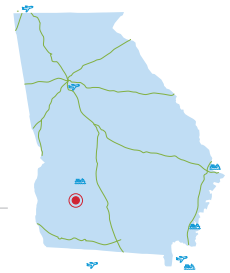




ALBANY

GEORGIA

This one-of-kind community is all about more – more incentives to attract growth; more advanced-process workers; more educational support; more building sites; more logistics, plus high-tech communication and recreational treasures.



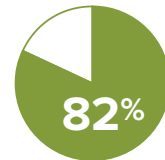
WORK-READY LABOR

- Highest Tier 1 Job Tax Credits
- More than 77,000 workers in metro area
- Home to nation's fourth largest Job Corps Center
- Employees trained in advanced-process manufacturing, logistics and distribution
- One of the first to earn Certified Work Ready designation

COUNTY: Dougherty
COUNTY POPULATION: 92,493

DELIVERED ENERGY

Emissions-Free



ACCESS TO AIR, WATER, RAIL AND EXPRESS HIGHWAYS

- Southwest Georgia Regional Airport: second largest cargo center in the state (passenger service also provided)
- 30 minutes to Cordele Inland Port with direct rail link to Port of Savannah
- Rail connections through Norfolk Southern and Georgia & Florida Railway; two switching yards
- Four lane roadways to I-75, I-10, I-85 & I-95

PRO-BUSINESS

- Ranked #4 in the U.S. for Competitiveness in the Cost of Doing Business
- Broad and Diverse Business Base
- Three Designated Military Zones (enhanced job tax credits)
- Highest Job Tax Credits
- Low ISO Fire Rating (lower insurance costs)
- Streamlined Permitting and Favorable Regulation
- Metro Overall Cost Of Living: 18.5% Below National Average
- One of the First to Earn Entrepreneur Friendly Designation
- Designated Opportunity Zone
- 100% Freeport Inventory Tax Exemption

HOME TO HIGHER EDUCATION INSTITUTIONS INCLUDING:

- Albany State University
- Albany Technical College
- Troy University

 **LEARN MORE: WATCH OUR ALBANY COMMUNITY VIDEO**

 **ADVANCED COMMUNICATION INFRASTRUCTURE**

Access to a city-owned fully fiber optic telecommunications infrastructure that currently spans several counties with High-Speed Internet Service options up to 40000Mbps (40Gbps) from advanced communication infrastructure.

 **RANKED ONE OF THE LOWEST IN GEORGIA FOR OVERALL COST OF UTILITIES**

- Natural gas, water, electricity, telecommunication, sewer and full-service solid waste utilities are community-owned and maintained.
- The City's activated sludge wastewater treatment plant is rated at 32 MGD, has approximately 10 MGD of unused capacity, and sewer rates consistently rank in the lower 25% for similarly sized and larger communities.

 **READY FOR OCCUPANCY/REDEVELOPMENT BUSINESS SITES**

- Available low-cost industrial space
- Georgia Ready for Accelerated Development (GRAD) site
- Industrial parks served by fiber optic networks

 **ABUNDANT WATER**

The Floridian aquifer supplies one of the world's most prolific sources of water, which translates into cost-efficient pricing for industry use.

 **AWARDS**

- "Center of Excellence for Logistics"
- "Best Small Place to Do Business"
- "Dedicated Destination for Defense"
- "Top 100 Most Logistic Friendly Cities"
- "Best Small Places for Business and Career"

 **PICTURE-PERFECT LIFESTYLE**

- Lowest average median home price of Georgia's 15 metro areas
- Regional healthcare hub
- Satellite campus of Georgia Regents University
- Teaching center for University of Georgia School of Pharmacy
- Historic downtown
- Riverfront Master Plan
- Local private/public partnerships
- Flint River recreational activities

 **RIGHT HERE, RIGHT NOW**

- Coats & Clark
- Coveris
- Equinox Chemicals, Inc.
- Georgia-Pacific Corporation
- Marine Corps Logistics Command Headquarters
- Lawson Industries
- Mars Chocolate North America
- MillerCoors
- Pfizer
- Phoebe Putney Health System
- Procter & Gamble
- SASCO Chemical Group, Inc.
- Sunnyland Farms
- Tara Foods (Kroger)
- Teleperformance
- Thrush Aircraft
- UPS



The Municipal Electric Authority of Georgia (MEAG Power) is a nonprofit, statewide generation and transmission organization. Recognized as one of the leading joint action agencies in the country, MEAG Power is among the top public power companies nationwide in terms of annual net generation, megawatt-hour sales and electric revenue. Its diverse, clean energy portfolio compares favorably with both the state and national averages.

Created by the Georgia General Assembly in 1975, MEAG Power provides reliable, competitive wholesale electricity to its 49 member communities (Participants), who own and operate their local electric distribution systems. MEAG Power also monitors and advocates on energy issues at the state and federal levels on behalf of its Participants.