainfosource.com/pdfs/edp/Warner%20RobinsHouston.pdf>

BIBB COUNTY
Square Miles: 250
MSA: Macon, GA MSA

MACON (BIBB COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia’s modern integrated electrical transmission system, Macon has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state’s power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 48,000,000 gal/day Consumption: 24,000,000 gal/day average Ground storage capacity: 5,200,000 gal Source: Ocmulgee River
SEWAGE	Plant capacity: 43,000,000 gal/day Plant Load; 27,500,000 gal/day Capacity will be expanded to: 57,000,000 gal/day Tertiary plant. Secondary plant.

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: January 25, 2002;

MACON (BIBB COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 daily, 1 weekly. Other dailies delivered from Atlanta. 5 TV channels (36-channel cable available). Local radio stations: 6 AM, 11 FM. PBS received.
FINANCIAL FACILITIES:	5 local banks with \$2 billion in assets and 4 branch banks with \$329 billion in assets.
INDUSTRIAL SUPPORT SERVICES:	Civil engineers, consulting engineers, environmental engineers, architects, electric motor shops, general contractors, machine shops, casting shops, tool & die shops, sheet metal shops, public warehousing and piping.

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: January 25, 2002

MACON (BIBB COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	316 full-time fire personnel and 32 rescue and firefighting vehicles. Protection provided throughout county. Fire insurance classification 1 in city and 4 outside.
POLICE PROTECTION	260 full-time uniformed officers in city. 175 patrol cars in city and 50 full-time patrol cars in the county for protection outside city limits. 155 Bibb County Sheriff’s Dept. officers.
GARBAGE	Service provided by city and county.
PROFESSIONAL ENGINEER	14 consultants. 4 civil engineers.
ZONING	City and county have zoning ordinance and subdivision design standards.

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: January 25, 2002;

MACON (BIBB COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.</p> <p>(2003 effective rates): Property Within City: \$15.81 Outside City: \$13.18</p> <p><i>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/appcam/shtml)</i></p>
INVENTORY	<p>Macon and Bibb County exempt 100% on all classes of certain business inventory from property taxation.</p>
SALES	<p>City and county have 2% local sales tax in addition to the 4% state sales tax.</p>
<p>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: January 25, 2002</p>	

<http://www.georgiainfosource.com/pdfs/edp/MaconBibb.pdf>

<p>PEACH COUNTY Year Organized: 1824 Square Miles: 151</p>

BYRON (PEACH COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia’s modern integrated electrical transmission system, Byron has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state’s power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 140,000 gal/day Consumption: 68,730 gal/day average Elevated storage capacity – 75,000 gal and 250,000 gal. Source: 2 deep wells Pumping capacity: 1,075 gal/min
SEWAGE	Plant capacity: 50,000 gal/day Oxidation pond.
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

BYRON (PEACH COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 weekly. 7 TV channels received (cable available).
FINANCIAL FACILITIES:	2 branch banks with \$75 billion in assets.
INDUSTRIAL SUPPORT SERVICES:	Fabricating, forming, machining at Fort Valley (10 miles). Casting, finishing, tool & die shop, electric motor repair at Macon (10 miles).
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

BYRON (PEACH COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	21 volunteer personnel. Protection outside city limits. Fire insurance classification 7.
POLICE PROTECTION	9 full-time police personnel. Protection outside city limits.
GARBAGE	Service provided by city and county.
PROFESSIONAL ENGINEER	City uses licensed consultant.
ZONING	City and county have zoning ordinance and subdivision design standards.
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

BYRON (PEACH COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.</p> <p>(2003 effective rates): Property Within City: \$16.32 Outside City: \$13.00</p> <p><i>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/harlin.shtml)</i></p>
INVENTORY	Peach County exempts 40% on all classes of certain business inventory from property taxation and Byron exempts 100% on classes 1 and 2.
SALES	City and county have 3% local sales tax in addition to the 4% state sales tax.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

<http://www.georgiainfosource.com/pdfs/edp/ByronPeach.pdf>

FORT VALLEY (PEACH COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia's modern integrated electrical transmission system, Fort Valley has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state's power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 4,000,000 gal/day Consumption: 2,000,000 gal/day average, 3,000,000 gal/day maximum Elevated storage capacity: 1,550,000 gal/day Source: 5 deep wells. Pumping capacity: 6,100 gal/min.
SEWAGE	Plant capacity: 1,250,000 gal/day Plant load: 1,000,000 gal/day average Primary, secondary treatment plant.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

FORT VALLEY (PEACH COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 weekly. 9 TV channels received (cable available). Local radio stations: 2.
FINANCIAL FACILITIES:	1 local bank with \$92 million in assets and 2 branch banks with \$75 billion in assets.
INDUSTRIAL SUPPORT SERVICES:	Fabricating, forming, machining. Casting, finishing, tool & die shop, electric motor repair at Macon (26 miles).
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

