

# ECONOMIC DEVELOPMENT UPDATE



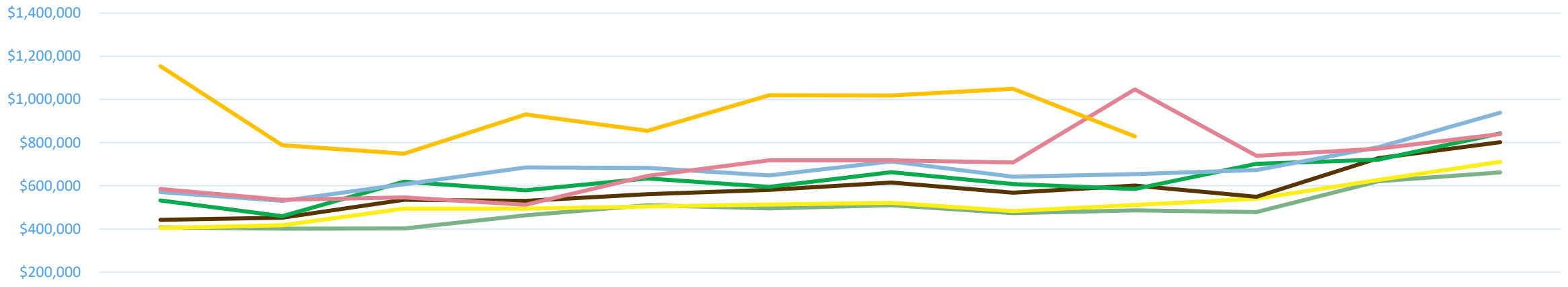
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DEVELOPMENT AUTHORITY  
OF DAWSON COUNTY

