Stockbridge

Where Community Connects

City of Stockbridge
Citywide Development Authority

STOCKBRIDGE

Development Authority

Ariel Shaw, Chair

Samantha Samuels, Vice Chair

Dr. Cathy Hill, Secretary

Gadson Woodall, Treasurer

Mark Glenn, Board Member

Kalpesh Patidar, Board Member

Kim Allonce

Economic Development Director

Randi Rainey

Recorder

Citywide Development Authority Meeting Agenda
August 8, 2023 6:00 PM

STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

Stockbridge
Where Community Connects

AGENDA
CITYWIDE DEVELOPMENT AUTHORITY MEETING
CITY OF STOCKBRIDGE

TUESDAY, AUGUST 8, 2023 6:00 PM

I. Call to Order

IV. Old Business

1. Review and Approval of July Meeting Minutes

V. New Business

2. GA Power Econ Development Presentation
3. Chair Updates- Retail Strategies, Incentive List, September Broker/ Investor Event, Website & Collaterals, MOU, Training Opportunities
4. Economic Development Update – DA Director
5. Finance & Budget Update – Gadson Woodall, Treasurer

VI. Executive Session (if needed)

VII. Adjourn

CITY OF STOCKBRIDGE
DEVELOPMENT AUTHORITY
REGULAR MEETING
SUMMARY MINUTES
Tuesday, July 11, 2023 6:00 P.M.

Ariel Shaw, Chair Present	Mark Glenn, Board Member Present
Samantha Samuels, Vice-Chair Absent	Kalpesh Patidar, Board Member Absent
Dr. Cathy Hill, Board Member-Secretary Present	Gadson Woodall, Treasurer Present
Vacant – Board Member	

Other Guest in attendance: Kim Allonce, Economic Director, and Attorney Winston Denmark of Fincher Demark LLC.

Chairwoman Shaw called the meeting to order at 6:18 P.M.

Board Member Dr. Hill made a motion to amend the agenda to remove item C under New Business and place it on the next meeting's agenda. The motion was seconded by Board Member Glenn. The motion passed unanimously.

Old Business

Review and Approval of June Meeting Minutes

Board Member Dr. Hill made a motion to approve the June minutes with corrections made. The motion was seconded by Board Member Glenn. The motion passed unanimously.

IGA Update from Attorney

Attorney Denmark noted creating the third version of the Intergovernmental Agreement (IGA) with adding provisions the board would like to include and asked the board to review the most recent draft. Attorney Denmark noted adding under Section 1.1- Appointment as Principle Economic Development Agency, to allow the Citywide Development Authority (CDA) to become the principle and not exclusive Economic Development Agency. Mr. Allonce, Economic Development Director noted clarifying the word "Principle". Attorney Denmark noted cities has the option of creating or not creating a Development Authority or using city staff to complete deals with businesses. Attorney Denmark also noted city departments are not a separate agency and is apart of the city; the "principle" refers to a separate agency such as the Development Authority. Mr. Allonce noted having several agencies such as the Development Authority, Public Facilities Authority, and the Urban Redevelopment Authority; noted having the Citywide Development Authority as the "principle" put the other boards at a lower level. Attorney Denmark noted the Citywide Development Authority should be the "principle" due to it being citywide.

Board Member Dr. Hill inquired about Section 1.2-Economic Development Services and Related Activities and noted wanting a firm understanding of the things listed in Section 1.2 and inquired if it's an effort in describing everything the city agrees for the authority to do. Attorney Denmark noted adding language "including without limitation" to the section for clarity.

Chairwoman Shaw inquired on the advantage of entering a lease. Attorney Denmark noted it could be as simple as not wanting to transfer a title or may not want the property forever.

Chairwoman Shaw noted wanting to be an asset to the city and wants to be able to collect certain impact fees; noted looking at different cities impact fees.

Attorney Denmark noted receiving suggestions for Section 2.1-Annual Budget Appropriations, noting the board needs to make sure to ask for a sufficient budget from Council and recommended requesting a budget between $125,000-$200,000. Attorney Denmark noted in Section 2.2- Additional Funding noting the board should not go below $50,000 and to have discretion when working with the finance department. Chairwoman Shaw noted to not go lower than $100,000 and mentioned the board would not be able to complete deals for less than $20,000. Attorney Denmark suggested to discuss the funding numbers and take before council.

Attorney Denmark noted under Article 4- Projects, noting to make sure the city is aware of deals made through the Citywide Development Authority. Attorney

Demark noted under Section 4.2-Reconveyance of City-Owned Property, noting if property has not been active for some time, the city can get back the property dollar for dollar of what it was purchased for and not fair market value.

Attorney Demark suggested the board spend time looking over the Intergovernmental Agreement (IGA) and call if they have any questions.

Mr. Allonce noted the Downtown Development Authority's Intergovernmental Agreement (IGA) went before council for approval on July 10, 2023 which did not get approved; noting the removal from the agenda to give the attorneys more time to work out the details.

Chairwoman Shaw noted to add immunity of members and the Clerk's certificate to the Intergovernmental Agreement (IGA) like the the Downtown Development Authority (DDA) has in their Intergovernmental Agreement (IGA).

Board Member Dr. Hill inquired about the next steps. Attorney Denmark noted once the Intergovernmental Agreement (IGA) is approved by the board, the next steps are to engage with the city's attorney and will bring the Intergovernmental Agreement (IGA) back to the board to see what the city wants to include.

Chairwoman Shaw asked about section 3.2-services to the city, and wanted to know if the chair would provide quarterly reports to mayor and council. Mr. Allonce stated that would being the goal moving forward.

Marketing Video Update & Website

Chairwoman Shaw mentioned the city updating their website; noted the marketing video is almost complete and will have the first draft by Friday, July 14, 2023; noted wanting a full website with a landing page.

Mr. Allonce noted he would meet with It Simple, the website designer on Monday, July 17, 2023; noted exploring the opportunities to have a micro site.

