

Villa Rica

Economic Development

Community Development



2012 Economic Profile

Taurus L. Freeman, Director
Community Development Department

Planning & Zoning • Code Enforcement • Building Inspections • GIS • Permitting and Licensing

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“CITY OF GOLD”



Villa Rica has a rich history, dating back to 1826 when prospectors flocked to the area to tap into one of the richest gold veins in Georgia. The name Villa Rica translates to “city of gold” in Spanish.

Nestled in the rolling hills of West Central Georgia, Villa Rica is home to well-kept stately residences along tree-lined streets. The cooperative involvement of individuals, businesses, civic clubs, and government is apparent in community affairs and the preservation of “small-town America,” for approximately 14,000 residents.

These traditional values in the midst of a bustling, thriving, progressive business environment are evidence the people of Villa Rica have not forgotten their roots and are proud to live and work in the City, “Built on Quality, Centered Around Community.”

The City seeks to become a unique blend of small town and suburbia that offers its residents and visitors ample recreational opportunities, refreshing green vistas, all while having ready access to all necessary goods and services. Villa Rica is working towards providing citizens of all ages an array of housing choices, a diverse economic base and a quality of history and life that exceeds what could be provided in a typical suburb.

General

The City of Villa Rica is strategically located off Interstate-20, at Exits 24 and 26, in the northern portion of Carroll County and western Douglas County, only 35 minutes from downtown Atlanta, 90 miles east of Birmingham, Alabama and 85 miles north of Columbus, Georgia. The City covers 14.2 square miles.

The City is a regional economic center for west central Georgia and east Alabama. Additionally, State Routes 61 and 101 and U.S. Highway 78 intersect the City, making it the perfect location for manufacturing and transportation entities.

As the second largest city in Carroll and Douglas counties, Villa Rica has a distinctive mix of quality living with planned residential communities, such as Mirror Lake, state award winning recreational opportunities, and a substantial industrial base providing lucrative employment to local and area residents.

The able leadership of a mayor and five council members and a professional city manager deliver quality service to their residents while protecting the quality lifestyle they have come to enjoy. The city’s Community Development Department continues to encourage “smart growth” initiatives that actively support protection of resources while managing the significant growth trends as the third fastest growing city in the Atlanta region from 2000-2009.



Growth

Villa Rica experienced moderate growth between the years 1980 and 2000; however, between 2000 and 2003, Villa Rica nearly doubled its population from 4,134 to 7,812. Recent growth has been stimulated by pressure from the Atlanta Metropolitan area and the development of the Mirror Lake subdivision in the Douglas County portion of the City.

Population

2000*	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*
4,134	5,511	6,985	7,812	9,360	10,589	11,990	12,911	13,401	NA	13,956

*U.S. Census; all others are estimates by the Atlanta Regional Commission, Planning Works and City of Villa Rica and does not accurately reflect the actual population.

Residential Building Permits

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
465	563	397	534	527	577	187	38	9	10	8

Certificates of Occupancy

2003	2004	2005	2006	2007	2008	2009	2010	2011
805	597	471	537	353	94	42	18	9

Housing Units

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1,812	2,271	2,730	3,189	3,648	4,119	4,656	5,009	5,103	5,145	5,155	5,810

*U.S. Census; all others are estimates by the Atlanta Regional Commission, Planning Works and City of Villa Rica and does not accurately reflect the actual number of housing units.

Housing

Housing is a very important part of the physical, social, and economic characteristics of a community. The number of housing units in the City of Villa Rica continued to grow and expand as metro-Atlanta grew and edged westward along Interstate-20 until recently. The rapid pace in development and the number of building permits have given a variety of housing options. From traditional single-family dwellings, townhouses, multi-family and mixed-use developments, Villa Rica have an array of housing options.



Public Services

Police Department

The Villa Rica Police Department is located at 101 Main Street at the Holt-Bishop Justice Center. The 16,000 square foot building, expanded in 2003, houses the Police Department as well as and the Municipal Court. The Police Department occupies approximately 10,000 square feet. The department employs 36 full-time officers.

Fire Protection

Carroll County and Douglas County have an Automatic Aid Agreement, which assures that both departments are available to respond to all calls within the City. The 911 system routes calls to the fire station in the jurisdiction where calls originate. Staff at the receiving station then makes a determination regarding the need for additional help.

Utilities

The utilities provided by the City of Villa Rica are water and sewer. Garbage pickup is another service provided for customers who live within the City limits. A private contractor will deliver a cart that the customer will have to place curbside for pickup on a designated day.

Water Supply and Treatment

Villa Rica operates its own water distribution system. The primary source of water is the Upper Little Tallapoosa River. The City maintains two intakes: one on Cowen's Lake, which is fed by Astin Creek; and one on Lake Paradise, which is fed by the Little Tallapoosa River.

