

Leadership

FOR AN EVEN BRIGHTER LAURENS COUNTY!

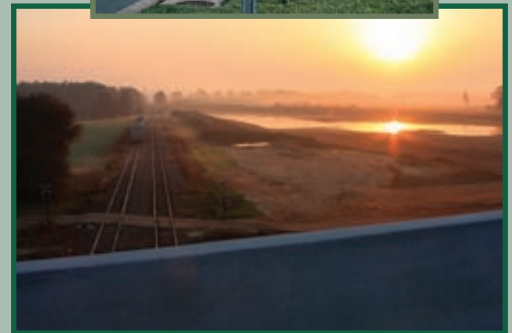
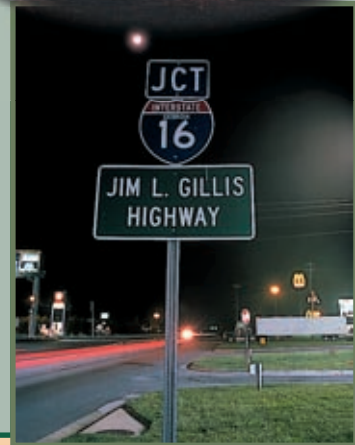


DUBLIN LAURENS COUNTY

THE BUSINESS HEART OF GEORGIA

www.DublinLaurensGeorgia.com

Location... Leadership...



Leadership FOR AN EVEN BRIGHTER LAURENS COUNTY!

Livability...



The McGrath Keen Sr. Conference Center is an excellent venue for seminars and meetings.

WELCOME TO THE BUSINESS HEART of Georgia!
As the maps at left illustrate, we are literally in the heart of Georgia half way between the state capital of Atlanta and the port city of Savannah. Macon is less than a half hour away. We are the regional hub for the nine county area. Over 600,000 people in a 60-mile radius call the heart of Georgia home for good reason. Upon reviewing this publication, it is our sincere wish it will evoke a personal visit. "A wee bit of hospitality" awaits you in Dublin and Laurens County, so please come and explore the possibilities in the true heart of Georgia...



- ♥ Recognized as one of Georgia's top ten "Cities of Excellence" by *Georgia Trend Magazine*.
- ♥ Named one of Georgia's top ten retirement destinations by *Retire In Georgia Magazine*.
- ♥ Honored on the state level as both a "Signature Community" and "Entrepreneur Friendly" community.
- ♥ Thanks to our community's close working relationship with Heart of Georgia Technical College, Laurens County was named a certified "Work Ready Community" in January of 2009.
- ♥ "Green and Growing" is an appropriate marketing slogan for our community as we have been honored in Georgia for our "Outstanding Landfill Operations" and "Outstanding Recycling Programs." Laurens County received a "Distinguished Service National Award" in waste reduction from Keep America Beautiful Foundation. Additionally, Dublin is a certified "Tree City."



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Laurens County At-A-Glance...

Geographic Location:

Laurens County is centrally located in Middle Georgia halfway between Atlanta and Savannah on I-16. We are less than two hours by car from both Atlanta and Savannah. Our strategic positioning in the heart of the sunbelt has helped attract several nationally known companies, such as YKK, Best Buy, New Holland and Fred's.

Land Size and Populations:

Laurens County is the fourth largest county in Georgia based on land size. More than 45,000 residents live in the seven municipalities in Laurens County, including Dublin, East Dublin, Dexter, Dudley, Cadwell, Rentz, and Montrose. More than 15,000 reside in Dublin, the county seat.

Elevation:

310 feet at the airport. 220 feet at Dublin and 260 feet at East Dublin.

Community Living:

Dublin & Laurens County is a spirited county of 45,000 people who celebrate with not only a "wee bit of Ireland in Georgia" every March, but also throughout the calendar year. Here you will find exceptional recreational facilities, cultural activities, a wide range of civic clubs, and friendly, responsive places of worship. Extended spring and summer season are conducive to golf, tennis, fishing and hunting. Beach or mountain trips are only three hours away for a change of pace.

Education:

Two public school systems, one private school, Heart of Georgia Technical College, and the Dublin campus (Middle Georgia College & Georgia Southern University), round out the diverse educational opportunities in Laurens County. Amazingly, within a 100 mile radius are 19 public colleges and universities, 8 private colleges and universities, and 18 technical colleges. These facilities have a combined student population of 173,806.

