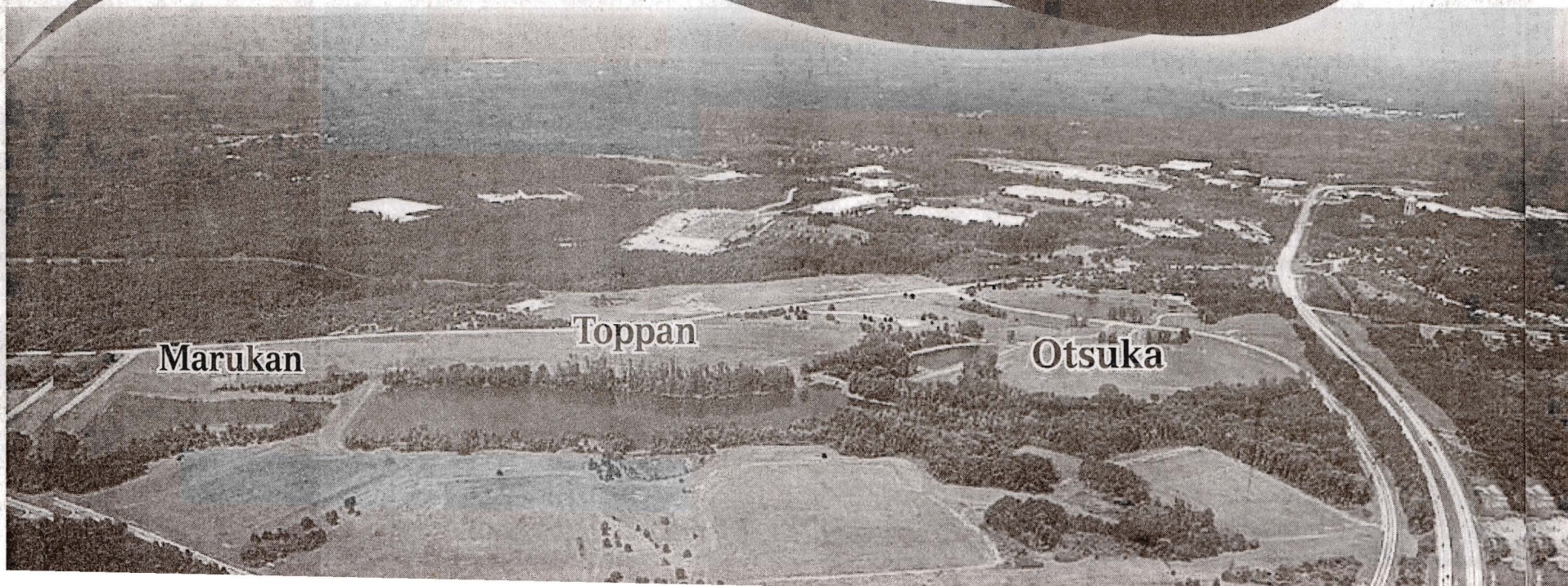


Hot

PROPERTY



Marukan

Toppan

Otsuka

The Lakes at Green Valley industrial park, shown from an aerial view.

Lakes at Green Valley filling up quickly

BY RAY LIGHTNER
STAFF WRITER

RAY@GRIFFNDAILYNEWS.COM

The Lakes at Green Valley, an eco or green industrial park, is the product of the 2008 special purpose local option sales tax (SPLOST).

There are currently three tenants — Otsuka, Toppan and Marikan — who have bought five of the 11 sites in the park, said Griffin-Spalding Development Authority Director David Luckie. Since the SPLOST passed in November 2008 through 2012, Luckie said people have asked what was going on with the site and he has explained it takes time.

The SPLOST passed in 2008, we made the purchase in December, and in the first quarter of 2009, we began designs," Luckie said. "It takes time."

Then there was getting the bid documents out, "as a public entity, which takes a couple of months," he said. "Then we hired a contractor who started grading in 2010, but besides the grading, grubbing and clearing," Luckie explained, "there were environmental studies required both Phase I and Phase II since it used to be a farm, and we got clean results and it was still clean in 2014."

There were also other required studies on the site including for cultural artifacts and endangered species, as well as wetlands delineation studies. "There were a lot of things going on," Luckie said, while also putting in water, sewer and roads. "We were substantially finished in 2012," he said.

For any prospect, Luckie said, "it takes 12 to 18 months, but with the economy going bad at that



As part of the groundbreaking ceremony for the Toppan project there was a barrel breaking with Toppan officials and Griffin Spalding Development Authority Chairman Chuck Copeland taking part.