Frank Smith Water Treatment Plant, located on North Van Wert Road, has a permitted capacity of 1.7 million gallons daily. The plant uses coagulation, flocculation, sedimentation, filtration, and disinfection to treat the water. Actual production ranges from .4 MGD, in the winter, to 1.4 MGD, in the summer. Villa Rica also buys between 0.3MGD and 0.65MGD of water from both Douglas Water and Sewer Authority and Carroll County Water Authority. The water system maintains four storage tanks, with a total storage capacity of 2.87 MG.

Waste Water Treatment

Villa Rica's Wastewater Department operates and maintains the City's sewer and treatment system. There are two water treatment plants. The main facility, West Water Pollution Control Plant, is located in the City's Industrial Park. This plant has a total treatment capacity of .78 MGD and a current demand of 0.5 MGD. The North Water Pollution Control Plant, located near Mirror Lake, has a total treatment capacity of .52 MGD and a current demand of .45 MGD.

The West Water Reclamation Plant is nearing completion with startup planned for December 2010. This is the largest project that the City of Villa Rica has ever undertaken. The new wastewater treatment plant is rated at 2.15 MGD and expandable to 3.25 MGD to replace the old West Wastewater Treatment Plant. The construction cost is estimated at \$30.8 million. The plant features biological phosphorous removal; total nitrogen removal; high temperature, auto – thermal sludge digestion and tertiary clarification and filtration. Project construction began at the end of February 2009.



Contacts

City Council

Mayor J. Collins, icollins@villarica.org
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Ward 3: Rusty Dean, rdean@villarica.org
Ward 4: Patrick Henrickson, phenrickson@villarica.org
Ward 5: Woody Holland, wholland@villarica.org

City Departments

Administration	678.785.1000	Personnel	678.785.1021
Larry Wood, City Manager lwood@villarica.org		Mary Chaffin, Specialist mchaffin@villarica.org	
Barbara Daniell, City Clerk bdaniell@villarica.org		Police Department	678.785.1103
		Michael Mansour, Chief mmansour@villarica.org	
City Services	770.459.7011	Wastewater	770.459.7015
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Finance	678.785.1012	Watershed Protection	678.785.1005
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Library	770.459.7012		
Laura Frey, Interim Manager lfrey@villarica.org			
Park & Recreation	770.459.7011		
Jeff Reese, Director jreese@villarica.org			



Counties

Carroll County Board of Commissioners

County Administration Building
423 College Street, Room 408
P.O. Box 338
Carrollton, Georgia 30112
Phone: 770.830.5800

Carroll County Commissioner

District 2 - Vicki J. Anderson
1026 Lakeview Parkway
Villa Rica, Georgia 30180
Phone: 404.217.1244

Carroll County Tax Assessors' Office

Sandra Ferguson, Chief Appraiser
423 College Street, Room 415
P.O. Box 338
Carrollton, Georgia 30112
Phone: 770.830.5812

Carroll County Fire Rescue & Emergency Management

Tracy Smith, Fire Chief
501 Old Newnan Road
Carrollton, Georgia 30117
Phone: 770.830.5880

Douglas County Board of Commissioners

County Administration Building
8700 Hospital Drive
Douglasville, GA 30134
Phone: 770.920.7269

Board of Commissioners

District 4 – Ann Grider
8700 Hospital Drive
Third Floor, Douglas County Courthouse
Douglasville, Georgia 30134
Phone: 770.920.7266

Douglas County Tax Assessors' Office

Benny Waldrop, Chief Appraiser
8700 Hospital Drive
Douglasville, GA 30134
Phone: 770.920.7228

Douglas County Fire Department

Scott Spencer, Fire Chief
3901 Chapel Hill Road
Douglasville, GA 30134
Phone: 770.942.8626



QUALITY of LIFE



Local Attractions and Public Facilities

The City continues to promote their rich heritage annually with the popular “Gold Rush Days” festival held each September, one of the best attended festivals in northwest Georgia. Other events during the year include Springfest in April, the Annual Pet Parade in November and the Gold City Cruisers Car Show held monthly highlight both antique and hot-rod models lining the downtown streets.

The Villa Rica Tourism Bureau and Downtown Development Authority work hard to promote the many facets of Villa Rica including a bustling downtown where visitors can feel the history as they stroll along raised sidewalks lined with crepe myrtle’s, and explore specialty shops and eateries or Wick’s Tavern, the oldest commercial structure in West Georgia.

Both active and passive recreational opportunities for all ages are readily available in Villa Rica.



