Infrastructure

INTERNET FIBER

High Speed Internet Access is available to the downtown area through multiple providers including; AT&T and Xfinity by Comcast. Additional Wi-Fi options may be available through private providers.

RAIL ROAD

Norfolk Southern trains transport the nation’s goods to businesses and communities across a 20,000-mile rail network. The main service line runs through downtown Powder Springs. There is potential for spur development on a few properties located on Lewis Rd.

Intermodal Facility

The Norfolk Southern Intermodal facility is located just 4 miles south of downtown Powder Springs. The facility is open 24 hours a day, seven days a week.

Destination include: Charleston SC, Chicago IL, Cincinnati OH, Kansas City MO, Los Angeles CA, Morrisville PA, and Savannah GA.

For more information about the Norfolk Southern Intermodal Facility contact:

Office Manager/Contractor Telephone: 770-405-3501
Address: 6000 Dr. Luke Glenn Garrett, Jr. Memorial Highway
Austell, GA 30106
The following is a list of utility providers for the downtown area. Maps of services are provided on the following pages.

**Water & Sewer:**
**Cobb County**
660 South Cobb Drive
Marietta, GA 30060
www.cobbcountry.org/water

**Electricity:**
**Greystone Power**
4040 Bankhead Hwy.
Douglasville, GA 30134
www.greystonepower.com

**Cobb EMC**
1000 EMC Pkwy NE
Marietta, GA 30060
www.cobbemc.com

**Georgia Power**
2525 Old Alabama Rd
Austell, GA 30168
www.georgiapower.com

**Natural Gas:**
**Austell Gas**
2838 Joe Jerkins Blvd.
Austell, GA 30168
www.austellgas.com
Site Selection, Zoning, and Permitting

SITE SELECTION

If your company or client is looking to relocate operations, establish an additional facility, or expand an existing business in Powder Springs, our Development Team wants to be your partner in this effort. You can count on us to be your one-stop shop, resource, and advocate in Powder Springs, as well as your liaison to contacts, programs, and services offered at the county and state level. For a listing of available commercial properties contact the Economic Development office at 770-943-1666.

ZONING AND PERMITTING

The City of Powder Springs has established a **One Stop review process** in concert with its Cobb County permitting partners. To complement this new one stop review process, the City has developed a small business resource guide, a FAQ about business permits and a flow chart on getting business and development permits in the City. For more information about the one stop shop process contact the Community Development Director, Tina Garver, at: tgarver@cityofpowdersprings.org or 770-943-1666.
DOWNTOWN FINANCE OPTIONS

Revolving Loan Funds: With DDA support, developers may access two revolving loan funds that have been established to support redevelopment projects in historic downtown areas in Georgia, one administered by the Georgia Department of Community Affairs and the other by the Georgia Cities Foundation. Eligible uses for funding include: real estate acquisition, development, redevelopment, and new construction; rehabilitation of public and private infrastructure and facilities; purchase of equipment and other assets (on a limited basis). The maximum loan amount under each source is $250,000 per project. Interest rates and repayment terms offer a significant savings compared to conventional financing.

Georgia Downtown Renaissance Fund (GDRF): This grant assists local governments, downtown development authorities, urban redevelopment authorities, special districts, and nonprofit organizations with financing and technical assistance to encourage economic and small business development, historic preservation, private investment, public improvements, leadership development, training, design assistance, and financing in the effort of improving downtown districts.

Purchase and Financing through the DDA: For proposals offering exceptional economic and fiscal benefits to Powder Springs, the DDA will consider acting as a conduit to hold potential sites and/or finance eligible redevelopment projects. The DDA may offer leasehold interest bond financing with flexible terms and the ability to apply the project’s future property tax payments toward bond repayment.

Developer Financed Tax Free Bond Credits: For eligible projects the City will consider supporting as needed, developer applications for incentives offered by other sources. These may include but not be limited to Low Income Housing Tax Credits (LIHTC’s), New Markets Tax Credits, HUD Rental Financing and related incentives.
POWDER SPRINGS DOWNTOWN DEVELOPMENT INCENTIVE

Incentive Benefits:
- No Site or Structural Review Fees.
- No Water System Development Fee.
- Financing of the Sewer System Development Fee over a three to five year period at 50 basis points below the current market interest rate.
- Building Permit Fees, which are based on $5.00 per $1,000 construction cost, can be capped at $2,500.
- Downtown Development Authority Lease-Hold agreements, which can include project specific tax structure.

Qualifications:
- Make a capital investment of $250,000 within the Downtown Development Authority Area.
- Have a proposal targeted for downtown development by the City of Powder Springs consistent with the Town Center Plan.
- The building to be constructed in a complementary style to the existing downtown as determined in design review with the Downtown Development Authority as approved by the City Council consent to enter into a contractual agreement that outlines incentives offered to the business and a guideline for the recapture or reimbursement should the terms of the contract be violated by the recipient of the incentives.

