

Summer 2019

ECON DEV GREENE

A newsletter of economic development activity in Greene County Georgia

Chick-Fil-A Coming to Greene County!

Yes, it is finally happening. After being in the plans for Towne Center at Lake Oconee for over 12 years, a **Chick-fil-A** restaurant is now coming out of the ground in front of The Home Depot on Lake Oconee Parkway (SR 44) near I-20, Exit 130. Jim Baker, developer of the Towne Center at Lake Oconee, has persisted with his plans for a Chick-fil-A for many years.



His persistence will soon pay off for the Greensboro/Greene County community with a place to go to get what many believe is the best chicken sandwich in the world. The new Chick-fil-A, scheduled to open in the Fall, is slated to have a 4,964 square foot building with 98 seats inside, 28 seats on an outdoor patio, an indoor playground, 58 parking spaces and a 32 vehicle stacking double lane driveway for the drive through window.

Chick-fil-A was recently named America's No. 1 fast food chain for customer satisfaction for a fourth year in a row by the American Customer Satisfaction Index and was ranked 3rd in the National Restaurant News system-wide sales for chain restaurants with \$10.46 billion in sales in 2018 behind only Starbucks and McDonald's.



Greensboro and Greene County officials join Jim Baker, Developer of Towne Center at Lake Oconee for the groundbreaking ceremony.

Greene County Board of Commissioners

Gary Usry, Chairman
Dist. 1 Angela Walker Deering
Dist. 3 Dee Lindsey
Byron Lombard, County Manager

Dist. 2 Jeffery L. Smith
Dist. 4 Ernie Filice

In This Issue

Page 1 Chick-Fil-A Coming to Greene County

Page 2 St. Mary's Health Health Care System Generates Millions in Impact for Local and State Economies

Page 3 Boating Industry is Big at Lake Oconee

Advanced Filtration Solutions to Locate in Greene County Industrial Park

Page 4 Key SPLOST Road Improvements Progressing

Page 5 North American Pipe Co. Expanding Production

Page 6 Greene County Unemployment Rate at 3.9% January-June 2019 Building Permit Activity

Page 7 Greene Population Estimates—2020 Census



St. Mary's Health Care System Generates \$440 Million for Local and State Economies

Courtesy of Staff Report From Athens CEO

The three hospitals making up St. Mary's Health Care System generated more than \$440 million in revenue for the local and state economy in 2015, according to a recent report by the Georgia Hospital Association (GHA), the state's largest hospital trade association. St. Mary's Health Care System includes St. Mary's Hospital in Athens, St. Mary's Sacred Heart Hospital in Lavonia, and **St. Mary's Good Samaritan Hospital in Greensboro**. The system also includes a region-wide home health care/hospice services agency, a fast-growing medical group of primary care and specialty physicians, Highland Hills Village retirement community, and numerous outpatient services.

According to GHA, St. Mary's as a whole had direct expenditures of more than \$191 million in 2015, the latest year for which statistics are available. When combined with an economic impact multiplier developed by the U.S. Department of Commerce Bureau of Economic Analysis, the total economic impact of those expenditures was more than \$440,161,000. This output multiplier reflects the "ripple effect" of direct hospital expenditures on other sectors of the economy, such as medical supplies, durable medical equipment, and pharmaceuticals. Economic multipliers are used to model the resulting impact of a change in one industry on the "circular flow" of spending within an economy as a whole.

"It is an honor for us to continue in the spirit and legacy of those religious Sisters who came before us," said St. Mary's President and CEO Montez Carter. "We consider ourselves not only guardians of health in the communities we serve, but also as a major economic engine that contributes to the overall welfare and vitality of our communities. We are committed to being here 24 hours a day, 365 days a year for everyone who needs us."

The GHA report further notes that St. Mary's provided nearly 1,900 full-time jobs in 2015, which, when the ripple effect is taken into account, helped generate nearly 4,600 jobs across the state.

Looking at each individual hospital:

- St. Mary's Hospital in Athens generated a total impact of \$364 million on \$158 million in direct expenditures.
- St. Mary's Sacred Heart Hospital in Lavonia generated a total impact of \$36.6 million on \$15.9 million in direct expenditures.
- **St. Mary's Good Samaritan Hospital in Greensboro generated a total impact of \$39.5 million on \$17.2 million in direct expenditures**

"While St. Mary's is well known for our role in meeting the health care needs of the residents of Northeast Georgia, our ministry also plays an integral role in protecting our area's economic health," Carter said. "That is especially true in the smaller, more rural communities of Greensboro and Lavonia, where the presence of a strong local hospital is vital to attracting and retaining jobs and residents. We are thankful for the partnerships with our communities and will continue to work hard to ensure that our families, friends and neighbors will always have access to the best and safest health care services available," he concluded.