Chairwoman Shaw stated needing a more robust page to add the marketing video and city properties.

Board Member Glenn inquired about the focus of the website. Chairwoman Shaw noted to promote the marketing video, show the city properties, and adding incentives.

New Business

Chair Update: Development Update, State Partners Update, Training Opportunities, Letter to Council, Citywide Vacant Property List and Update, MOU

Development Update: Chairwoman Shaw noted being approached by a few businesses and she has requested proposals, once the proposals are in, they will be shared with the board. Chairwoman Shaw noted the industries are medical residential and mixed-use.

State Partners Update: Chairwoman Shaw noted reaching out to State level partners and spoke with Georgia Power who will provide placer AI. Mr. Allonce added providing Georgia Power with city owned parcels and GIS files for the city boundaries to be able to look at traffic for retail purposes.

Chairwoman Shaw noted providing the board with a vacant property list owned by the city.

Training Updates: Chairwoman Shaw noted sending out training opportunities with University of Georgia; noted printing and providing a list of training opportunities for $250/person and anyone was interested to submit their request.

Chairwoman Shaw noted the next training would be in August.

Letter to Council: Chairwoman Shaw noted sending the letter out to Council on July 10, 2023; noted attending the July 10th city council meeting along with a few other board members. Chairwoman Shaw mentioned there was a request to have the Henry County Development Authority have an exclusive retail strategy agreement with all cities in the county, the city of Hampton declined. Chairwoman Shaw noted they are exploring other options and will keep the board updated.

Board Member Dr. Hill inquired about the action of the council. Chairwoman Shaw noted the motion failed and the item would come back later for more discussion.

Mr. Allonce stated the city manager provided background information to council noting the Henry County Development Authority asked to partner with cities to hire a firm to do a county wide retail strategy study.

Board Member Dr. Hill noted reading the letter and aligning with communication and inquired on how statements are made on behalf of the board. Attorney Denmark noted having to look at the by-laws; noted if there are any concerns to have the board look at the by-laws and amend to address any concerns.

MOU: Chairwoman Shaw noted finding out about a program with funding through the Department of Treasury through the Department of Community Affairs and stated conversing with a lender who has a program with funding for Georgia that has $200 million allocated from the Department of Treasury. Chairwoman Shaw stated wanting to establish a Memorandum of Understanding (MOU) to have the ability to help those who are looking to bring development into the city who wants to be connected to a lender who would not be an exclusive lender, but a preferred lender.

Economic Development Update- DA Director

Mr. Allonce noted council approved the contract for the economic strategic plan and will be working with KB Advisory Group with a 7-month timeframe. Mr. Allonce noted hosting a follow-up meeting Thursday to discuss Economic Development Marketing Strategy on July 13th at 2:15pm via zoom; noted hosting a webinar July 20th at 6pm to discuss business programs and grants approved by council last month. Mr. Allonce noted Main Street will be hosting an information session Thursday, July 13th at 6pm to discuss small business blitz. Mr. Allonce noted creating a citywide façade program called small business façade and building improvement program; noted the program will provide $10,000 or 50% which ever is lesser of improvements. Mr. Allonce mention the program will cover exterior lighting, signage, canopy, awnings, Artscape, improvements visible from right-a-ways, landscaping, outdoor seating and dinning and ADA improvements. Mr. Allonce noted that Upskill Stockbridge is a workforce development program in partnership with Southern Crescent Technical College that allows Stockbridge residents to receive a $500(1 term completed)-$1000 (2 terms completed) stipend from the city if they successfully complete a training program at Southern Crescent Technical College. Mr. Allonce noted that the targeted industries areas are electronics, movie production, etc. and will be working on a signing ceremony set for July 25th at 5:30pm with the president of Southern Crescent Technical College. Mr. Allonce stated ARPA funding will fund between 20-25 students with financial aid being available through the school and students will also have to complete a 2-hour seminar called Live, Learn, Work, Play in the Southern Crescent.

Chairwoman Shaw inquired on the industries. Mr. Allonce noted Allied Health, Automotive technologies, aviation, computer technology, early childhood care and education, electrical alignment technology and movie production.

Adjourn

Board Member Glenn made a motion to adjourn the meeting at 8:06 pm. The motion was seconded by Board Member Dr. Hill. The motion passed unanimously.

Minutes prepared by: Randi Rainey, Deputy City Clerk
Location: Levi Meeting Room
Stockbridge City Hall 4060 North Henry Blvd. Stockbridge, GA 30281

City of Stockbridge
Citywide Development
Authority

2023

SELECT STOCKBRIDGE

SELECT STOCKBRIDGE.

Stockbridge
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CITYWIDE STOCKBRIDGE DEVELPOPMENT AUTHORITY

INVEST. GROW. PROGRESS.

MISSION AND VISION

MISSION: THE CITY OF STOCKBRIDGE CITYWIDE DEVELOPMENT AUTHORITY (SDA) IS DEDICATED TO STIMULATING & SUSTAINING ECONOMIC DEVELOPMENT AND QUALITY GROWTH, IN AND THROUGHOUT THE ENTIRE CITY OF STOCKBRIDGE.

VISION: THE CITY OF STOCKBRIDGE CITYWIDE DEVELOPMENT AUTHORITY (SDA) VISION IS TO IMPROVE THE QUALITY OF LIFE FOR ITS CITIZENS, FOSTER QUALITY ECONOMIC GROWTH, AND SUSTAINABILITY, WHILE SUPPORTING THE CITY TO CULTIVATE AN ECONOMICALLY VIABLE CITY WHERE ITS CITIZENS CAN LIVE, WORK, AND PLAY.