FILE PHOTO

same time, it was pushed to 18 to 24 to 30 months. The first deal we did with Otsuka in 2014, was 24 months after we announced substantial completion of the park."

He said, "we're not just sitting on it, we're working on prospects," adding that the nature of prospects is done under confidentiality agreements, so he can't say who until an agreement is signed.

Currently, the Development Authority is working with the city to put in street lights, as well as

signs at the entrances, which will include landscaping and irrigation. A traffic signal has been approved for the Wild Plum Road intersection on Arthur K. Bolton Parkway, once an agreement is finalized with a potential prospect or prospects that could have 200 trucks a day or more going in and out.

While the first three prospects were all Japanese companies, Luckie said, there are potentially more, as well prospects from Europe and some based here in the United States. "I am

hopeful we will land one or more of those."

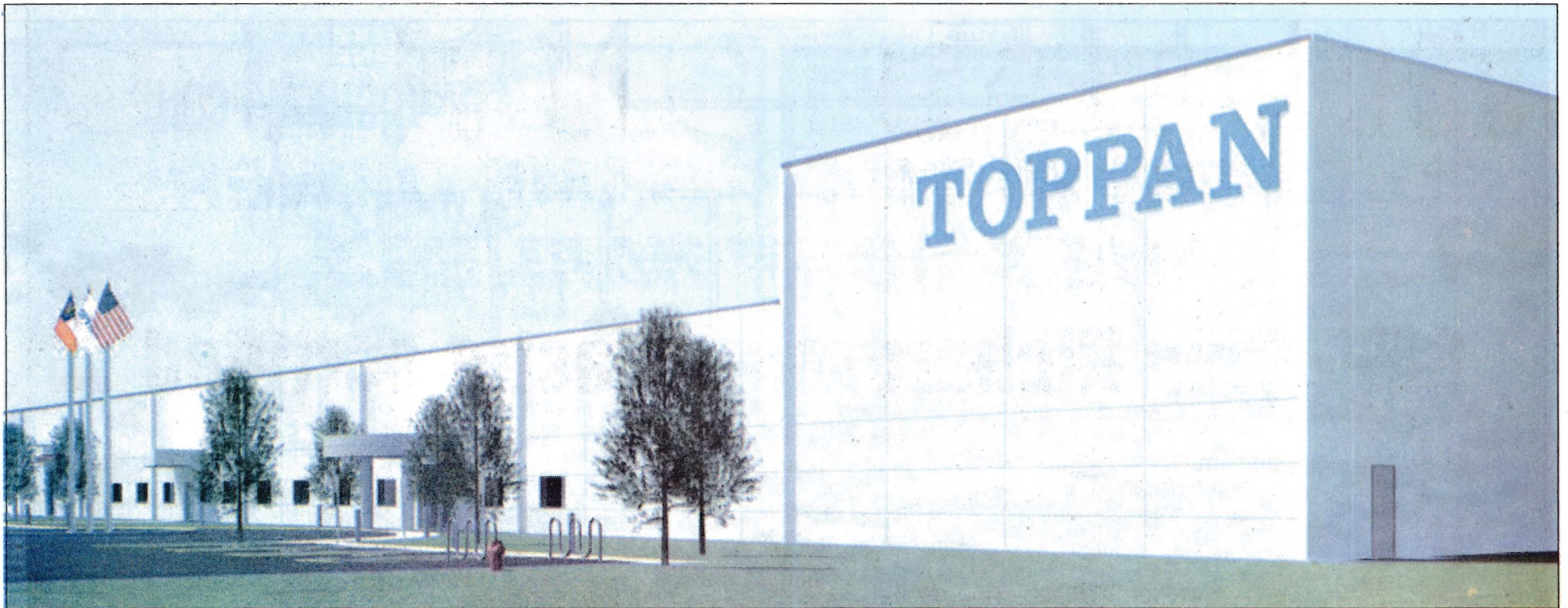
The next phases at the Lakes at Green Valley will be building and construction of the walking track around the largest lake in front of the former hunting lodge on the property. "It's absolutely beautiful," Luckie said of the scenery. We have started clearing some areas to determine the location for the walking trail, which was promised to the voters as part of the SPLOST.

He said there are plans to renovate the lodge for use

for employee meetings and functions for the businesses in the park, with a public parking lot picnic tables for access to the walking trail. "We'd like to expand the use and work with Parks and Recreation."

As to fishing on the lake, Luckie said, "yes but only during organized outings, sponsored by local organizations, perhaps a fund-raising fishing rodeo, similar to what the county does at Tyus Park."

