

Smith provided board members with a summary of possible projects and an estimate of their respective costs. All possible projects combined would add up to almost \$86 million, which means the board will need to decide which projects to include and which to leave out.

By far, the two largest projects on the list are the construction of the Griffin Regional College and Career Academy (\$10 million) and the construction of a Pre-Kindergarten Center (\$8 million).

The construction for those two projects would most likely require the issuance of

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pa accurate jump by Stu Mexican, the presentation of colors by the Griffin High School JROTC and the national anthem, Candler Field Museum Director and Vietnam veteran Ron Alexander addressed the audience.

Alexander said the idea behind this annual celebration is to pay tribute to all the military people — past and present — who fought for this country.

"They are all heroes, never to be forgotten or taken for granted," Alexander said. "Our very future is held in the hands of our military."

This year's speaker was Dave



Part of the Veterans Day Celebration program recognized World War II veterans in the audience. After that States military were recognized, along with songs.

Waldrop, a highly decorated Vietnam combat pilot who served in Vietnam in 1967 and received

Luckie gives update on industrial parks

BY RAY LIGHTNER

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David Luckie has been the executive director of the Griffin Spalding Development Authority for the past 21 years and in that time, Spalding County has attracted \$700 million in new capital investment and added 5,000 new jobs.

Just last month, the University of Georgia-Griffin Campus broke ground on the Food Technology Center, which Luckie said was 16 years in the making. The Food Product Innovation and Commercialization Center will assist companies in developing new food products efficiently and economically.

The center facilitates commercialization of food products by providing intellectual resources and physical facilities for both startup ventures and existing food

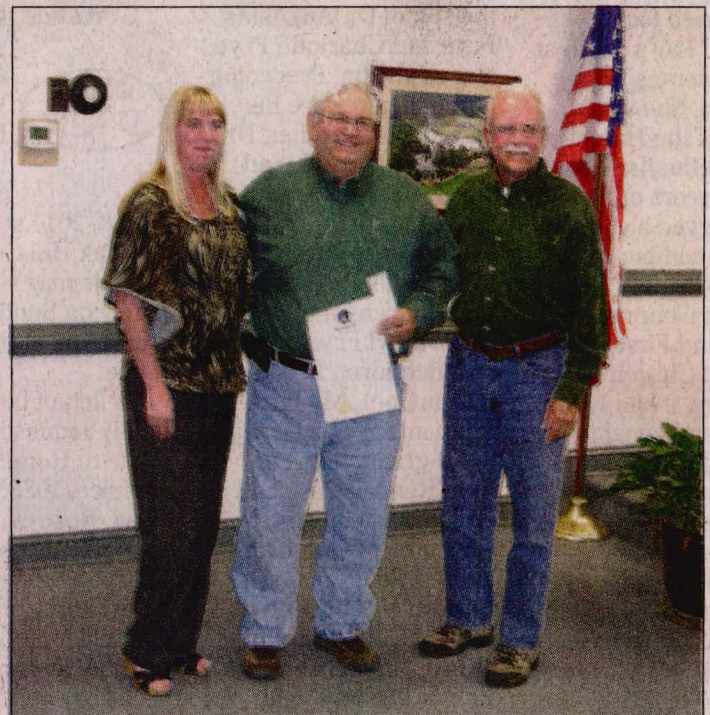
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Griffin-Spalding Development Authority Executive Director David Luckie spoke to the Griffin-Spalding County Chamber of Commerce Governmental Affairs Committee Thursday, giving an update on the Lakes at Green Valley, business opportunities and incentives and quality-of-life issues he presents to potential industries.

Farm-City Week



RAY LIGHTNER/DAILY NEWS

The Spalding County Board of Commissioners proclaimed the week of Nov. 21-27 as Farm-City Week, which recognizes the essential partnerships between farmers and ranchers with urban and suburban communities to supply, sell and deliver finished products. County Commission Chairman Chipper Gardner, right, a farmer himself, read and presented the proclamation to Charles Rucks, center, president of Spalding County Farm Bureau, and Cindy Vandiver, (left) office manager at the Spalding County Farm Bureau.