THE AUTHORITY WAS CREATED FOR THE PURPOSE, AMONG OTHER THINGS, OF PROMOTING AND FURTHERING THE PUBLIC PURPOSE OF DEVELOPING TRADE, COMMERCE, INDUSTRY AND EMPLOYMENT OPPORTUNITIES

ABOUT STOCKBRIDGE

Stockbridge
Where Community Connects
Citywide Development Authority

The City of Stockbridge is located in the northern part of Henry County, Georgia and is a part of the greater Atlanta Metropolitan Region. Located just 20 miles south of Atlanta and 12 miles east of Atlanta Hartsfield-Jackson International Airport, Stockbridge is often recognized as the gateway to Henry County and the South Metro Region. With a highly educated and diverse workforce, Stockbridge is becoming one of the top destinations for healthcare, entertainment, and more. With top companies and employers, such as the anchor Level 3 Trauma Center, Piedmont Henry Hospital, Emory Healthcare, Regenerative Orthopedics & Spine Institute, The International German Company, HEGLA and The International, Vulcan Materials Company. Also coupled with a dynamic small business community, Stockbridge is on the move!

Promoting Health & Wellness, Stockbridge has the ultimate premier Golf Course in all of South Atlanta, Eagles Landing Golf Course, previous home to the Chick-Fil-A LPGA Tournament and is home to several walkable trails.

The Stockbridge Amphitheater, designed by the leading H.J. Russell and Company, boasts over 3600 premium seats, amplified sound, and brings in some of the best world-renowned talent and hottest artists of all genres throughout the Atlanta South Metro Region, right to Stockbridge, Georgia.

CITY OF STOCKBRIDGE

Stockbridge
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Citywide Development Authority

The City is home to some of the most affluent and renown athletes, Stockbridge has also been featured in several Box Office Hits such as The Black Panther Movie, Fast and Furious 7 and the television series, Stranger Things.

The County's first $40 Million Dollar State of the Art STEM High School is also being built in the heart of the City of Stockbridge, GA, promoting and attracting the best academic, science, technology, and engineering talent.

The ancestral home of the Martin Luther King, Sr., The City of Stockbridge has a deep cultural history intertwined with a dynamic and growing future.

Select Stockbridge for your business and commercial needs. Select Stockbridge for your live, work, and play. Select Stockbridge.

Stockbridge
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Citywide Development Authority

$61,939

Median Income of Stockbridge Residents: $61,939

34%

Demographic with Bachelors Degree or Higher

$204,100

Median Value of Home $204,100

66.4% Black

21.3% White

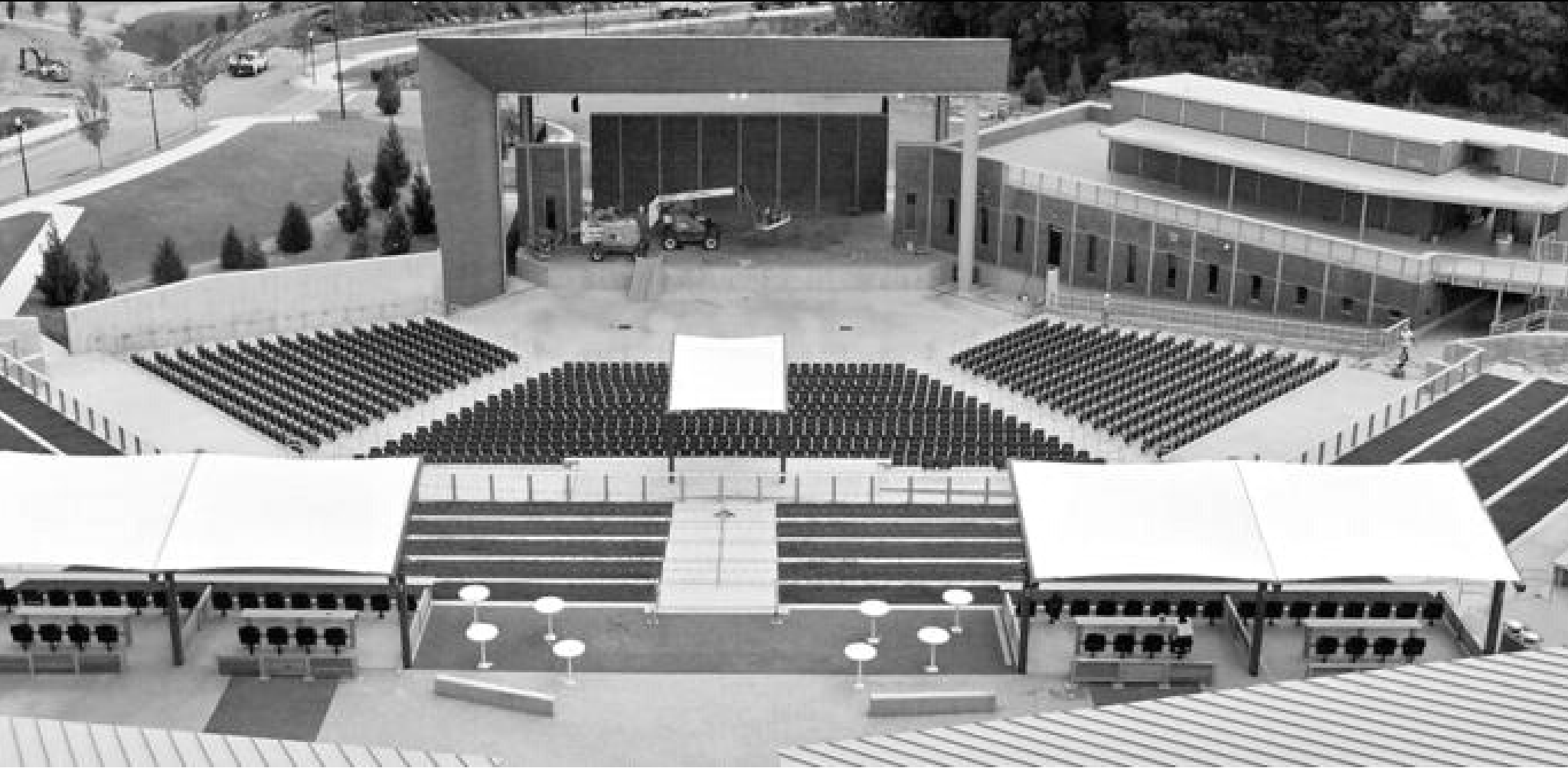
CITY DEMOGRAPHICS

SNAPSHOT

STOCKBRIDGE AMPITHEATER

Stockbridge
Where Community Connects
Citywide Development Authority

The Stockbridge Amphitheater, designed by the leading H.J. Russell and Company, boasts over 3600 premium seats, amplified sound, and brings in some of the best world-renowned talent and hottest artists of all genres throughout the Atlanta South Metro Region, right to Stockbridge, Georgia.