Health Care:

Dublin boasts one of the highest concentrations of doctors (100+) and allied health students in Georgia, spearheaded by Fairview Park Hospital and the Carl Vinson VA Medical Center. Excellent assisted living and nursing homes are also available for the growing baby-boomer market.

Major Highways:

I-16 is the major east-west corridor running through our county which connects us with I-75 at Macon and I-95 near Savannah. Other major arteries converging here include U.S. 441 and 319 (running north-south) and U.S. 80 (running east-west).

By Air:

The W.H. "Bud" Barron Airport is located three miles west of Dublin off U.S. 80 and is fully capable of handling corporate jets. One 6,500-foot paved and lighted primary runway is equipped with an instrument approach system to handle commercial traffic, a state-of-the-art weather information system, a 6,000-foot paved and lighted parallel taxiway and a 5,000-foot cross-wind runway. A new 4,000-square-foot terminal offers industries a fully equipped conference room. Domestic air flights can be booked through Savannah or Macon while international connections can be arranged through Atlanta's Hartsfield, which is less than two hours away.

By Rail:

Area Industries are served by class two dual rail service (via Georgia Central Railway) to CSX and Norfolk Southern Rail Systems.

Motor Freight:

One interstate and 26 intrastate carriers efficiently serve our county. One company maintains a terminal here.

Port Access:

The major seaports of Savannah (less than two hours away) and Brunswick (less than three hours) give area industries quick access to worldwide shipping lanes.

Bus:

Greyhound Bus Lines

Outstanding Governmental Leaders:

Laurens County is fortunate to have experienced leaders not only on the local level but in state affairs as well. Officials with the City of Dublin and Laurens County Commission have a close working relationship for the betterment of the entire community. Both governing bodies have excellent rapport with the Development Authority and Chamber of Commerce in a continuing goal to maintain and improve the infrastructure. As a result, Laurens County is a prime location for business prospects.

The OneGeorgia Authority:

The OneGeorgia Authority is a state agency located in Laurens County. The Authority was formed to create jobs for rural Georgia with the more than \$60 million received annually in litigation from the tobacco industry.

Tourism Development:

The Welcome Center located off I-16 and U.S. 441 South has welcomed more than 30,000 visitors to Laurens County. The majority of motels are located along this corridor. We also want visitors to explore our historic downtown area and to enjoy shopping and dining at our more than 400 businesses, including the Dublin Mall.

Trade Area:

We are a trade area for more than 150,000 people in a 35-mile radius of Dublin. Retail sales in Laurens County exceed \$40 million each year.

Moore's Station Village helps house the growing retiree market.



Best Buy's 700,000 square-foot distribution facility



Laurens County ranks 4th in land size in Georgia and agriculture is a \$112 million industry.



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Dublin's impressive and growing medical community is a vital selling point. Responsive fire, police, and 911 services also perform with high efficiency.



Taxes:

Our county has one of the lowest tax millage rates in the state (140 out of 159 counties). Tier two job tax credits (and additional credits) are also possible through the Laurens-Treutlen Joint Development Authority. Laurens County also qualifies for assistance under the tier one structure of the OneGeorgia Program, an economic development program using monies received as part of the tobacco settlement. 100 percent Freoport Exemption is available in the city and county.

Over 70 diverse firms have found a happy home in Laurens County, ranging from agribusiness to aerospace. They serve as our goodwill ambassadors. Our Top 10 largest employers include Mohawk, Carl Vinson VA Medical Center, YKK AP America Inc., Fairview Park Hospital, Flexsteel Industries, SP Newsprint Company, Farmers Home Furniture, Rockwell Automation, Fred's Southeast Distribution Center, and Parker Aerospace.

Available Properties:

- ▶ **Airport Industrial Park:** 96 acres... adjacent to W.H. "Bud" Barron Airport... all utilities are in place or in close proximity...excellent access to major routing via I-16 for fast connections with I-95, I-85, I-75, I-20, and I-285.
- ▶ **Dublin Industrial District:** Seven sites available varying between 20 and 70 acres...all utilities in place... access to major routing via I-16 to I-95, I-85, I-75, I-20, and I-285...Neighbors include: YKK AP America, Parker Aerospace, Rockwell Automation, Best Buy Distribution Center, Case New Holland, Flexsteel Industries, Eldorado Stone, Farmers Home Furniture, Hi-Tek Rations, Confederate Packaging, and Applied Services Aerospace.
- ▶ **Interstate 16 Industrial Sites:** Two large sites fronting I-16...all utilities in place... Site 1 is 149 acres...Site 2 is 106 acres...A neighbor will be Fred's Southeast Distribution.