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Deaths

Janet B. Ragan	Barbara Boyd
Grace Bernhard Sprayberry	Mildred D. Royals
Samuel Warren Frye	Shaun Max Jacobs
James Allen "Jim" Collins	Ethel Morene Boyd
Kim Wheeler	Carolyn E. Holmes

LUCKIE

FROM THE FRONT PAGE

companies. One of the new tenants announced to the Lakes at Green Valley, Toppan Printing, is coming in part because of Food PIC, since it makes food packaging materials.

Toppan will be breaking ground Nov. 17 on its new plant here, creating 80 jobs and investing \$100 million. This is the second Japanese company to announce it is locating in what is considered to be the first eco-park in Georgia, and maybe the only one in the Southeast, Luckie said.

Otsuka Chemical Co., Ltd., announced in February it is coming to a 34-acre site in the Lakes at Green Valley, for the purpose of manufacturing and selling Terracess (fiber-free potassium titanate) — a material used in automotive brake pads.

With Otsuka, Toppan and Food PIC, as well as the relocation of 1888 Mills to the old NACOM building, plus Caterpillar adding a new line at the Griffin facility, there has been \$145 million in new investment, 212 new jobs and 200 saved jobs. The saved jobs, he said are from 1888 Mills, which had considered moving out of state.

Luckie said there are two more at the Lakes at Green Valley, which he cannot yet name, but will be announcing later, that will bring 84 new jobs and another \$18 million in new capital investments.

"Economic development," he said, "is a team sport. Our usual partners include the city, county, hospital, chamber, as well as state agencies and local groups."

He talked about the eco-park on the 600 acres at the Lakes at Green Valley and the additional requirements and benefits of building there.

"We have 40 points on a sustainability checklist — they have to meet 30," he added. "We feel if a company has to pay extra to be certified, we give them extra incentives."

He explained some of the constraints of Lakes at Green Valley, including the 11 lakes, the streams and natural gas line easements. When people asked why Caterpillar went to Athens and not here, he said, "They wanted a 200-acre site. While the entire eco-park is 600 acres, the largest single site is 35 acres."

He said the parcels are for sale beginning at \$32,500 an acre but that includes a cleared, grubbed, compacted site, with utilities (gas, water, sewer, electric, storm water) to the property line, environmental studies, phase one and two on each.

"The land is clean and ready to go," he said.

And by state law if there is a bond

within six months of the sale. Luckie said the Development Authority issues the bonds, so it owns the land until the bond is paid off, and that provides a property tax break to the buyer.

There's also a "claw back provision that protects anything we offer," he said, in case a company decides to leave when or before the incentive period ends.

He said there is not a set list of incentives as it varies from prospect to prospect, but along with property tax incentives, there are foreign trade zones that can help with import tariffs, free port exemptions on inventory and state income tax credits up to \$4,000 per job created over five years, which can be carried over up to 10 years.

Luckie also talked about some of the big ones that got away, both of which had looked at the NACOM building, which the Development Authority did not own but only marketed. Otis Elevator was going to relocate from Connecticut to Griffin, but Griffin was competing against a location in South Carolina.

"Until the final negotiations, they were going with Griffin," he said. The price on the building started at \$15 million. "We knew it was valued at \$8 million, and they did too, offering \$6 million, figuring they could get it for \$8.1 million," he said.

But the counteroffer from the building owner came down only \$500,000. They announced in South Carolina three weeks later, Luckie said. "They told us we had it," but for negotiations on the building price.

"Colgate Palmolive was the same situation with the building," he said. "The vice president called before they announced in South Carolina, saying it had nothing to with the presentation, it had to do with the building."

He said there was another that would have come here, but they needed to be closer to Interstate 85, and ended up near the state line, while others needed to be closer to the Port of Savannah.

Luckie said sometimes Griffin "is competing with smaller communities, that will give everything, a free building and no taxes for 10 years. They're giving up way too much; we couldn't do that."

A lot of what he does is under the radar, so to speak, because of strict confidentiality. Luckie said many of the projects, especially on the state level, have code names, and they don't know who it is, just what they are looking for.

Violations of that strict confidentiality have cost communities the projects, Luckie said noting Griffin before he got here, and Macon when worked there, each lost projects when the company name was leaked out.

"I have this sense of paranoia about this sort of thing," he said.