Stockbridge
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Citywide Development Authority

HEALTHCARE IS ON THE RISE

With top companies and employers, such as the anchor Level 3 Trauma Center, Piedmont Henry Hospital, Emory Healthcare, Regenerative Orthopedics & Spine Institute, Stockbridge is the Healthcare EpiCenter of the South Metro.

“In the South Metro Atlanta area, Stockbridge stands out as a leading retail spending destination, meeting many of the needs of residents and attracting outside visitors to spend on goods and services inside the Stockbridge City Limits “

GEORGIA TECH REPORT

CITY INCENTIVES

The City of Stockbridge will waive occupation taxes for up to three (3) years for new businesses. The purpose of the City of Stockbridge **New and Emerging Business Tax Waiver Program** is to encourage or maintain select businesses or practitioners of certain types of occupations or professions in the city of Stockbridge. (Specific industry)

Façade Grant: A grant program, generally a matching grant, administered through the municipality that allows small businesses in designated areas to apply for funding for façade and other property improvements.

Easy, Streamlined, and Expedited Process to do business with The City of Stockbridge Development Authority (remove bottlenecks with city permitting)

Tax Abatement The Authority will work with a prospective economic development project to offer a tax abatement that will reduce property taxes over a multi year period.

Business Services Initiative allowing the Workforce Development Division to establish employment partnerships with private and public sector companies to meet the company's employment needs.

Film Industry Credits in exchange for "Made in Stockbridge, GA" Credits in Film and 5% of industry jobs allocated to Stockbridge residents to include but not limited to design jobs, writing jobs, AV jobs and more. . C

CITY INCENTIVES

Revolving Loan Fund (RLF): Created after a municipality receives a Community Development Block Grant (CDBG), the RLF is used for lower interest rates, lease rates, etc. to provide capital for small businesses and expand economic opportunity.

The **Small Business Improvement Grant** program exists to support local small businesses and commercial property owners located in the City of Stockbridge Tax Allocation Districts (TADs)

TAD, sometimes called a TIF (tax increment financing), is a financing incentive tool in which bonds are issued to pay for infrastructure and other improvements in a designated area. These bonds are repaid by increases in property values (and corresponding property 'tax increments') from that area.

FEDERAL & STATE INCENTIVES

Federal New Markets Tax Credits (NMTC). The NMTC program aims to attract private investment to underserved neighborhoods and financially support catalytic projects that provide services or create quality jobs.

Investment Tax Credit –Manufacturing and telecommunications companies may receive up to 3% credit toward 50% of their tax liability by making a minimum $100,000 investment in a new or existing facility in Georgia.

Job Tax Credit – $1,750 per new job created, minimum 15 new jobs, that can offset 50% of a company's income tax liability.

High-Paying Job Creation Tax Credit – Companies may receive Quality Jobs Tax Credits (QJTC) if they create and maintain net new jobs that pay at least 110% of the city's average wage.

Film, Television, and Digital Entertainment Tax Credit Film and television companies may receive a tax credit of up to 30% of money spent on production and post-production in Georgia, either in a single production or on multiple projects. The minimum spending amount is $500,000. Companies producing feature films, television series, music videos, commercials, interactive games, or animation may qualify.

FEDERAL & STATE INCENTIVES

Georgia's Entertainment Industry Investment Act provides a 20% tax credit for companies that spend $500,000 or more on production and post-production in Georgia, either in a single production or on multiple projects. The state grants an additional 10% tax credit if the finished project includes a promotional logo provided by the state. If a company has little or no Georgia tax liability, it can transfer or sell its tax credits.

Small Issue Bonds for Manufacturing - Small issue private activity bonds may be issued on a tax-exempt basis for property and facilities used in the manufacturing, production, or processing of personal property and on-site, related, and ancillary facilities including office space. Note that no more than 25% of the bond monies may be applied to such ancillary facilities. Limited by IRS regulations to a project that costs no more than $10 million.

Industrial Revenue Bonds (IRBs): IRBs are municipal debt securities issued by a government agency on behalf of a private sector company and intended to build or acquire factories or other heavy equipment and tools at lower-than- market costs.

MIXED USE

The Bridges at Jodeco is a 158-acre mixed-use project featuring best-in-class shopping, entertainment, and dining along with high-end apartments and townhomes. Located at the intersection of Jodeco Road and I-75 in Henry County. Largest remaining tract of undeveloped land adjacent to I-75 in Henry County, just south of Atlanta

WHY INVEST IN STOCKBRIDGE NOW?

The City of Stockbridge is at the pinnacle of progress and urban development to support a growing and highly educated workforce. It iis the prime time to invest in the City Of Stockbridge.

The Authority was created for the purpose, among other things, of promoting and furthering the public purpose of developing trade, commerce, industry and employment opportunities. Let us help you be a part of the fastest growing city in the U.S.

Select Stockbridge

THANK YOU!

for more information
please visit
www.selectstockbridge.com

MEMORANDUM OF UNDERSTANDING

This **Memorandum of Understanding** ("MOU") is entered on this ___ day of _____, 2023, by and between the Stockbridge Citywide Development Authority and Carver State Bank (collectively, "the Parties").