The lakes, seven of them, are a key feature of the eco



An artist rendering of the new Toppan plant coming to the Lakes at Green Valley industrial park.

SUBMITTED

industrial park. They are designed to handle stormwater run-off for the entire site so business that locate here do not have to dig detention pond on their sites, Luckie explained. The Lakes at Green Valley does require sustainable building and construction standards, which qualify the industries for environmental tax credits.

It is also a mixed-use park, with areas set aside for a hotel and conference center, recreational uses, he said, and smaller sites for businesses that would provide services to those in the park, for example banks, restaurants, dry cleaners.

Luckie admitted there have been some challenges with the property, with not only the lakes themselves, but the multiple easements going through the park for gas and electric transmission lines. "We had to plan around those."

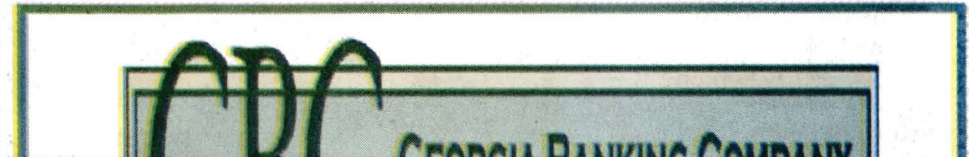
People have asked why we didn't get some of the projects that were announced elsewhere with 200 acre



The groundbreaking ceremony for Otsuka was in July 2014.

FILE PHOTO

CONTINUED ON PAGE 10





Georgia Gov. Nathan Deal spoke at the groundbreaking for Otsuka.

FILE PHOTO

sites since the Lakes at Green Valley is more than 600 acres. "Our largest site is 65 acres," Luckie said, "you can't have a larger site than 65 acres."

Since 2014, the Griffin Spalding Development Authority has announced close to \$165 million in new capital investment, Luckie said, creating 300 new jobs and saving another 200. That includes the three

industries in the Lakes at Green Valley, as well as 1888 Mills relocation and renovation of the old Nacom site.

Some of those are

The next phases at the Lakes at Green Valley will be building and construction of the walking track around the largest lake in front of the former hunting lodge on the property.

just now starting to advertise for those jobs, while others still have jobs to create.

"With a lot of unfilled jobs starting to go online, Luckie said, "I think that's good news for this community."

He said he's "very thankful people voted for the SPLOST in 2008. Without that vote, we would not have any of those new jobs or the capital investment."

One of the other projects the Development Authority has been working on is the development

of the Food Product Innovation and Commercialization Center (FoodPIC) at the University of Georgia Griffin Campus, which will assist companies in developing new food products efficiently and economically.

The center will facilitate commercialization of food products by providing intellectual resources and physical facilities for both start-up ventures and existing food companies. "I think it has a huge potential to create jobs here," Luckie said.

Two of those at Japanese Toppan which makes film for food packaging and Marikan, which has been making vinegar for 400 years, have interest in that resource, he said.



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Air

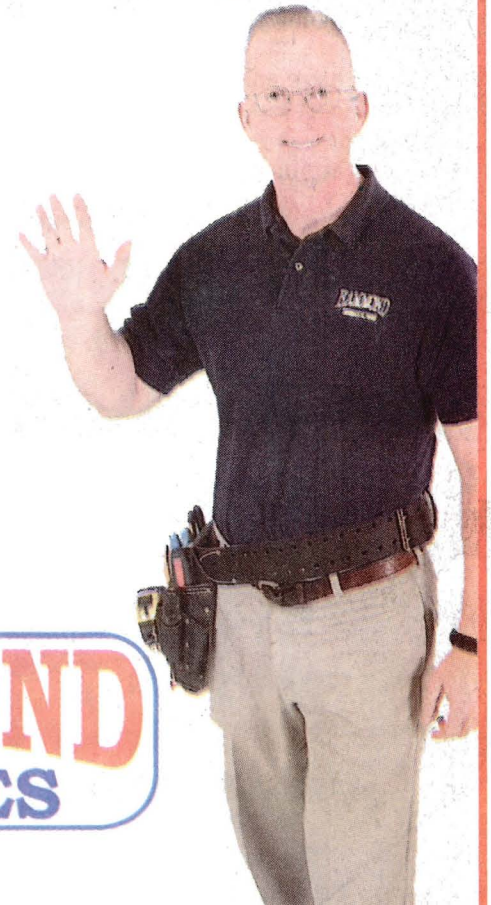
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