Financial Institutions:

The Dublin-Laurens County Development Authority and seven local Laurens County Banks have agreed in principle to create a bank consortium for projects covering the Laurens County area. The seven local banks have agreed to review economic development projects received through the Dublin-Laurens County Development Authority that are strong prospects where financing could aid in their location in Laurens County.

The banks represent cumulative combined assets in excess of One Billion Dollars and have the ability and willingness to lend over \$15,000,000. Each of these banks represented are operating with strong management teams and solid capital levels and are ready to lend money to projects looking to locate in our community. The following banks have agreed in principle with the arrangement:

- ▶ Atlantic South Bank
- ▶ Bank of Dudley
- ▶ Citizens Bank of Laurens County
- ▶ Community Bank of Dublin-Laurens County
- ▶ Farmers State Bank
- ▶ First Laurens Bank
- ▶ Morris Bank

Guy Cochran, Chairman of the Dublin-Laurens County Development Authority said, "We are excited about this group and the partnership that has been formed in Laurens County. Our local banks are well managed and have the ability to help us attract new business and industry to Laurens County that will create job opportunities for our citizens. This

group gives us another powerful asset in economic development and another tool for our community development. We look for many great developments from this outstanding partnership."

Spence Mullis, Chairman of the Dublin-Laurens County Chamber of Commerce and President/CEO of Morris Bank said, "There's a competitive spirit among the community bankers in this town, but when it comes time to support a development project, we are committed to working together to make it happen. This bank consortium along with the Development Authority and Chamber will serve as the economic engine that drives our community forward."

Economic Indicator Trends:

- ✓ annual population growth rate: 1.5 percent (estimated to be 51,172 by 2010)
- ✓ annual employment growth rate: .5 percent (estimated to be 20,859 by 2010)
- ✓ annual buying power growth rate: 4.85 percent (estimated to be \$1.165 billion by 2010)
- ✓ annual per capita personal income growth rate: 3.3 percent (estimated to be \$28,657 by 2010)

Housing:

The Dublin Board of Realtors Multiple Listing Service enables a realtor to show any of the 200 homes listed. Prices range from below \$60,000 to more than \$300,000. There are available lots for building apartments, duplexes, and business ventures.



Beautiful Bellevue Avenue Historic District, Dublin



Dublin is a mecca for regional shopping. Pictured: Christmas shopping at Dublin Mall.

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Infrastructure Enhancements...



PERIMETER ROAD A LONG TIME COMING

Construction of a Laurens County Perimeter Road has been talked about since the mid-1970s. In May of 2010, the dream which began more than 30 years ago will come to fruition.

According to the Georgia Department of Transportation, the section from U.S. 441 South to State Route 257 opens in 2009. The road will tie on the north end to the completed four-lane project completed in 2007 connecting at the Laurens, Wilkinson lines.

The perimeter road begins north of Dublin and stretches for about nine miles south to Firetower Road near U.S. 441 and Interstate 16. The perimeter will include five bridge sites, three completed in 2009 with the remainder due to open in 2010. The project, a part of the Governor's Road Improvement Program, is expected to cost \$77 million.

Completion of the US Highway 441 perimeter road is expected to further boost economic development along the major thoroughfares, including U.S. 441 and State Route 257. Infrastructure improvements along those corridors have helped Laurens County attract numerous industries, including YKK, New Holland, Farmers Furniture, Parker Aerospace, Best Buy, Fred's, and Eldorado Stone, and will serve to be an economic development tool to attract other distribution and manufacturing industries to Laurens County.



HEART OF GEORGIA TECHNICAL COLLEGE ENSURING RESIDENTS ARE WORK READY

The Work Ready Community Initiative is designed to be an economic development tool for a county. Laurens County has been a Work Ready Community since 2007.

When business and industry look to an area to locate, officials can view the number of Work Ready Certificates earned at different levels (bronze, silver, gold, platinum) and can determine quickly if a community has the skilled and trainable employees

they will require. This can also be a benefit to existing companies looking to expand, according to Amy Harrelson, Director of Grants and Work Readiness.

For job seekers, attaining a Work Ready certificate tells employers they have the foundational skills needed for training, and that they have the work ethic required for success.