FORT VALLEY (PEACH COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	10 full-time and 26 volunteer personnel. Protection outside city limits. Fire insurance classification 4.
POLICE PROTECTION	24 full-time personnel. Protection outside city limits.
GARBAGE	Service provided by city and county.
PROFESSIONAL ENGINEER	Full-time licensed engineer.
ZONING	City and county have zoning ordinance and subdivision design standards.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

FORT VALLEY (PEACH COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.</p> <p>(2003 effective rates): Property Within City: \$16.72 Outside City: \$13.00</p> <p><i>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/peatat.shtml)</i></p>
INVENTORY	Peach County exempts 40% on all classes of certain business inventory from property taxation.
SALES	City and county have 3% local sales tax in addition to the 4% state sales tax.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

<http://www.georgiainfosource.com/pdfs/edp/Fort%20ValleyPeach.pdf>

JONES COUNTY
Square Miles: 394
MSA: Macon, GA MSA

GRAY (JONES COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia's modern integrated electrical transmission system, Gray has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state's power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Gray: Plant capacity: 600,000 gal/day Consumption: 300,000 gal/day average Jones County Maximum emergency capacity – 2,340,000 gal/day Regular capacity: 1,750,000 gal/day Average consumption: 800,000 gal/day (Water may be purchased by agreement with Macon Water System up to 3,700,000 gal/day, if needed).
SEWAGE	Plant capacity: 400,000 gal/day Plant load: 275,000 gal/day average
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

GRAY (JONES COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 weekly. 5 TV channels received (cable available).
FINANCIAL FACILITIES:	1 local bank with \$196 million in assets and 2 branch banks with \$293 million in assets.
INDUSTRIAL SUPPORT SERVICES:	All services available in Macon (15 miles).
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

GRAY (JONES COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	7 fire districts with 125 volunteer personnel county-wide. Fire insurance classification 6 in city and 9 in county.
POLICE PROTECTION	Gray has 7 full-time and 7 part-time personnel. County has 31 full-time law enforcement personnel, including 15 deputies.
GARBAGE	County provides dumpsters and convenience centers. City provides curbside garbage collection to city residents. Services of two private collectors are available.
PROFESSIONAL ENGINEER	City has contract with engineering firm to do consulting work.
ZONING	City and county have zoning ordinance and subdivision design standards.
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

GRAY (JONES COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.</p> <p>(2003 effective rates): Property Within City: \$14.00 Outside City: \$10.22</p> <p><i>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/harlin.shtml)</i></p>
INVENTORY	Gray and Jones County exempt 100% on all classes of certain business inventory from property taxation.
SALES	City and county have 3% local sales tax in addition to the 4% state sales tax.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

<http://www.georgiainfosource.com/pdfs/edp/GrayJones.pdf>

MONROE COUNTY
Square Miles: 396
MSA: Macon, GA MSA

FORSYTH (MONROE COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia's modern integrated electrical transmission system, Forsyth has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state's power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 2,500,000 gal/day Consumption: 1,200,000 gal/day average Elevated storage capacity: 500,000 gal Source: Rocky Creek, Tobesofkee River. 117-acre reservoir.
SEWAGE	Plant capacity: 1,350,000 gal/day Plant load: 1,050,000 gal/day average Secondary treatment plant. Older plant (not presently in use) has capacity of 330,000 gal/day and can be expanded to 800,000 gal/day.
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

FORSYTH (MONROE COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 weekly (Monroe County Reporter). Dailies delivered: Macon Telegraph & News, Atlanta Constitution, Atlanta Journal. 7 TV channels received (cable available). Local radio stations: 1.
FINANCIAL FACILITIES:	2 local banks with \$101 million in assets and 2 branch banks with \$717 billion in assets.
INDUSTRIAL SUPPORT SERVICES:	Fabricating, casting, finishing, forming, machining, tool & die, electric motor repair at Macon (24 miles).
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

FORSYTH (MONROE COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	3 full-time personnel, 10 volunteers and 3 vehicles in Forsyth. Fire insurance classification 6. County protection outside city limits, 20 full-time firefighters and 92 volunteers with 10 fire stations and 15 vehicles. Fire insurance classification 6 in city and 9 in county. Fire protection augmented by nearby State Public Safety Training Center.
POLICE PROTECTION	23 full-time personnel with 9 vehicles. Protection outside city limits: county sheriff's office with 49 full-time personnel and 27 vehicles. Cooperative effort between city and county.
GARBAGE	Service provided by city.
PROFESSIONAL ENGINEER	Licensed consultant. County has surveyor.
ZONING	City and county have zoning ordinances.
<i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i>	