Boating Industry is Big Around Lake Oconee

Boating is big business around the Lake Oconee area! With new boat dealerships and marina expansions happening in Greene County, boating is a significant segment of our local economy. Watersports Central has broken ground on a new \$1.7 million boat dealership investment and expects to hire 8-10 employees. Reynolds-Lake Oconee has added a new \$1.5 million indoor marina facility at the Lake Club. The Boathouse at Armor Bridge (a Harbor Club facility) has doubled their covered storage capacity with a new \$.5 million covered boat storage facility. Docks, seawalls and other lakefront improvements had permitted values of over \$2.1 million in 2018.

Greene County has 1,727 boats on the 2018 Tax Digest at a 100% valuation of \$29.6 million.

(Right) New Lake Club Marina indoor boat storage building at Reynolds Lake Oconee



(Above) Watersports Central under construction at corner of Lake Oconee Parkway (SR 44) and Park Drive



Advanced Filtration Solutions to Locate in Greene County Industrial Park



Bart VanStekelenburg, President of **Juturna Water** has purchased 6 acres in the **Greene County Industrial Park** for the development of a new facility for future expansion. The site will be the home of **Advanced Filtration Solutions (AFS)**, a sister company to **Juturna** that will focus primarily on ground water treatment for municipalities and private water utilities. Preliminary plans call for a building with offices and class A warehousing featuring 30 foot clear height, 25 foot dock doors and a 135 foot truck court.. The project will be designed for incremental expansion of **AFS** for future growth. **AFS** expects to hire 10-15 employees for the first phase of operations. **Juturna** was founded in Costa Rica and has been providing water solutions to commercial and residential clientele since 2008. In 2015, **Juturna** opened its first location in the United States headquartered in Greensboro and is now the largest water treatment and service company in Georgia's Lake Country. The U. S. operation has focused on residential and community water system solutions. For more information contact info@juturna.com.

Key Road Improvement Projects Progressing in Greene County

Several key road improvement projects included in the Greene County Special Purpose Local Option Sales Tax (SPLOST) program are progressing and will soon be ready for traffic. Shown at right is the bridge work over the CSX railroad at Old Eatonton Road which is scheduled to be completed in early Fall of 2019. After being closed for many years, this project will provide another direct connection from the Greensboro



area to the Lake Oconee area via Stagecoach Road and Carey Station Road. Stagecoach Road is also a SPLOST program reclamation project which is currently in progress. Paving along portions of Old Eatonton Road, Oconee Avenue and Carey Station Road has already been completed in anticipation of the bridge project opening.



(Left) The **C. M. Copelan Road** bridge project on the north end of Lake Oconee has now been completed and open for traffic. This project was funded by the Georgia Department of Transportation under their bridge replacement program.

(Right) **Old Union Point Road** reclamation project in front of NIBCO has been rebuilt and resurfaced using a cement additive to the road base to strengthen the pavement to better handle truck traffic. Also, a widened turning area has been included at the CSX railroad crossing to better accommodate truck turns. This project is funded by the county SPLOST program.



North American Pipe Company Growing and Expanding in Greensboro

North American Pipe Company (NAPCO), a subsidiary of Westlake Chemical Corp. (WLK), located on Airport Road in Greensboro, has weathered its difficulties and used them as an opportunity to grow. After a devastating fire that destroyed their blending tower in 2017, NAPCO has built a new blending tower with expansion in mind. Completed in the Fall of 2018, the new 5 story tower now has double the blending capacity of their previous unit, from 50 to over 100 million pounds per year. That added capacity enabled NAPCO to expand their production lines from 5 to 6 with an additional line being added later this year. This additional capacity gives the plant the capability of producing over 70 million pounds per year of water and sewer line pipe ranging from 4 to 36 inches in diameter.

Plant manager, **Barry Geisel**, is proud of the new expanded facility and the progress that has been made thus far, specifically with safety improvements, the additional production capacity, and the new look the plant has taken on with new equipment and a new NAPCO logo. “We’ve accomplished a great deal over the last two years thanks to the corporate support we have received and, especially, the hard work of our dedicated employees”, said Geisel. “We couldn’t have accomplished what we have without that support”.



Chamber Industry Day with Greene County High School Faculty Engages Industry with Teachers on Workforce Development Needs



Panel members, (R-L) Christy Steverson (Reynolds Lake Oconee), Randy Holcomb (NIBCO), Makenzi Greenway (DPI, Inc.) and Kimberly Tyler, (Good Samaritan Hospital) answer workforce questions from GCHS faculty.