Laurens County applied to be a Certified Work Ready Demonstration Community in March of 2007. The county was awarded a \$35,000 grant in June of the same year to work toward earning certification. In order to earn the certification a set number of Work Ready Certificates are required to be earned in specific sectors of the population – private sector employed, public (government) sector employed, unemployed, GED students and graduates, high school seniors or graduates going directly into the workforce, and college graduates. Jep Craig is the team leader for Laurens County.

In October of 2007, the Heart of Georgia Work Ready Region was formed and in April of 2008 a \$500,000 grant was awarded to the eight participating counties – Laurens, Bleckley, Dodge, Telfair, Wheeler, Wilkinson, Johnson, and Treutlen. The award of the grant is to assist the region in becoming a Certified Work Ready Region and to assist business, industry, and educational systems to utilize the Work Ready Initiative and grant funding to the fullest extent.

In April of 2008, the other seven counties in the Heart of Georgia Work Ready Region made application to become Certified Work Ready Communities themselves. Each were awarded \$12,000 grants in August of this year to assist them in becoming WR Communities as well. All the Heart of Georgia Work Ready Region has received \$619,000 in grant awards since June of 2007.

For more information contact Amy Harrelson at 478.274.3010 or visit www.HeartOfGatech.edu



Southern Pines Recreation Park in Dublin is the envy of much larger cities.

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TECHNOLOGY FOR WORLDWIDE COVERAGE

Technology and communication are key for growth in a community, and the City of Dublin has taken steps to ensure both are available.

A fiber optic ring enables participants such as government offices, businesses, schools and other organizations to quickly access the information highway. For businesses and industries within Laurens County, and those looking to locate here, the telecommunications capabilities are such as those found in major metro areas including Atlanta, Savannah and Jacksonville, Fla.

"For a rural community we have more capabilities than anyone," said Cal Wray, vice president of economic development for the Dublin-Laurens Development Authority. "We have tons of capacity."



CITY OF DUBLIN TELECOMMUNICATIONS FACTS

The Ring:

- ♥ The ring was built in 1999.
- ♥ All schools, key city and county government buildings and some private businesses are connected
 - 39 total customers
 - Internet access for all connected
 - Network communication for schools, government buildings and for businesses that need point to point connections
- ♥ 96-count fiber optic ring
- ♥ Connected to one of 12 DS3's for internet.
- ♥ 25 Cisco routers make up the ring and distribute internet and network connections.
- ♥ Ring design allows for redundancy.

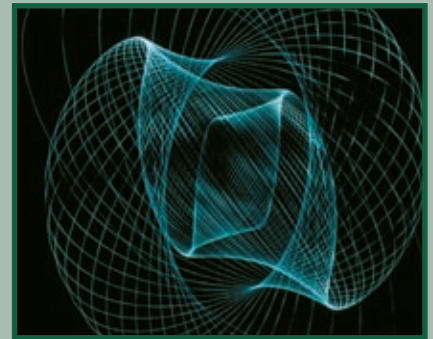
Fiber to Atlanta:

- ♥ Two Fibers Run from Dublin's Central Hub to 56 Marietta Street in Atlanta.
- ♥ 56 Marietta Street is a Carrier Hotel or meeting place for a large number of bandwidth providers if not all of them.
- ♥ The City has equipment at each end of the 2 fibers.
- ♥ The equipment creates the 12 DS3's for the City to use as they wish between Dublin and Atlanta.

City of Dublin Telecommunication Customers could connect to any of the bandwidth providers located in 56 Marietta Street, Atlanta.



Pictured are two leading national corporations, New Holland and YKK AP America



You're Invited To Come On Board!



*Development Authority
Chairman of the Board Guy
Cochran (center), reviews
plans with Vice President Cal
Wray and Executive Director
Ms. Willie Paulk.*

WE'RE TAKING OFF with renewed spirit and energy. On behalf of our Development Authority, State, County and City governments, we extend our sincere best wishes in your pursuit of excellence. Guess what? We believe excellence can best be found right here in Dublin & Laurens County!

Regardless of the size of your company, if you have a genuine desire to become part of a dynamic community in a non-union atmosphere, we have an interest in your firm. No project is too large or too small. In this brochure we have stressed the three L's of community success – *Location, Leadership & Livability*. We believe you will find all of these qualities and more in surprising Laurens County. But don't take our word for it. Talk to our existing industries...

Visit with our citizens... Tour our schools... Check out our lifestyle amenities... After you do all of this, come see us and let's talk business. We look forward to meeting with you in the near future.



DUBLIN LAURENS COUNTY
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