Villa Rica Public Library

The Villa Rica Public Library contains over 68,000 volumes, including books, magazines, large print books, videos, books on tape, comic books, cassettes with read-along books, decorating stencils, and computer programs. Services include participation in an interlibrary loan program, Internet access, homebound book service, an ongoing book fair in the library, low vision resource center for the vision impaired, word processors for public use, a genealogy room, and reading programs and summer fun activities for the kids.

Recreation

Outside of the major sports venues in Atlanta, the award winning Villa Rica Recreation, which was named the 2010 Georgia Recreation and Parks Association’s Agency of the Year for Population Under 10,000, offers a wide range of recreational sports opportunities for kids and adults alike with five parks comprising over 200 acres. Whether your children’s interests are baseball, football or soccer or you’re looking to start a new hobby like hiking, camping, fishing or running, you will find plenty to do close to home. Douglas and Carroll counties are home to some of Georgia’s most beautiful parks.

Villa Rica Civic Center and Sports Complex

The Villa Rica Civic Center and Sports Complex, a 48-acre park located on State Route 61, south of downtown, includes ten athletic fields providing youth and adult baseball and softball, and a regulation-size football field. In addition, the City has a 16,000 square foot civic center and training facility on site.



Gold Dust Park

Gold Dust Park, home to the City Parks and Recreation Department on Tiny Cole Drive, offers a full range of team sports including gymnastics, karate, golf instruction, aerobics, tennis, and a children's playground and a walking trail. It also provides programming such as summer day camps, teen dances and concerts; and is the location to a very active senior citizens program providing a full range of activities, congregate meals and a variety of special events for those over age 60.

Gold Mine Museum

To help preserve the rich history of Villa Rica's gold mining industry for over a hundred years, the City has progressed in constructing our beautiful museum; many of our citizens have brought in memories which have become artifacts displayed for your enjoyment. Most of the exhibits were found on site, and dates back to the early 1800's and some exhibits date back to 12,000 BC.

A picnic in our covered pavilion, panning for gold, a tour of the intact ruins of Pine Mountain's gold mines on the mountain and a viewing of the museum exhibits.

- A 4,800 square foot museum.
- A 50-seat theater with a 20-minute documentary of the history of the Villa Rica mines.
- Over three miles of self-guided walking.
- Knowledgeable guides available for groups of six or more.
- West Georgia's only authentic 19th Century gold stamp mill.
- Georgia's only gold museum located at the site of an actual gold mine, with gold and gem panning on-site.

The Mill



In an ongoing revitalization of historic downtown Villa Rica, our newest addition to this area is The Mill, a 1,200 capacity "green space" amphitheater where concerts, classic/street rod car shows, movie nights, a farmers' market and numerous annual events are scheduled. The amphitheatre attracts all walks of life into this central location to share in the excitement and energy of celebrating life with community, tourists, friends and family.

In May 2010, we began with the Grand Opening and will wrap up the year with the lighting of the Christmas tree in December. These concerts and annual events enhance tourism and community pride, promote community involvement and build a sense of belonging.

Events at the amphitheater will encourage citizens and visitors to spend time in Downtown Villa Rica to experience the city's many restaurant and retail offerings.

With a wealth of quaint eateries and shops in the downtown area, the business community is supportive of an amphitheater to serve as a catalyst for increased visibility and quality of life for Villa Rica residents and tourists. The amphitheater will enhance tourism, economic development and community pride. It is the city's mission to produce events which enhance quality of life, build a sense of belonging and invite involvement in the community.



Lamar Moody Park

The 130 acre park includes an eight-acre lake and pond stocked periodically by the City of Villa Rica. The park is open daylight until dusk everyday and admission is free. Boats permitted with electronic motors only and a Georgia fishing license is required according to state regulations.

Other Attractions

Mirror Lake Golf Community

An incredible golf value, beautiful lake, superb location in Atlanta's western suburbs and active social calendar have made Mirror Lake the most popular new home community in Atlanta's western suburbs. A master-planned community, Mirror Lake offers homes from the \$160's to more than \$1 million with an impressive array of amenities sure to thrill every family.



Mirror Lake offers so many choices with several neighborhoods, a dozen leading builders, 36 holes of championship golf, three swim and tennis centers and a breathtaking 96-acre lake.

Mirror Lake has a mandatory homeowners association governed by documented covenants, restrictions and easements. As HOA members, residents have access to a wide range of recreational facilities and social activities in the community.

Fairfield Plantation Golf & Country Club

Featuring a full service clubhouse and an 18-hole golf course, Fairfield Plantation is the ideal place to host your next corporate outing, charity golf tournament, business event, or private party. The Golf Club is situated within the Fairfield Plantation gated community and is open to the public. A fishing lake and Lake Tara for ski boating.