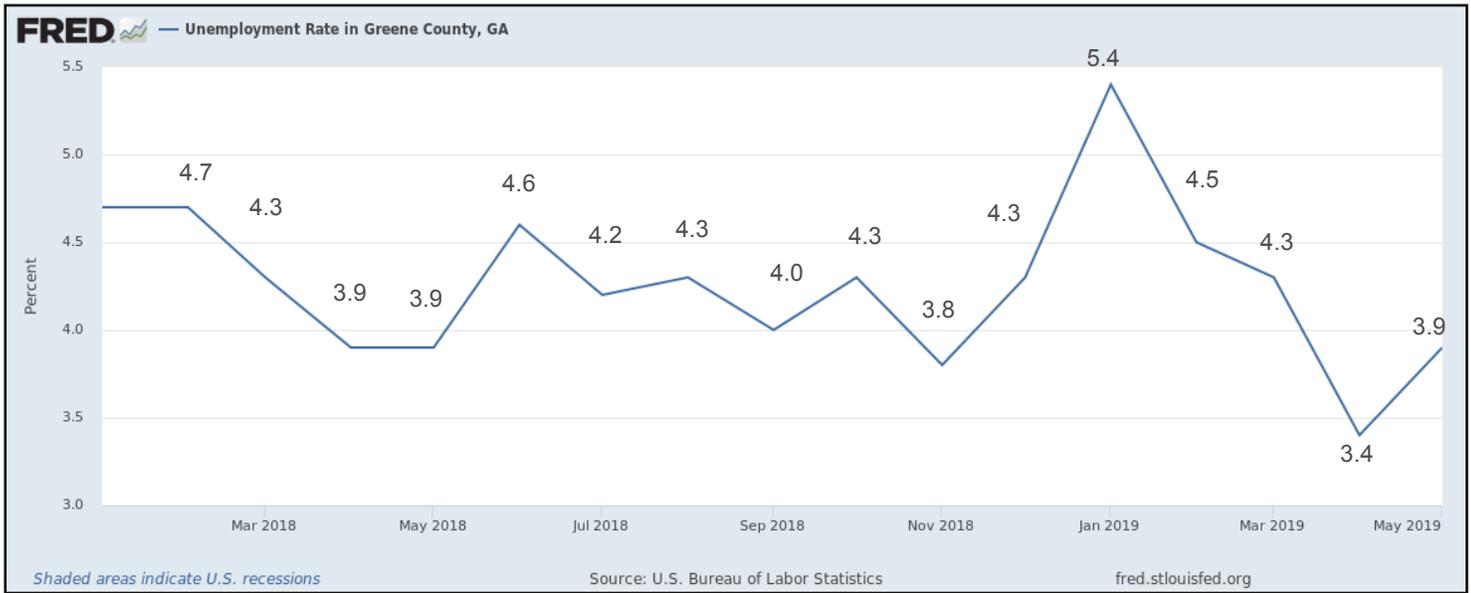
Scott Oaks, Plant Manager/Co-Owner at Diversified Plastics, Inc., (DPI) leads the tour of their manufacturing facility in Union Point. DPI is a rotational molding facility producing a variety of plastic products from dumpsters to utility carts.



Doug Purnell, Plant Manager for NIBCO explains injection molding process to GCHS faculty during their facility tour. NIBCO Greensboro has produced PVC pipe fittings for plumbing drains and vents since 1980

Greene County Unemployment Rate at 3.9% in May

UNEMPLOYMENT RATE IN GREENE COUNTY jumped slightly in May 2019 but continued a lower seasonal trend for calendar 2019. While not as low as 2018, an overall decline for the year occurred as businesses found job seekers to fill needed positions. The Greene County unemployment rate dropped from 5.4% in January 2019 to 3.9% in May 2019 (not seasonally adjusted). This compares to a drop in the State of Georgia unemployment rate for the same period from 4.5% to 3.5%. The Northeast Georgia region unemployment rate dropped from 4.2% to 3.2%. The unemployment rate for the U. S. was 3.2%.