HISTORIC PROPERTY DEVELOPMENT INCENTIVE

Incentive Benefits:
- No Site or Structural Review Fees.
- No Water System Development Fee.
- No Building Permit Fees.
- Financing of the Sewer System Development Fee over a three to five year period at 50 basis points below the current market interest rate.
- Downtown Development Authority Lease-Hold agreements, which can include project specific tax structure.
- Assistance with application for state and federal historic preservation tax credits.

Qualifications:
- Renovate a building over 50 years old for income-generating purposes within the Downtown Development Authority Area.
- Commit to renovation costs over 25% of the building's pre-renovation value.
- Comply with the Secretary of Interior's Standards for Rehabilitation as certified by the Georgia Department of Natural Resources/Historic Preservation Division.
- Consent to enter into a contractual agreement that outlines incentives offered and a guideline for the recapture or reimbursement should the terms of the contract be violated by the recipient of the incentives.
POWDER SPRINGS GENERAL BUSINESS INCENTIVE

Tier I incentives:
- Business License Fees would be waived for the first three years.
- Building Permit Fees, which are based on $5.00 per $1,000 construction cost can be capped at $5,000.

Qualifications:
- Be a business employing persons.
- Make a minimum capital investment of $750,000.
- Add 10 full time jobs new to the City of Powder Springs.
- Consent to enter into a contractual agreement for incentives and recapture or reimbursement.

Tier II incentives:
- No Site or Structural Review Fees.
- No Water System Development Fee.
- Business License Fees would be waived for the first three years.
- Financing of the Sewer System Development Fee over a three to five year period at below market interest rate.
- Building Permit Fees, which are based on $5.00 per $1,000 construction cost, can be capped at $5,000.
- Development Authority Lease-Hold agreements, which can included project specific tax structure.

Qualifications:
- Be a business employing persons.
- Add 20 full time jobs new to the City of Powder Springs.
- At least 25% of the new jobs must pay at least 150% of the Cobb County per capita income as determined by the most recent U.S. Census Bureau census or estimate.
- Make a minimum capital investment of $2.5 million.
- Locate preferably within a designated Business Incentive Zone.
- Consent to enter into a contractual agreement that outlines incentives offered and provides a guideline for the recapture or reimbursement should the terms of the contract be violated by the recipient of the incentives.
COUNTY INCENTIVES

JOB TAX CREDITS
These credits can effectively eliminate a company’s corporate income tax liability and in certain areas, can also reduce the company’s payroll withholding obligations.

Incentive:
- Companies creating 25 or more new jobs may be eligible for $1,250 per job tax credit for five years.
- Qualifying companies may receive free job training through the Quickstart program in the State.
- Companies may qualify for investment tax credits or other capital improvement credits.

For qualification information visit: www.economic.cobbcountyga.gov

ENTERPRISE ZONE INCENTIVE
An Enterprise Zone is an area designated by a local government as ready for development or redevelopment. Qualifying businesses locating or expanding within the Zone are eligible for 10 years graduated County ad valorem tax abatement. Not to include school taxes.

Incentive:
- 100% abatement for the first 5 years
- 80% abatement for the next 2 years
- 60% abatement for the next year
- 40% abatement the next year
- 20% abatement for the final year

Qualifications:
- Companies creating new jobs or bringing significant investment to the area.
- Companies whose emphasis is on redevelopment, locating to abandoned buildings or assembling tracts of land for development.
- Companies promoting manufacturing, distribution, land development, and industrial building development.
Georgia’s Production Incentive

OVERVIEW
Georgia production incentives provide up to 30% of your Georgia production expenditures in transferable tax credits.

The program is available for qualifying projects, including feature films, television series, commercials, music videos, animation and game development. With one of the industry’s most competitive production incentive programs, the Georgia Film, Music & Digital Entertainment Office can help you dramatically cut production costs without sacrificing quality.

State Tax Credit Benefits
Highlights from the Georgia Entertainment Industry Investment Act include the following:
- 20 percent base transferable tax credit.
- 10 percent Georgia Entertainment Promotion (GEP) uplift can be earned by including an embedded Georgia logo on approved projects and a link to ExploreGeorgia.org/Film on the promotional website.
- $500,000 minimum spend to qualify.
- No limits or caps on Georgia spend, no sunset clause.
- Both resident and non-resident workers’ payrolls and FICA, SUI, FUI qualify.
- No salary cap on individuals paid by 1099, personal service contract or loan out. Payments made to a loan out company will require six percent Georgia income tax withheld.
- Production expenditures must be made in Georgia to qualify from a Georgia vendor.
- Travel and insurance qualify if purchased through a Georgia agency or company.
- Original music scoring eligible for projects produced in Georgia qualify.
- Post production of Georgia filmed movies and television projects qualify if post done in Georgia.
- Development costs, promotion, marketing, license fees and story right fees do not qualify.