The Frog at the Georgia

Recognized among the top golf courses in Georgia, The Frog has earned four and a half stars from Golf Digest, and has hosted many notable golf events including the Georgia Open, CEO Jaguar Tour, The Five Star Celebrity Classic and the John Smoltz Celebrity Players Tournament.

Arbor Place Mall



Arbor Place Mall, located 10 miles from Villa Rica in Douglasville, is Georgia's fourth-largest mall and where the most and best shopping is offered West of Atlanta. In addition to Dillard's, Sears, Belk's, JC Penny's and Macy's at Arbor Place.



Downtown Villa Rica

Experience the feel of an old mercantile or stroll along our raised sidewalks, dotted with Crepe Myrtle's, and choose from a variety of shops and restaurants. Enjoy our Historic Downtown with its authentic architecture and be sure to stop by and view the architecture of Wick's Tavern the oldest commercial structure in West Georgia.

Shopping

Come treasure hunt our downtown, for antiques, jewels, specialty items, enjoy an old fashioned feed & seed, art studio & coffee house and a historic downtown with the majority of its downtown buildings dating back to the late 1800's to the early 1900's.

Dining

You'll enjoy sizzling fajitas to steak, great French and Louisiana dishes, Southern cookin', Greek/Italian and everything in between. You can play trivia or try your hand at karaoke while enjoying some great hot wings or a juicy burger. How about coffee and great banana pudding...you don't want to miss that!

Merchants

- Another's Treasure Antique Mall
- Cherie & Armand Clothing & Exchange Co.
- Design Floors
- E.T. Doyal & Sons
- Lovin's Home Place
- Main Street Antiques and Collectables
- Simply the Best Consignment Shop
- The Hangar
- Trader Jacks Design
- Try Me Again Consignment

Lady Shops

- Merle Norman
- Sassy Lady

Salons/Barber Shops

- Billy Jack Barber Shop
- Hair Is Glory
- Hair Villa
- J Shalane and Co. Hair Salon
- Simply Attitude
- The Upper Cut
- J Best Salon



Restaurants

Villa Rica has almost 50 restaurants serving everything from fast food to fine dining, and over 100 options within a 20 mile radius.

- Arby's
- Big Chick
- Blue Brick
- Burger King
- Captain D's
- Casa Sol Mexican Restaurant
- Cinema Tavern
- Chick-Fil-A
- China Wok
- Domino's Pizza
- El Ranchito Mexican Restaurant
- El Taco Miendo
- El Tio Mexican Restaurant
- Gabe's Downtown
- Evan's BBQ
- GC Feathers
- Hardees's
- Johnny's Pizza
- KFC
- Kong Long
- Krystal
- La Fiesta Grill & Bar
- Lin's Garden
- Los Cowboys
- Martin's Restaurant
- McDonald's (2)
- Mr. P.J.'s Buffalo Wings
- O'Charley's
- Olive Tree
- Papa John's Pizza
- Pizza Hut
- Romero's
- Sonic Drive In
- Station 1 Hotwings
- Stix Tavern
- Subway Sandwich of Mirror Lake
- Sumo Japanese Restaurant
- Tin Roof Café
- Waffle House (3)
- Wendy's
- Wilco Hess Godfather's Pizza
- Wilco Hess Subway #3471
- Wings
- Zaxby's

() – Multiple Locations

Hotels/Motels

- | | | |
|-------------------------------------|-------------------------|--------------|
| • American Inn & Suites
30 rooms | 615 Edge Road | 770.459.5793 |
| • Comfort Inn
59 rooms | 132 Highway Connector | 678.941.3401 |
| • Days Inn
61 rooms | 195 Highway Connector | 770.459.8888 |
| • Econo Lodge
39 rooms | 124 Highway Connector | 770.459.6669 |
| • Hometown Lodge
94 rooms | 120 Highway Connector | 770.459.6662 |
| • Maple Street Lodge
20 rooms | 361 W. Bankhead Highway | 678.941.1310 |
| • Super 8
61 rooms | 128 Highway Connector | 770.459.8413 |



EDUCATION



Due to the bi-county location of the city limits, Villa Rica is home to schools from both the Carroll and Douglas counties school systems. There are nine public schools that service Villa Rica, along with several private schools. Enrollment can also be obtained for State recognized city public schools outside of the Villa Rica area, such as Bremen and Carrollton school systems.

