

# Years in the Making

## The Lakes at Green Valley

The Lakes at Green Valley  
Griffin-Spalding Development Authority

The Lakes at Green Valley in Griffin has earned well-deserved press among Georgia business parks in 2014.

After all, being the first eco-park in the state, it is focused on sustainability in construction and one-third of the park will remain uncut and natural. Add to that, two premier companies are making Green Valley their home.

This success has been years in the making explains David Luckie, Executive Director of the Griffin-Spalding Development Authority.

“Our biggest lesson learned has been to remain flexible through the entire process and to keep listening to our stakeholders.”

“We began in 2008 with a fledgling idea to create a green environment for business with LEED certified construction. We knew we wanted to set ourselves apart with a unique offering. Yet, we also knew we had to remain competitive and not price our park out of the market.”

Ultimately, the development authority engaged Georgia Tech for assistance in crafting a unique set of construction certification guidelines for the park. The guidelines identify a potential 60-point green checklist



The Lakes at Green Valley offers 12 industrial sites. The concept also boasts 30 acres of green space, a hotel, conference center and mixed-use opportunities.

and tenants receive incentives to achieve certain benchmarks.

The vision for the park grew to include acres of green space, recreational opportunities, a walking trail, a hotel and mixed-use residential commercial space.

In May 2014, seven years later, the vision paid off. The first company to embrace the concept was Japan manufacturer Otsuka Chemical Co. Ltd, a maker of titanate friction materials for car brake pads. The Georgia operation, Otsuka Chemical America, Inc., is a manufacturing facility and the company's U.S. headquarters. Otsuka was a target of Governor Deal's Asia trade mission in 2013.

Close on their heels, Japan's Toppa Printing Company, chose The Lakes at Green Valley in June 2014 and will produce a transparent barrier film, a unique packaging solution for food, medical and electronic applications.

Companies in the park receive partial property tax relief for 10 years and additional years for any environmental costs. The park is funded in part by a 2008 Special Purpose Local Option Sales Tax.



Georgia businesses are facing a serious dilemma finding skilled workers. A skills gap or skills mismatch is a community challenge throughout Georgia.

### Governor's High Demand Career Initiative

13 statewide meetings with industry leaders & workforce providers

Two in ECG cities  
Dalton - April 21  
Albany - October 8

### Creation of GDEd Workforce Division

(formerly Governor's Office of Workforce Development)

“Aligning workforce efforts with the economic realities of what businesses need.”

### Lt. Governor's Business & Education Summit

Conyers - November 13  
Covington - November 14

2014  
Focus on  
Workforce

Expansion of GA College