For More Information Contact: Alison Fibben at 404-962-4050 or afibben@georgia.org
STATE DEVELOPMENT INCENTIVES

Job Tax Credit
Businesses in Georgia’s strategic industries can earn as much as $4,000 in annual tax savings for each new job created, for up to five years. The exact value of the job credits depends on two factors – how many jobs are created, and where.

Quality Jobs Tax Credit
Companies that create at least 50 jobs in a 24-month period – at wages that are at least 10 percent higher than the county average – may qualify for a tax credit of $2,500 to $5,000 per job.

Port Tax Credit Bonus
Georgia companies that increase imports or exports through a Georgia port by at least 10 percent may qualify for either a $1,250 bonus added to the job tax credit or an adjustment to the investment tax credit.

Mega Project Tax Credit
Businesses that employ at least 1,800 “net new” employees and have either a minimum annual payroll of $150 million or make a minimum $450 million investment in Georgia may qualify for the mega project tax credit.

Investment Tax Credit
Companies in manufacturing or telecommunications support that have operated in Georgia for at least three years are eligible to earn investment tax credits of 1 percent to 8 percent of qualified capital investments of $50,000 or more.

Research And Development Tax Credit
Companies that spend more on qualified research in Georgia may qualify for an R&D tax credit equal to a percentage of that spending increase.

Retraining Tax Credit
Georgia businesses may offset their investment in retraining employees to use new equipment or learn new skills through a retraining tax credit. The credit equals 50 percent of direct training expenses, up to $500 credit per full-time employee, per training program.

Musical Tax Credit
Beginning January 1, 2018, eligible production companies who meet the applicable spending threshold may receive a tax credit of up to twenty percent on qualified production expenditures on eligible musical or theatrical performances or recorded musical performances. Minimum spend is $500,000 for musical or theatrical performances, $250,000 for synchronized recorded musical performance, and $100,000 for any other recorded musical performance.
STATE BUSINESS INCENTIVES
WORK OPPORTUNITY TAX CREDITS (WOTC)

The Georgia Department of Labor (GDOL) coordinates the federal Work Opportunity Tax Credit Program. The WOTC program is a federal tax credit incentive that the U.S. federal government provides to private-sector businesses for hiring individuals from nine target groups who have consistently faced significant barriers to employment.

Among others, target groups include:
• Unemployed Veterans
• Certain Temporary Assistance for Needy Families (TANF)
• Food Stamp Recipients
• Certain Residents of an Empowerment Zone (EZ)
• Rural Renewal County (RRC)

Incentive:
Participating companies are compensated by being able to reduce their federal income tax liability with a tax credit between $1,200 to $9,000 per qualified employee, depending on the target group.

Qualifications:
◆ An employer must request and receive certification from the Georgia Department of Labor that the new hire is a member of at least one of the nine WOTC target groups before the employer can claim the WOTC on its federal income tax return.
◆ Although veterans are the only target group currently approved to receive these credits, Congress may extend the credits to the other eight target groups, so employers are encouraged to submit the required paperwork for all new hires in any of the nine target groups.
EVENTS, TRAILS, AND TOURISM

Our beautiful Historic Downtown and Town Square is host to annual events, concerts, and shopping. The City has two trails, the Lucille and Wildhorse, that connect the residents, pedestrians, and cyclist to the popular Silver Comet Trail and Downtown Powder Springs. In addition to our trails, other Powder Springs downtown attractions include: the Southern Quilt Trail, the Seven Springs Museum, Seven Springs Water Park, the newly renovated Powder Springs Baseball park, the nationally recognized Cobb County BMX park, McEachern Sports and Arts complex, and the new Powder Springs Linear Park that runs parallel to the Silver Comet Trail. In addition to our local attractions, Powder Springs is in close proximity to many Cobb County and Metro Atlanta tourism attractions and we are a Georgia Camera Ready Community.
CITY FACILITIES

The City of Powder Springs has two attractive facilities located near the downtown that are available for lease for events, performances, meetings, receptions, and other activities.

The Ford Center Reception Hall is a beautiful facility located on the Ford Center Campus and is available to rent for social occasions and special events. It is well suited for wedding receptions, birthday and anniversary parties, holiday events, luncheons, banquets and business meetings.

The Patricia C. Vaughn Cultural Arts Center is a state of the art 7,000 square-foot multimedia facility located in Historic Downtown Powder Springs on the Ford Center Campus. Recitals, concerts, dinner theater, art shows and other theatrical productions are all well suited for this beautiful space.
Business Liaison Team

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