Schools

Villa Rica Private Schools

- Blackstock Montessori School
- Happy Valley Baptist Academy
- Plantation Christian Academy

Carroll County Schools:

- Villa Rica Elementary School
- Glanton-Hindsman Elementary
- Ithica Elementary School
- Bay Springs Middle School
- Villa Rica Middle School
- Villa Rica High School

Douglas County Schools:

- Mirror Lake Elementary
- Mason Creek Middle School
- Douglas County High School

Education	Carroll County	Douglas County
Some High School	19.5%	16.8%
High School Grad/GED	24.6%	22.7%
Some College	25.4%	26.7%
College Grad 4 Yr	20.2%	23.1%
Post Grad Studies	10.3%	10.7%
Totals	100%	100%

Source: Georgia Department of Labor, June, 2010

Hope Scholarship/Hope Grant

In Georgia, HOPE (Helping Outstanding Pupils Educationally) rewards students' hard work with financial assistance in degree, diploma or certificate programs at any eligible Georgia public or private college, university or technical institute. Financial assistance includes tuition, mandatory fees, and a book allowance. There are no family income restrictions. To qualify, the student must be a Georgia resident, have graduated from high school in 1993 or later, and earn a "B" average. The scholarship may be renewed when meeting required conditions. Non-traditional students, including General Education Development (GED) recipients, may be eligible to receive a HOPE Grant to cover tuition, approved mandatory fees and a book allowance to seek a technical diploma or certificate at a public post secondary institution in Georgia if they meet the program's eligibility requirements.



The University of West Georgia

Located 17 miles south of Villa Rica, the University of West Georgia is a coeducational, residential institution and is a comprehensive regional university that has an enrollment of approximately 11,300 students in fall 2010.



UWG offers 113 programs of study through three colleges - the College of Arts and Sciences, the Richards College of Business, and the College of Education. Sixty programs are available at the bachelor's level, 52 at the master's and specialist levels, and one at the doctoral level. In addition, the Honors College, the only college of its kind in Georgia, offers an Honors curriculum and the Advanced Academy of Georgia, one of fewer than 12 programs in the nation that allows gifted high school juniors and seniors to live and study full time at a university while completing high school graduation requirements in absentia.

West Central Technical College

This school's mission is to lead economic and workforce development by offering students aged 16 and above learning opportunities through quality technical education programs and services. These opportunities focus on the development of academic and technical competence; critical thinking skills; social, personal and intellectual values; and an understanding of society. These services of West Central Technical College include adult literacy, continuing education and corporate training as well as technical associate degree, diploma and certificate programs.

Colleges/universities with over 2,000 students nearest to Villa Rica:

- Life University (30 miles; Marietta)
- Southern Polytechnic State University (30 miles; Marietta)
- Chattahoochee Technical College (30 miles; Marietta)
- Kennesaw State University (31 miles; Kennesaw)
- Georgia Institute of Technology (35 miles; Atlanta)
- Clark Atlanta University (35 miles; Atlanta)
- Morehouse College (35 miles; Atlanta)



ECONOMIC DEVELOPMENT



Villa Rica is embracing the growth that has propelled it into the 21st Century much as it embraced the gold rush that created it in 1826. Villa Rica builds upon its fortune of being located 30 miles outside of the world-class city of Atlanta yet surrounded by natural beauty and bucolic offerings.

WHY VILLA RICA?

There are many reasons why companies call Villa Rica home. Villa Rica's affordable housing and work environment provide an exceptional quality of life, drawing a vast amount of skilled labor to the area. As manufacturing companies continue to thrive in the area, so has the demand for suppliers of raw materials. For suppliers and distributors seeking an area within close proximity to a growing customer base, Villa Rica remains a prime location. The City of Villa Rica is committed to making its industrial community an ideal destination where your business can prosper. The high level of cooperation between local government and business owners creates this prime environment for economic growth and development.

Businesses

Villa Rica's Top Employers

- Printpack 364
- Tanner Medical Center 350
- Flowers Baking Company 320
- Sugar Food Corporation 230
- Turano 125

Source: Georgia Department of Labor

The City's economic base is heavily influenced by the following three industries, Services, Manufacturing and Retail Trade. The Manufacturing Industry still statistically serves as the largest industry in Villa Rica. While the manufacturing industry has been on the decline in the past decade, the service and retail industries are on the rise. This is largely due to edge city characteristics of Villa Rica that has been attracting big box businesses.

The Super Center Wal-Mart, Home Deport and the Publix Shopping Center has led the way in creating many jobs in the retail sector; whereas, the growing population of Villa Rica due to sprawl development influenced by the Atlanta area have increased the need for the Service industry within the City's population.



One-Stop Department

The Community Development Department has a relatively short development window to have a project “up and running”. Fast track permitting and licensing is often critical to the success of a project. Our staff will work directly with the company to ensure that construction timetables are met and that construction related delays are minimized. The following services are provided:

- Building Inspections
- Building Permits
- Plan Review
- Rezoning
- Occupational Tax License
- Sign Permits

Tax Information

City of Villa Rica	6.775 mils
County	
• Carroll	8.50 mils
• Douglas	7.932 mils
Schools	
• Carroll County	18.10 mils
• Douglas County	18.350 mils
State of Georgia	0.25 mils
• Total Millage	\$32.98 per \$1,000 of assessed value (40 FMV)

Tax Incentives

City of Villa Rica

Property Tax Abatement

Property tax abatement is available on a case by case basis according to a formula based on total dollar amount of the project in land and building, total number of jobs and average wage of employees at this facility.