WHEREAS, Carver State Bank is a duly licensed financial and banking institution doing business in the State of Georgia ("the Bank"); and

WHEREAS, the Stockbridge Citywide Development Authority ("the Authority") is a "public body, corporate and politic" instrumentality established pursuant to the Official Code of Georgia Annotated ("O.C.G.A."), §36-62-1, *et seq.,* (the "Development Authorities Law"), created for the purpose of developing and promoting, for the public good and general welfare, trade, commerce, industry, and employment opportunities, within the City of Stockbridge (collectively, "economic development"); and

WHEREAS, as part of the process of implementing the Authority's strategic plan and vision for economic development in the City of Stockbridge, the Authority and the Bank hereby agree to collaborate, on an on-gong non-exclusive basis, to foster economic development and business opportunities for persons desiring to do business within the City of Stockbridge; and

Shared Commitment

This MOU reflects the Authority and the Bank's shared commitment to strengthen inclusive economic growth and generate businesses and employment opportunities within the City of Stockbridge.

The Parties recognize that this cooperation and collaboration between will reinforce private-sector led growth in the City of Stockbridge, foster job creation and support inclusive economic development opportunities.

Without prejudice to the possibility of each Party to collaborate with other entities or parties in the same or similar fields covered by this MOU, the cooperation and collaboration between the Parties will be in areas which constitute common interest to the Parties and will take place within the scope and limits of their respective constitutional instruments, mandates, policies and priorities.

This partnership is expected to result in the development of micro, small, and medium business enterprises with a priority on minority and women-led entrepreneurship, generate high-value jobs and support businesses to generate revenue and sales opportunities within the City of Stockbridge.

Nature of Collaborative Relationship

The purpose of this MOU is to provide a general framework to facilitate collaboration and cooperation between the Parties in matters of common interest to extend and promote development the following goals and strategies:

1. Maintain and establish a working dialogue between the Parties to facilitate the development of minority and women-led business enterprises and entrepreneurships within the City of Stockbridge.

2. Conduct monthly {routine; quarterly; regular} workgroup meetings to address intervention and outreach strategies to meet the needs of individuals seeking to develop business enterprises and entrepreneurship opportunities in the City of Stockbridge.

3. Designate and task team members to advocate for the opportunity to access resources needed to develop business enterprises and entrepreneurship opportunities in the City of Stockbridge.

4. Provide education, training and orientation to individuals seeking to invest in business enterprises and entrepreneurship opportunities in the City of Stockbridge.

5. Identify resources funds, grants, and other intermediaries necessary to aid in the development of micro, small, and medium business enterprises with a priority on minority and women-led entrepreneurship opportunities within the City of Stockbridge.

6. Develop Market and Project Feasibility Analysis Templates to be used in consideration of financial investment of preferred business enterprises within the City of Stockbridge.

7. Coordinate jointly sponsored Community Meetings intended to convey a message of receptiveness and to build a coalition of support with key stakeholders (both internal and external) at key stages of the process of fostering business and economic development opportunities. The Parties will make reports to a group of internal and external stakeholders that may include:

- Public and Private Sector Leaders from the City of Stockbridge;
- Community and Neighborhood Representatives, Businesses and Agencies;
- Founders and Intermediaries of the Bank and related institutions.

8. {To Be Inserted by Parties, if needed}

9. {To Be Inserted by Parties, if needed}

10. {To Be Inserted by Parties, if needed}

Consultation and Sharing of Information

Within the limits established by their respective organizational structures and mandates, the Parties intend to:

a. Consult each other and exchange views on matters and activities of mutual interest in their respective areas of operations;

b. Share information for the purpose of working together in order to contribute to private sector development in the City of Stockbridge;

c. The Parties intend to collaborate in the area of their respective expertise in business and financial development, notably with regards to public-private partnerships;

d. The Parties intend to reciprocally facilitate liaison with relevant institutions to foster networking opportunities related to business and financial development in the City of Stockbridge;

e. The Parties thus intend to work together to facilitate the financing arrangements (grants, loans, etc.) related to their shared commitment to promote business and entrepreneurship opportunities in the Cit of Stockbridge; public-private partnerships through financing;

f. The Parties intend to share visibility on those programs and activities where they work together to fulfill their Shared Commitment. Such visibility may include use of their respective logos; the issuance of press releases and other joint publications.

Term of Agreement

This MOU shall be terminable at will by either party at any time upon written notice, with or without cause.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the date first written above:

Stockbridge Citywide Development Authority

By: _____

Its: Chair

Carver State Bank

By: _____

Its:

Placer.ai

Georgia Power | Community & Economic Development

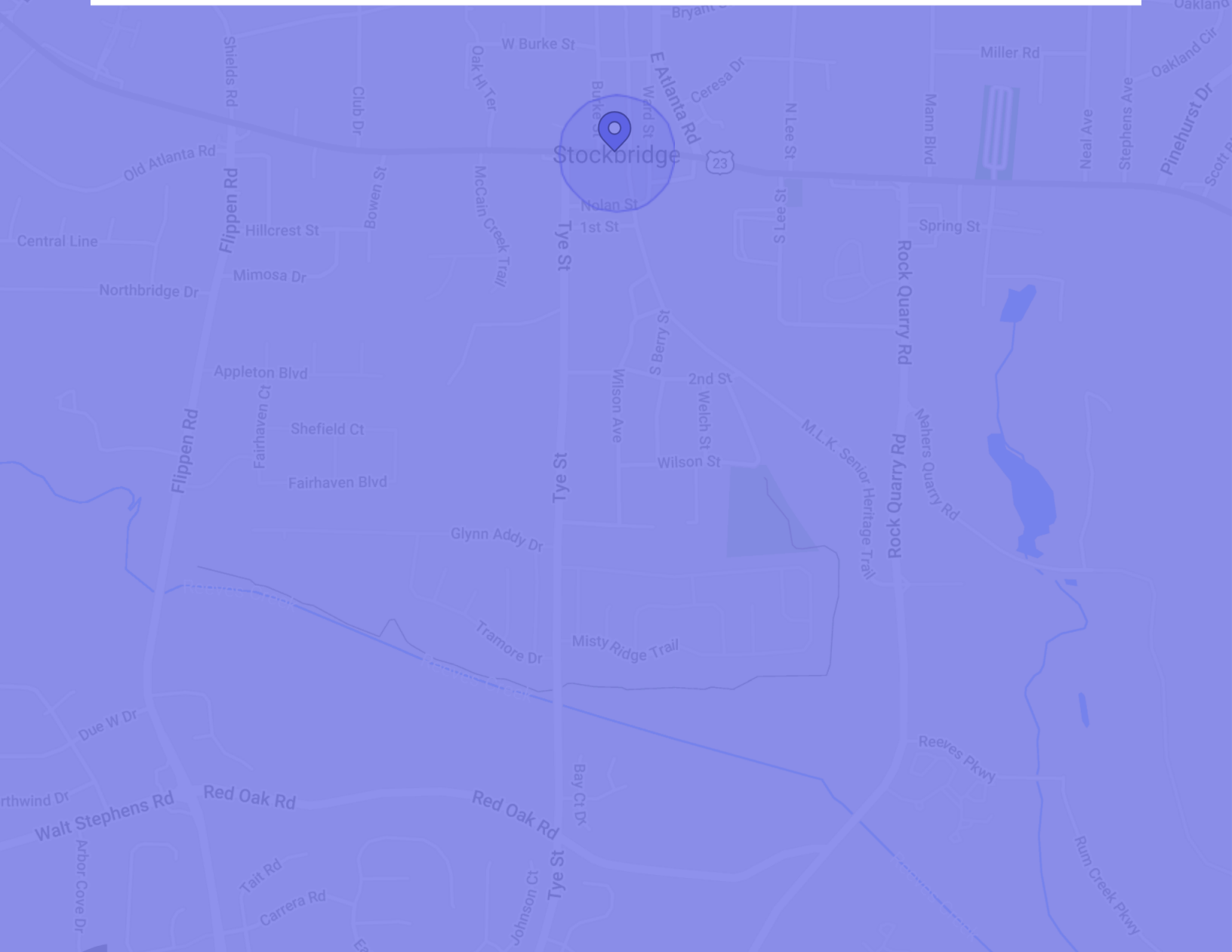
Stockbridge Market Profile

Jul 1, 2022 - Jun 30, 2023

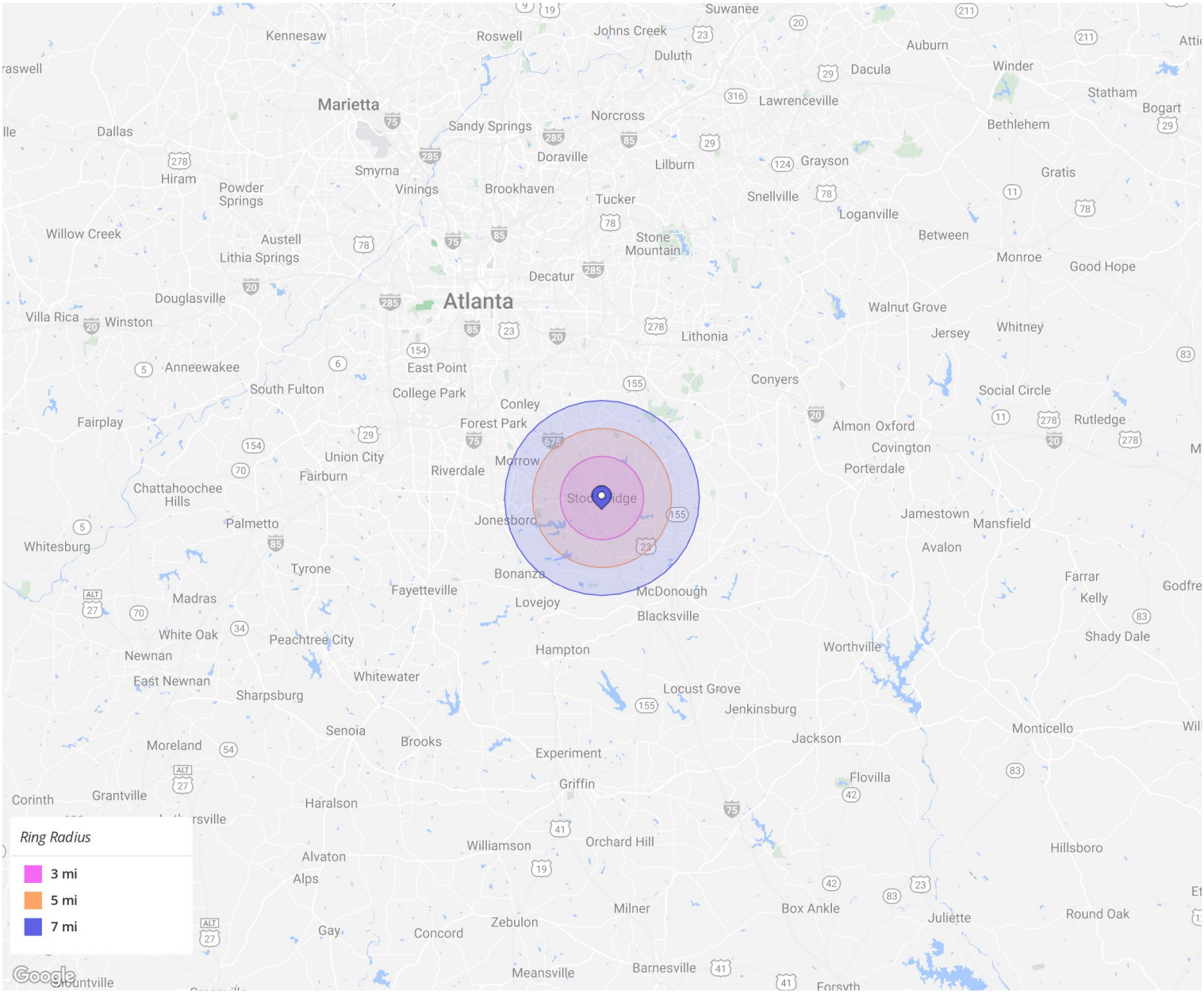
Property:

4N

4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft)
4709 North Henry Boulevard, Stockbridge, GA 30281



4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft) / 4709 North Henry Boulevard, Stockbridge, GA 30281



4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft)

4709 North Henry Boulevard, Stockbridge, GA 30281

Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Overview			
Total Demand	$925.67M	$2.45B	$3.75B
Total Supply	$1.21B	$2.62B	$4.23B
Automobile Dealers			
Demand	$169.79M	$465.62M	$711.09M
Supply	$284.19M	$530.39M	$1.05B
Unmet Demand (Demand-Supply)	$-114.4M	$-64.77M	$-340.58M
Other Motor Vehicle Dealers			
Demand	$10.62M	$29.11M	$44.46M
Supply	$2.49M	$8.29M	$11.4M
Unmet Demand (Demand-Supply)	$8.13M	$20.81M	$33.07M
Automotive Parts, Accessories, & Tire Stores			
Demand	$14.63M	$39.56M	$60.29M
Supply	$13.46M	$36.07M	$65.18M
Unmet Demand (Demand-Supply)	$1.17M	$3.48M	$-4.89M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft)

4709 North Henry Boulevard, Stockbridge, GA 30281

Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Furniture Stores			
Demand	$9.35M	$25.73M	$39.32M
Supply			$29.32M
Unmet Demand (Demand-Supply)	$9.35M	$25.73M	$10M
Home Furnishings Stores			
Demand	$11.24M	$30.64M	$46.74M
Supply	$9.67M	$16.55M	$26.59M
Unmet Demand (Demand-Supply)	$1.57M	$14.09M	$20.15M
Building Material & Supplies Dealers			
Demand	$56.44M	$153.59M	$234.25M
Supply	$141.63M	$197.24M	$257.13M
Unmet Demand (Demand-Supply)	$-85.19M	$-43.65M	$-22.88M
Lawn & Garden Equipment & Supplies Stores			
Demand	$7.25M	$19.91M	$30.41M
Supply	$1.46M	$3.73M	$15.12M
Unmet Demand (Demand-Supply)	$5.79M	$16.17M	$15.3M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft)

4709 North Henry Boulevard, Stockbridge, GA 30281

Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Grocery Stores			
Demand	$128.57M	$347.33M	$530.41M
Supply	$113.56M	$223.62M	$333.05M
Unmet Demand (Demand-Supply)	$15.01M	$123.71M	$197.36M
Specialty Food Stores			
Demand	$2.77M	$7.48M	$11.43M
Supply	$2.32M	$3.94M	$5.33M
Unmet Demand (Demand-Supply)	$442,802	$3.54M	$6.09M
Beer, Wine, & Liquor Stores			
Demand	$9.63M	$26.21M	$40.06M
Supply	$11.92M	$11.92M	$18.29M
Unmet Demand (Demand-Supply)	$-2.29M	$14.29M	$21.77M
Health & Personal Care Stores			
Demand	$42.83M	$115.54M	$176.01M
Supply	$53.48M	$92.05M	$155.67M
Unmet Demand (Demand-Supply)	$-10.65M	$23.5M	$20.34M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft)

4709 North Henry Boulevard, Stockbridge, GA 30281

Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Gasoline Stations			
Demand	$82.26M	$222.58M	$339.89M
Supply	$120.65M	$272.41M	$385.61M
Unmet Demand (Demand-Supply)	$-38.4M	$-49.83M	$-45.72M
Department Stores			
Demand	$17.51M	$47.52M	$72.5M
Supply	$3.43M	$6.12M	$118.72M
Unmet Demand (Demand-Supply)	$14.09M	$41.4M	$-46.23M
Other General Merchandise Stores			
Demand	$85.77M	$230.29M	$350.14M
Supply	$166.59M	$368.28M	$545.64M
Unmet Demand (Demand-Supply)	$-80.82M	$-137.99M	$-195.51M
Clothing Stores			
Demand	$26.07M	$71.05M	$108.33M
Supply	$25.04M	$30.4M	$58.28M
Unmet Demand (Demand-Supply)	$1.03M	$40.65M	$50.05M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft)

4709 North Henry Boulevard, Stockbridge, GA 30281

Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Shoe Stores			
Demand	$5.97M	$16.28M	$24.86M
Supply	$6.28M	$14.13M	$24.08M
Unmet Demand (Demand-Supply)	$-302,665	$2.15M	$783,470
Jewelry, Luggage, & Leather Goods Stores			
Demand	$4.15M	$11.38M	$17.35M
Supply	$639,122	$1.28M	$3.39M
Unmet Demand (Demand-Supply)	$3.51M	$10.09M	$13.96M
Electronics & Appliance Stores			
Demand	$12.46M	$29.69M	$46.33M
Supply	$8.34M	$13.59M	$33M
Unmet Demand (Demand-Supply)	$4.12M	$16.1M	$13.33M
Sporting Goods, Hobby, & Musical Instrument Stores			
Demand	$11.51M	$31.37M	$47.84M
Supply	$9.67M	$14.71M	$26.63M
Unmet Demand (Demand-Supply)	$1.85M	$16.66M	$21.21M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

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Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Book, Periodical, & Music Stores			
Demand	$2.19M	$5.89M	$9M
Supply	$2.36M	$2.36M	$7.73M
Unmet Demand (Demand-Supply)	$-168,903	$3.54M	$1.28M
Florists And Miscellaneous Store Retailers			
Demand	$919,106	$2.52M	$3.86M
Supply	$2.45M	$3.75M	$4.55M
Unmet Demand (Demand-Supply)	$-1.54M	$-1.23M	$-693,253
Office Supplies, Stationery, & Gift Stores			
Demand	$3.7M	$9.56M	$14.72M
Supply	$2.14M	$6.1M	$10.84M
Unmet Demand (Demand-Supply)	$1.55M	$3.46M	$3.88M
Electronic Shopping & Mail-Order Houses			
Demand	$61.9M	$159.45M	$245.17M
Supply	$77.31M	$511.53M	$580.57M
Unmet Demand (Demand-Supply)	$-15.41M	$-352.08M	$-335.4M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