Source: <https://fred.stlouisfed.org/series/GAGREE3URN>

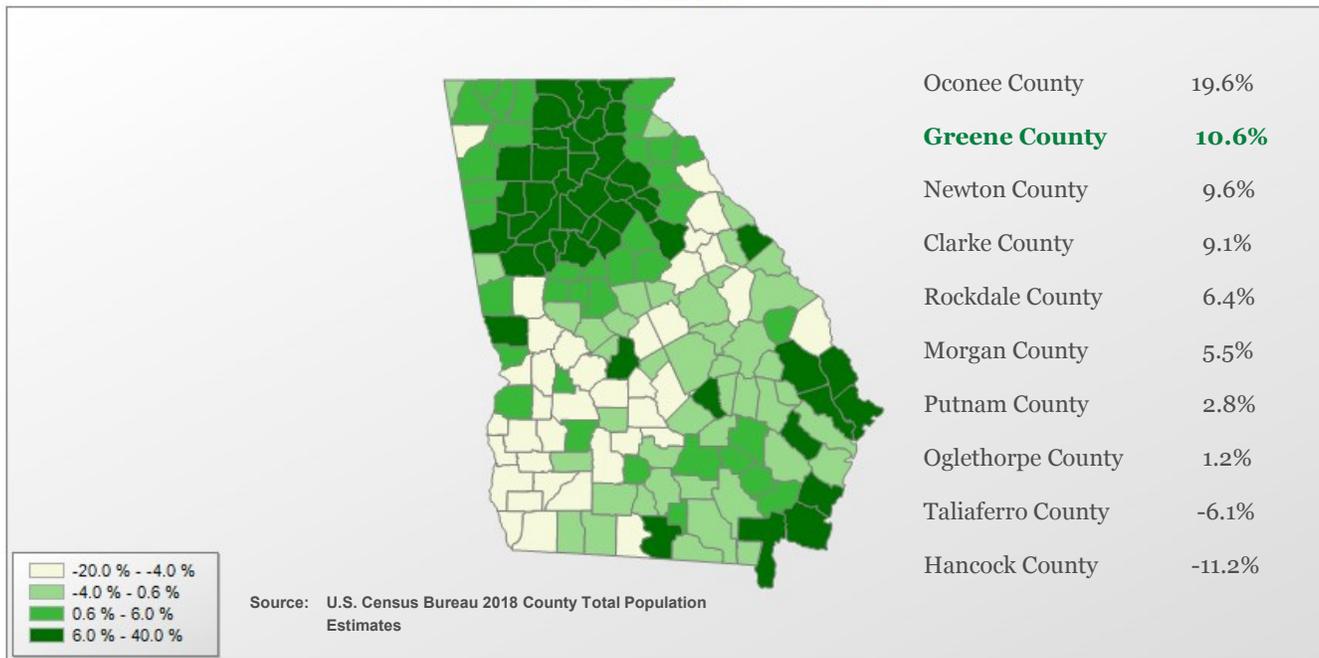
JANUARY TO JUNE 2019 VS. JANUARY TO JUNE 2018 COMPARISON OF BUILDING PERMIT VALUATIONS

(UNINCORPORATED GREENE COUNTY—GREENSBORO & UNION POINT NOT INCLUDED)

	JAN-JUNE 2019	JAN-JUNE 2018	DIFFERENCE	% CHANGE
ADDITIONS/RENOVATIONS	\$ 3,970,271	\$ 3,046,806	\$ 923,465	30.31%
LAKE DOCKS, SEAWALLS	\$ 1,488,864	\$ 984,338	\$ 504,526	51.26%
NEW RESIDENTIAL	\$53,687,779	\$60,605,591	\$-6,917,812	- 11.41%
COMMERCIAL	\$ 1,939,000	\$ 721,000	\$ 1,218,000	168.93%
POOLS	\$ 1,363,000	\$ 0	\$ 1,363,000	
OTHER(INCL. POOLS IN 2018)	\$ 1,369,545	\$ 1,422,290	\$ -52,745	92.12%
EXEMPT PROPERTIES	\$ 500,000	\$ 0	\$ 500,000	
TOTALS	\$64,318,459	\$66,780,025	\$-2,461,566	- 3.69%

Greene County Population Estimates Growing as 2020 Census Approaches

Percent change in population, 2010-18: Georgia



To find out more about Greene County and business development opportunities in our community contact:

Sam Young
 Economic Development
 Director
 Greene County
 Board of Commissioners
 1034 Silver Drive
 Greensboro, Georgia 30642
 706-454-7022
syoung@greencountyga.gov

To receive the EconDev news-
 letter email:

info@greencountyga.gov

As the 2020 Census approaches, U. S. Census Bureau estimates show Greene County in the upper range of growing counties in Georgia. Greene County is currently estimated to have a population of 17,698 as of 2018 compared to the 2010 census population count of 15,999. That’s a percent change of 10.6%. This rate of increasing population compares favorably with the same numbers for neighboring and nearby counties. Only Oconee County, at 19.6%, has a higher rate of population change from 2010 to 2018 estimates.

As mandated by the U. S. Constitution, our nation gets just one chance every 10 years to count its population. The U. S. Census has counted every resident in the United States since 1790. The data collected by the census determine the number of seats each state has in the U. S. House of Representatives. The Census is also used to distribute billions in federal funds to local communities. During F.Y. 2015, census data was used to distribute \$675 billion in federal funds to local communities through a variety of federal programs.

By April 1, 2020, households will receive an invitation to participate in the 2020 Census. You will have three ways to respond: online, by phone, or by mail. By December of 2020, the Census Bureau delivers apportionment counts to the president. Don’t miss your chance to be counted as a resident of Greene County.