Freeport Inventory Tax Exemptions

Raw materials and goods in process of manufacture, finished goods produced in Georgia within the last 12 months and held by the original manufacturer and finished goods destined for shipment out-of-state are all eligible for a 100% property tax exemption when destined for shipment outside Georgia. The deadline for filing an application for Freeport exemption with the Board of Tax Assessors is April 1 to receive the full exemption.

Local Economic Development Resources

- Villa Rica Development Authority
- Villa Rica Downtown Development Authority
- Villa Rica Board of Tourism
- Carroll Tomorrow
- Burson Center
- West Georgia Nano Business Alliance
- The Center for New Business Ventures at the University of West Georgia
- Georgia Power Company
- Georgia Tech Regional Office
- Carroll County Chamber of Commerce
- Three Rivers Regional Development Center
- Georgia Department of Labor, Carrollton Field Office
- Douglas Chamber of Commerce
- Douglas County Development Authority



State of Georgia

A number of tax credits are offered by the State of Georgia for qualifying businesses under Georgia’s Business Expansion & Support Act (BEST). BEST incentives include:

Childcare Tax Credit

Employers who provide or sponsor childcare for employees are eligible for a tax credit of up to 75% of the employers’ direct cost. In addition, employers who purchase qualified childcare property will receive a credit totaling 100% of the cost of such property. The credit is claimed at the rate of 10% a year for 10 years. Additional information on this credit can be obtained from the Georgia Department of Revenue.

Job Tax Credit

Georgia’s Business Expansion and Support Act (BEST) provides for a statewide job tax credit against Georgia corporate income tax liability for any business (or headquarters of any such business) engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism or research and development industries, but does not include retail businesses.

For some of the credits, the amounts are dependent on the “tier status” of the community. Tier status refers to an annual four-tier ranking of the economic vitality of Georgia’s counties. The highest credits are offered in the counties with the greatest need (Tier 1 and 2 counties), while the most prosperous counties (Tier 3 and 4 counties) offer lesser amounts. Carroll is a Tier 2 county while Douglas County is a Tier 3 county.

Tier	Tax Credits	New Jobs	Credits
1	\$4,000	5	5% - 8%
2	\$3,000	10	3% - 5%
3	\$1,750	15	1% - 3%
4	\$1,250	25	1% - 3%

Investment Tax Credit

As an alternative to the Job Tax Credit, this applies only to manufacturing facilities. It allows a taxpayer having operated an existing manufacturing or telecommunications facility (or manufacturing or telecommunications support facility) in Georgia for the previous three years to obtain a credit against income tax liability. Companies expanding in Tier 3 counties must invest at least \$50,000 to receive a 1% credit. The credit increases to 3% for recycling, pollution control, and defense conversion activities. The same limit of 50% of the company's total state income tax liability will apply, but the company can carry forward any unused investment credits for five years. A company must choose either the Job Tax Credit or the Investment Tax Credit.

Primary Material Handling Sales Tax Exemption

Purchases of primary material handling equipment and racking systems which are used directly for the storage, handling, and moving of tangible personal property in a new or expanding warehouse or distribution facility when such new facility or expansion is valued at \$5 million or more and does not have greater than 15% retail sales are exempt from sales and use.



Manufacturing Machinery and Computer Sales Tax Exemptions

The following are exempted from sales and use tax:

1. Machinery used directly in the manufacture of tangible personal property when the machinery is bought to replace or upgrade machinery presently existing in the state and machinery components which are purchased to upgrade machinery used directly in the manufacture of tangible personal property in a manufacturing plant.
2. Machinery used directly in the manufacture of tangible personal property when the machinery is incorporated as additional machinery for the first time into an existing manufacturing plant in the state.
3. Machinery used directly in the manufacture of tangible personal property when the machinery is incorporated for the first time into a new manufacturing plant located in the state.
4. Machinery used directly in the remanufacture of aircraft engines, parts, and components on a factory basis.
5. On the first \$150,000 on each part and phased in at 20% increments from January 1, 2001 to January 1, 2005, the sale or use of repair or replacement parts, machinery clothing or replacement machinery clothing, molds or replacement molds, dies or replacement dies, and tooling or replacement tooling for machinery used directly in the manufacture of tangible personal property into an existing manufacturing plant in the state.