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4709 North Henry Boulevard, Stockbridge, GA 30281

Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Used Merchandise Stores			
Demand	$3.15M	$8.6M	$13.13M
Supply	$4.06M	$5.09M	$6.15M
Unmet Demand (Demand-Supply)	$-908,588	$3.51M	$6.98M
Full-Service Restaurants			
Demand	$52.37M	$116.19M	$183.71M
Supply	$55.32M	$94.18M	$171.79M
Unmet Demand (Demand-Supply)	$-2.95M	$22M	$11.92M
Limited-Service Eating Places			
Demand	$54.4M	$128.77M	$201.38M
Supply	$57.34M	$101.96M	$189.33M
Unmet Demand (Demand-Supply)	$-2.94M	$26.81M	$12.04M
Special Food Services			
Demand	$7.5M	$17.77M	$27.8M
Supply	$15.69M	$26.82M	$41.22M
Unmet Demand (Demand-Supply)	$-8.19M	$-9.05M	$-13.43M

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4709 N Henry Blvd, Stockbridge, GA 30281, USA (Nearby Activity 500 ft)

4709 North Henry Boulevard, Stockbridge, GA 30281

Benchmark: Nationwide

	3 Mile	5 Mile	7 Mile
Bars/Drinking Places (Alcoholic Beverages)			
Demand	$4.24M	$8.53M	$13.65M
Supply	$1.86M	$4.62M	$4.62M
Unmet Demand (Demand-Supply)	$2.38M	$3.92M	$9.03M
Other Miscellaneous Store Retailers			
Demand	$9.06M	$24.57M	$37.33M
Supply	$9.32M	$16.01M	$29.93M
Unmet Demand (Demand-Supply)	$-260,723	$8.56M	$7.4M
Vending Machine Operators (Nonstore Retailers)			
Demand	$13.27M	$34.95M	$53.62M
Supply			$14.05M
Unmet Demand (Demand-Supply)	$13.27M	$34.95M	$39.57M
Direct Selling Establishments			
Demand	$4.15M	$11.19M	$17.06M
Supply	$3.24M	$5.27M	$6.52M
Unmet Demand (Demand-Supply)	$904,848	$5.92M	$10.54M

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Website Proposal for the Development of Stockbridge, Georgia

By: Golden Orb Business Consulting

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Project Overview: The development of a website for the city of Stockbridge, Georgia, designed to showcase its potential, resources, and opportunities for residents, businesses, and investors. The website will consist of up to 10 webpages, potential pages may include: property listings, homepage, about page, Do Business Here Page, Contact Page, Resources and Data Page, and Industry Page.

Potential Webpages and Features:

a. **Homepage:** Engaging and informative introduction to Stockbridge's unique features and advantages, with a visually appealing design to capture user interest.

b. **About Page:** An overview of Stockbridge's history, culture, and values, highlighting its growth potential and key attributes.

c. **Do Business Here Page:** Dedicated to promoting Stockbridge as an ideal location for businesses, offering information about incentives, infrastructure, and business-friendly policies.

d. **Property Listings:** A user-friendly property listing section where users can explore available real estate options in Stockbridge, complete with high-quality images, descriptions, and contact information.

e. **Contact Page:** An easy-to-use contact form and contact details for inquiries, feedback, and collaboration opportunities.

f. **Resources and Data Page:** Curated resources, data, and reports that offer insights into Stockbridge's economic indicators, development plans, and investment prospects.

g. **Industry Page:** Highlighting the key industries thriving in Stockbridge, including testimonials, success stories, and industry-specific information.

Design and Development: We will ensure a responsive and visually appealing design that reflects Stockbridge's identity and vision. The website will be built using modern web development practices, ensuring compatibility across various devices and browsers.

Client Deliverables: In order to facilitate the prompt completion of this project, the client will provide the following at beginning of the project:

a. **Page Content:** If the client desires the without content option, the client will provide at a minimum, an outline of topics and talking point for each page. If the client prefers, they can provide complete, finished content and all necessary images.

    1. **Desired Select Images:** We can provide stock images for use on the website. The client will provide any specific images of the City, buildings, events, people or facilities.

    2. **Access to Information:** The client will provide the necessary information required to access and/or imbed property listings and any other necessary data.

Hosting and Maintenance: We will provide monthly hosting, SSL certificates and maintenance services to keep the website updated, secure, and optimized. This includes regular backups, software updates, security enhancements, and technical support. We include up to 3 hours of maintenance and updates per month. Additional maintenance and updates are $45 per hour.

Payment Structure: Our proposed payment structure is as follows:

a. 50% Upfront: To initiate the project, covering initial design and development costs.

b. 25% Mid-Point: After completion of the initial webpages and features, prior to further development.

c. 25% at completion: Upon final delivery, before the website goes live.

Quotation:

With Content:

1. Website Development: $5,000
2. Property Listings Integration: $500
3. Total Cost: $5,500

Without Content:

4. Website Development: $5,000

5. Property Listings Integration: $500
6. Content Creation (optional): $1,500
7. Total Cost: $7,000

Maintenance: Monthly Hosting and Maintenance: $250/month. This includes up to 3 hours of maintenance and site updates per month. Additional maintenance provided at $45 per hour

Timeline: The estimated timeline for project completion is approximately 6 weeks, subject to content availability and revisions.

We believe this website will serve as an invaluable tool to promote Stockbridge's growth and development. Thank you for considering our proposal. We look forward to the opportunity to bring this vision to life.

Please let us know if you have any questions or need further clarification.