FORSYTH (MONROE COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.</p> <p>(2003 effective rates): Property Within City: \$11.50 Outside City: \$8.66</p> <p>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/lonpau.shtml)</p>
INVENTORY	<p>Forsyth exempts 100% on all classes of certain business inventory from property taxation. Monroe County exempts 100% on classes 2 and 3.</p>
SALES	<p>City and county have 2% local sales tax in addition to the 4% state sales tax.</p>
<p>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</p>	

<http://www.georgiainfosource.com/pdfs/edp/ForsythMonroe.pdf>

<p>Crawford County, GA Square Miles: 325 MSA: Macon, GA MSA</p>
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ROBERTA (CRAWFORD COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia’s modern integrated electrical transmission system, Roberta has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state’s power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 432,000 gal/day Consumption: 133,000 gal/day average 183,400 gal/day maximum Source: 20 wells Elevated storage capacity: 330,000 gal Pumping capacity: 300 gal/min
SEWAGE	Plant capacity: 220,000 gal/day Plant load: 500,000 gal/day average
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

ROBERTA (CRAWFORD COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 weekly. Dailies delivered: Atlanta Constitution, Macon Telegraph & News. 6 TV channels received (cable available)
FINANCIAL FACILITIES:	1 local bank with \$73 million in assets and 1 branch bank with \$75 billion in assets.
INDUSTRIAL SUPPORT SERVICES:	Tool & die, welding, machining, and mechanical fabrication, and recycling (local). Fabricating, forming, machining at Fort Valley (15 miles). Casting, finishing, finishing, tool & die shop, electric motor repair at Macon (26 miles).
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

ROBERTA (CRAWFORD COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	25 county volunteer personnel. Fire insurance classification 8 in city and 8/9 outside.
POLICE PROTECTION*	3 full-time and 2 part-time personnel.
GARBAGE	Service provided by city and county.
PROFESSIONAL ENGINEER	None
ZONING	City and county have zoning ordinance and subdivision design standards.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002; updated January 2004	

ROBERTA (CRAWFORD COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.</p> <p>(2003 effective rates): Property Within City: \$13.76 Outside City: \$11.30</p> <p><i>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/coofan.shtml)</i></p>
INVENTORY	Crawford County exempts 100% on all classes of certain business inventory from property taxation.
SALES	City and county have 3% local sales tax in addition to the 4% state sales tax.
Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002	

<http://www.georgiainfosource.com/pdfs/edp/RobertaCrawford.pdf>

<p>Twiggs County, GA Square Miles: 360 MSA: Macon, GA MSA</p>
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JEFFERSONVILLE (TWIGGS COUNTY) - UTILITIES

ELECTRICITY	A part of Georgia’s modern integrated electrical transmission system, Jeffersonville has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state’s power generating plants. This assures long-term continuity.
NATURAL GAS	Available in industrial quantities on both a firm and an interruptible basis.
WATER	Plant capacity: 300,000 gal/day Consumption: 225,000 gal/day average 275,000 gal/day maximum Elevated storage capacity: 100,000 gal Source: 3 deep wells Pumping capacity: 600 gal/min
SEWAGE	Plant capacity: 225,000 gal/day Secondary treatment plant.

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002

JEFFERSONVILLE (TWIGGS COUNTY) – COMMERCIAL SERVICES

COMMUNICATIONS	Local Newspapers: 1 weekly. Dailies delivered from Atlanta and Macon. 4 TV channels received (cable available).
FINANCIAL FACILITIES:	1 local bank with \$25 million in assets.
INDUSTRIAL SUPPORT SERVICES:	Fabricating, casting, finishing, forming, machining, tool & die shop, electric motor repair at Macon (23 miles).

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002

JEFFERSONVILLE (TWIGGS COUNTY) – MUNICIPAL SERVICES

FIRE PROTECTION	25 volunteer personnel. Fire insurance classification 8.
POLICE PROTECTION	3 full-time personnel.
GARBAGE	Service provided by city and county.
PROFESSIONAL ENGINEER	None
ZONING	City and county have zoning ordinance and subdivision design standards.

Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002

JEFFERSONVILLE (TWIGGS COUNTY) – TAXES

PROPERTY	<p>Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use “effective tax rates” (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure – the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.</p> <p>(2003 effective rates): Property Within City: \$16.88 Outside City: \$12.55</p> <p><i>(Source: www2.state.ga.us/departments/dor/ptd/cds/mvman/2004/mrman/taywor.shtml)</i></p>
SALES	City and county have 2% local sales tax in addition to the 4% state sales tax.
<p><i>Source: Georgia Dept. of Industry, Trade & Tourism Publication date: April 16, 2002</i></p>	

<http://www.georgiainfosource.com/pdfs/edp/JeffersonvilleTwiggs.pdf>