Outstanding Research & Development Resources

Georgia's vast array of R&D resources provides companies with the innovative technologies, scientific concepts, engineering assistance and business support they need to survive and thrive in today's ever competitive and changing marketplace. The state ranks 12th nationally in R&D expenditures at doctorate-granting institutions.

- Labor costs
- Availability of skilled labor
- Highway accessibility
- Proximity to major markets
- Availability of land
- State and local incentives
- Availability of telecommunications services
- Tax exemptions
- Occupancy or construction costs
- Availability of high-speed Internet access

Hiring and Training

Hiring Assistance

Georgia's Department of Labor (DOL) assists companies in recruitment by posting job notices, collecting and screening applications and/or résumés, providing interview space, scheduling interviews and hosting job fairs. DOL will work with private employment agencies that list jobs with the state.

Quick Start Employee Training

Georgia's nationally ranked employee training program, Quick Start, provides customized training for new employees in skill-based jobs at no cost to qualifying companies. The training program is given to the company for its future use. Quick Start provides training space, instructors and all needed materials related to the program, potentially saving companies millions of dollars in training costs.



Small Business Tax Relief

Georgia now allows small businesses making capital investments of less than \$410,000 to write off up to \$102,000 of those expenses in the current year. For capital investments greater than \$410,000, the tax write-off is reduced dollar for dollar.

Entrepreneur and Small Business (ESB) Loan Guarantee Program

In partnership with the OneGeorgia Authority, the state can provide loan guarantees to spur entrepreneurial growth in specified rural communities throughout Georgia. The guarantee amounts can range between \$35,000 and \$250,000, can be used for hard assets or for start-up and working capital and require a 10 percent cash equity injection by the borrower.

Work Force

Enhancing the quality of Villa Rica's workforce is an on-going effort of the business community. Several programs and projects are in place to address this issue. They include the Literacy is for Today & Tomorrow (LIFT) mentor program and the Drugs Don't Work program. In addition, the "Freedom of Choice" video focuses on work ethics and post-secondary education training and is a part of the local high school curriculums. West Georgia Technical College provides specialized training and coordinates the state's Quick Start Program. The University of West Georgia offers continuing education courses and can assist with specialized training programs such as the Intellectual Capital Partnership Program.

Work Force Activity 2010				
	Work Force	Employed	Unemployed	Rate
Carroll County	51,592	45,890	5,702	11.1%
Carroll Area	738,273	659,874	78,399	10.6%
Douglas County	63,972	56,870	7,102	11.1%
Douglas Area	1,030,023	923,944	106,079	10.3%
Paulding	66,848	59,737	7,111	10.6%
Fulton	478,766	428,223	50,542	10.6%
Cobb	368,845	333,223	35,622	9.7%
Georgia	4,693,711	4,213,719	479,992	10.2%
United States	153,889,000	139,064,000	14,825,000	9.6%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment. Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

Transportation

Transportation provides the means for getting people, goods and services from one location to another. The aim of a transportation system is to move people, goods and services efficiently. The transportation system in the City of Villa Rica is an interconnecting web of roads, highways, bridges, railroads, airports, sidewalks, and trails.

Water

Georgia's ultra-modern deepwater ports, in Savannah and Brunswick, provide companies quick, cost-effective access to world markets. Savannah is the nation's fifth-largest container port.

Rail

Norfolk-Southern Railroad serves the City of Villa Rica. Approximately 20-25 trains per day pass along this route, which traverses the center of the historic downtown. Georgia's 4,800-mile rail system, which provides direct rail service to more than 500 Georgia communities, is also the Southeast's most extensive.



Road

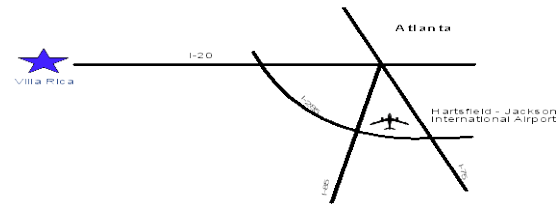
Major roadways in Villa Rica include U.S. Highways 78; Georgia Highways 101 and 61; and Interstate-20, which intersects Loop 285, and connects to Interstate-75 and Interstate-85.

With 115,778 miles of public roads and interstates, Georgia's highway system is consistently rated as one of the nation's best maintained. Georgia's location puts it closer to many U.S. markets than northeastern states, and unlike many states, roads here are rarely affected by adverse weather. Businesses can reach 80 percent of the nation's industrial and largest consumer markets in less than two truckload delivery days.

