

# Albany GEORGIA

A MEAG Power Community\*

COUNTY: Dougherty  
COUNTY POPULATION: 92,493

## 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

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

## LOCAL, WELL-FUNDED JOB CREATION FUND

### ACCESS TO AIR, WATER, RAIL AND EXPRESS HIGHWAYS

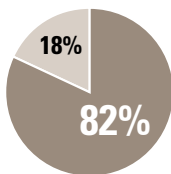
- Southwest Georgia Regional Airport: second largest cargo center in the state (passenger service also provided)
- 30 minutes to Cordele Inland Port with direct rail link to Port of Savannah
- Rail connections through Norfolk Southern and Georgia & Florida Railway; two switching yards
- Four lane roadways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

### HOME TO FIVE HIGHER EDUCATION INSTITUTIONS

- Albany State University
- Albany Technical College
- Troy University

## MIX OF DELIVERED ENERGY

■ Emissions-Free  
■ Fossil



**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



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



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\*MEAG Power (Municipal Electric Authority of Georgia) is one of the country's largest nonprofit public power organizations, with more than \$8 billion in assets and 2069 megawatts of capacity. More than half of the energy mix MEAG Power delivers to its communities is emissions-free and environmentally friendly.