Villa Rica Road Mileage, 2000-2012 Route Type				
	2000	2012	Increase (Decrease)	Percent Change
State Route	10.87	10.87	0	0%
County Road	16.01	16.40	0.39	2.4%
City Street	36.92	41.56	2.29	6.2%
Total	63.80	98.86	35.06	54.95%

Air

Located just 25 miles southeast of Villa Rica, Hartsfield-Jackson International Airport is the busiest airport in the world. Hartsfield-Jackson handles some 57 million passengers annually through its one passenger terminal and six concourses. Thirty-two passenger airlines and 18 cargo carriers serve Atlanta. Those airlines generate more than 2,000 takeoffs and landings combined per day.



Passengers are within two hours of 80% of the nation's population.

Businesses can reach 80 percent of the U.S. market within two hours and any major North American city in just one to four hours. For companies that conduct business from coast to coast, Georgia's eastern-time-zone location is an additional plus. International flights depart daily from Atlanta to 45 cities in 30 countries, including non-stop service to the world's major business capitals. Georgia has 110 other public airports, many of which offer commuter flights to Atlanta and other business centers.

Villa Rica is served by one general aviation airport the West Georgia Regional Airport, located in Carroll County. The airport has one 5,500 foot, lighted, asphalt runway, landing lights, beacon, tie-down facilities, hangars, power plant and airframe repair facilities, and FSS weather and flight instructions. The West Georgia Regional Airport serves over 10,000 annual passenger and commercial flights. Also nearby, Fulton County Airport (Brown Field) offers full service for corporate and private aircraft, including jets.

HEALTH CARE



In October 2003, Tanner Health System opened the new \$17 million, 40-bed acute care Tanner Medical Center/Villa Rica that serves the residents of Carroll, Douglas and Paulding counties and other west Georgia communities. The new facility continues a 50-year tradition of quality health care in Villa Rica that began with Villa Rica City Hospital, which joined the Tanner family in 1985.



Tanner Medical Center/Villa Rica has been recognized by Health Grades, the nation's leading healthcare ratings organization, with a five-star rating for treating patients with chronic obstructive pulmonary disease (COPD) and pneumonia. The facility also has twice been recognized as a Top 100 Hospital, in 1996 and 2001. Patients at Tanner Medical Center/Villa Rica are served by Tanner Intensive Medical Services (TIMS), a Tanner-operated hospital service, in addition to their referring physicians.

Willowbrooke at Tanner has provided assistance to over 40,000 individuals seeking behavioral health care. In April 2009, Willowbrooke at Tanner opened the first new inpatient and outpatient behavioral health facility built in Georgia in at least 20 years. The 52-bed facility, which is located in Villa Rica, Ga., on the campus of Tanner Medical Center/Villa Rica, features a 28-bed unit for adults, a 12-bed unit for elder adults and a 12-bed unit for children and adolescents.

Willowbrooke at Tanner's central location in west Georgia is convenient for all area residents. However, it has treated patients from as far away as Alabama, Washington and south Georgia, making Willowbrooke at Tanner a provider of choice for patients beyond the west Georgia region.

Willowbrooke at Tanner's inpatient facility accepts both voluntary and involuntary admissions for patients struggling with emergent psychiatric issues.

The facility offers a safe, comfortable place for healing to begin, including:

- Private courtyards for rest and reflection
- A half-court indoor gymnasium with a climbing wall
- Indoor and outdoor dining
- Expressive therapy programs
- Education classrooms
- Meditation/reflection area for spiritual exploration



Tanner Immediate Care

There are times when an illness or an injury can't wait for a doctor's appointment but isn't serious enough for the ER. That's when Tanner Immediate Care makes sense. At Tanner Immediate Care, you don't need an appointment; just walk in. Our patient care team will provide you with exceptional, Tanner-quality care. You'll also be glad to know that Tanner Immediate Care has convenient weekend and weekday evening hours for the problems that arise when your doctor's office is closed.

Recognized as one of the top-ranked Community Value hospitals in the nation by Cleverly and Associates. Birthing center meets the community's need for quality maternity services close to home. Outpatient surgical services also cover patients' diagnostic and rehabilitation needs. The emergency room is an accredited Chest Pain Center.

Tanner Health System is comprised of:

- Three hospitals - Tanner Medical Center/Carrollton , Tanner Medical Center/Villa Rica and Higgins General Hospital/Bremen in Bremen
- An inpatient and outpatient behavioral health facility, Willowbrooke at Tanner in Villa Rica
- An immediate care facility, Tanner Immediate Care in Villa Rica
- Tanner at Professional Park, which provides convenient laboratory and medical imaging services in an outpatient setting
- Tanner Medical Group, a multi-specialty medical group with more than 24 practice locations

Other Hospitals/Medical Centers Near Villa Rica:

- Wellstar Douglas Hospital (13 miles; Douglasville)
- Higgins General Hospital (16 miles; Bremen)
- Wellstar Paulding Hospital (16 miles; Dallas)