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October 26, 2021

### LOST Tax Collections

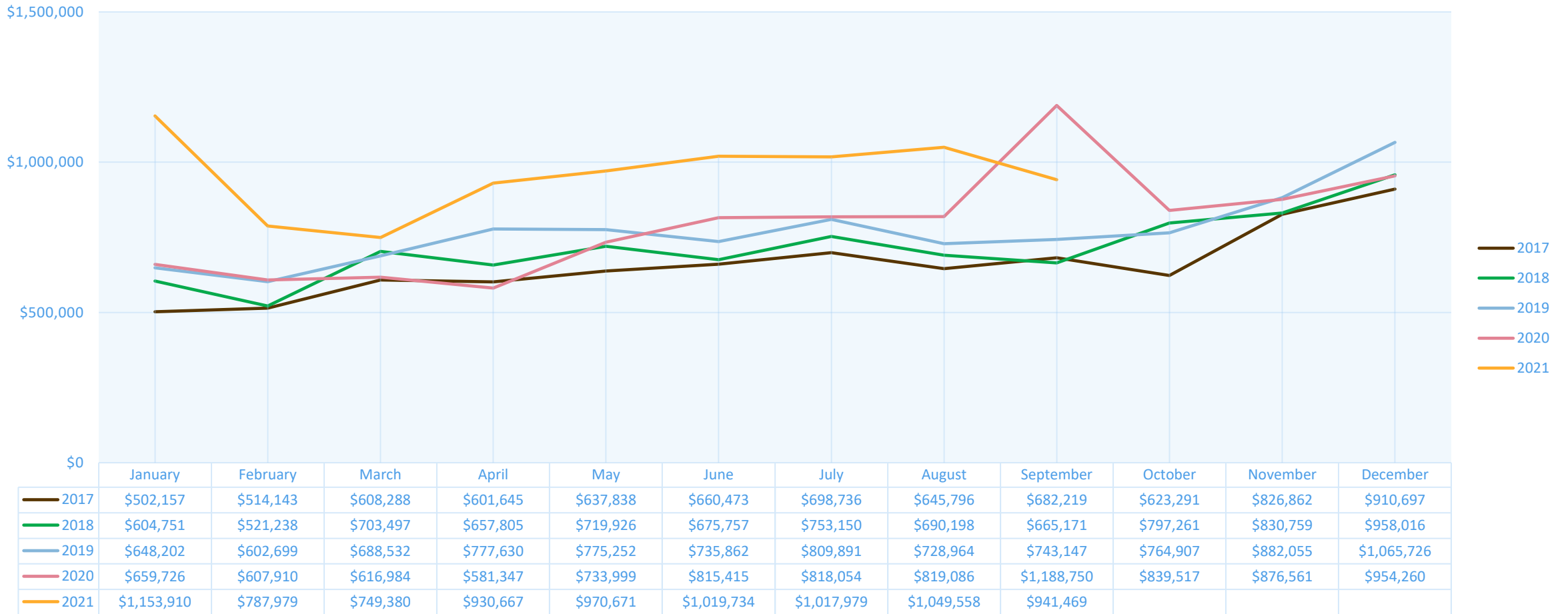


	January	February	March	April	May	June	July	August	September	October	November	December
2015	\$407,119	\$401,048	\$401,681	\$463,433	\$509,965	\$494,999	\$510,294	\$472,899	\$486,278	\$478,120	\$620,821	\$662,138
2016	\$403,647	\$417,338	\$494,022	\$494,218	\$503,691	\$513,139	\$520,934	\$483,123	\$510,465	\$539,988	\$626,351	\$710,278
2017	\$441,890	\$452,433	\$535,291	\$529,434	\$561,288	\$581,229	\$614,883	\$568,284	\$600,343	\$548,487	\$727,630	\$801,406
2018	\$532,171	\$458,582	\$619,067	\$578,836	\$633,527	\$594,658	\$662,763	\$607,367	\$585,335	\$701,570	\$721,059	\$843,040
2019	\$570,415	\$530,367	\$607,250	\$684,280	\$682,561	\$647,688	\$712,698	\$642,212	\$653,714	\$673,253	\$778,488	\$938,398
2020	\$585,076	\$535,152	\$546,172	\$511,547	\$645,955	\$717,680	\$717,619	\$707,901	\$1,046,183	\$739,021	\$771,452	\$839,832
2021	\$1,153,969	\$788,104	\$748,380	\$930,871	\$854,483	\$1,019,878	\$1,018,118	\$1,049,858	\$828,631			

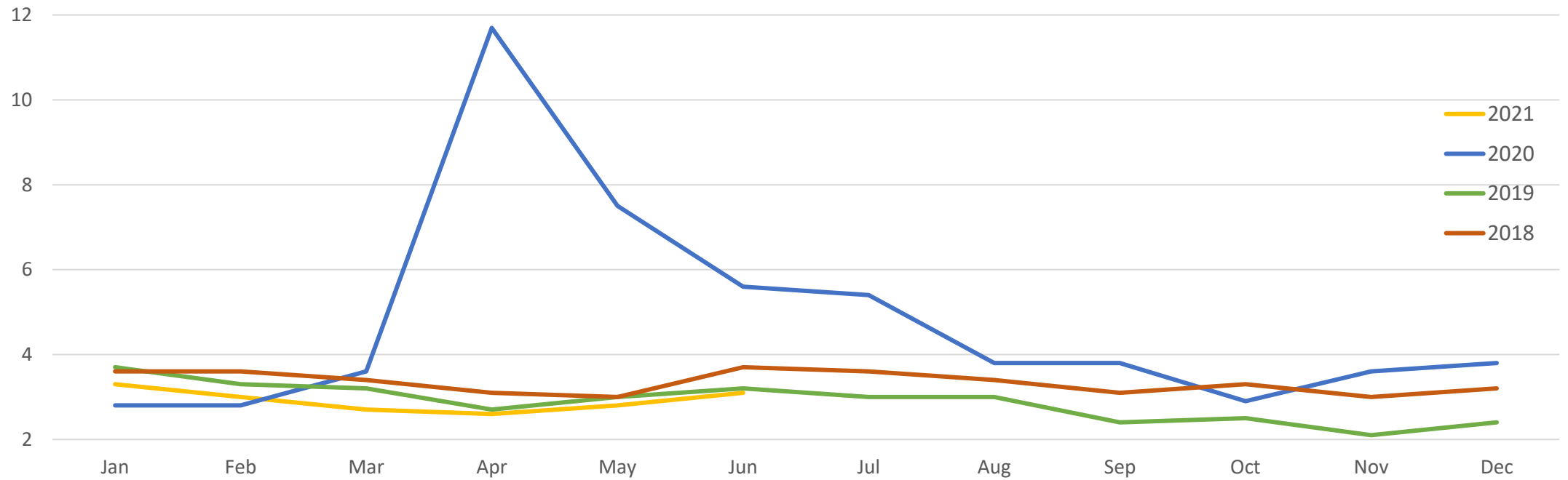
— 2015 — 2016 — 2017 — 2018 — 2019 — 2020 — 2021

# DAWSON COUNTY LOST COLLECTIONS

## Dawson County Splost



# DAWSON COUNTY SPLOST COLLECTIONS



# DAWSON COUNTY UNEMPLOYMENT TRACKING

# HOUSING IN DAWSON COUNTY

Multifamily Housing occupancy rate is near 100%

Home ownership will be unreachable for the average citizen with average home prices just under \$300,000

Homeownership is predicted to drop from 65% to 58% in the next 10 years



Single Family Housing Inventory  
158



Building Permits 2<sup>nd</sup> Quarter  
116



Homes began construction 2021  
258



Vacant Undeveloped Lots  
680

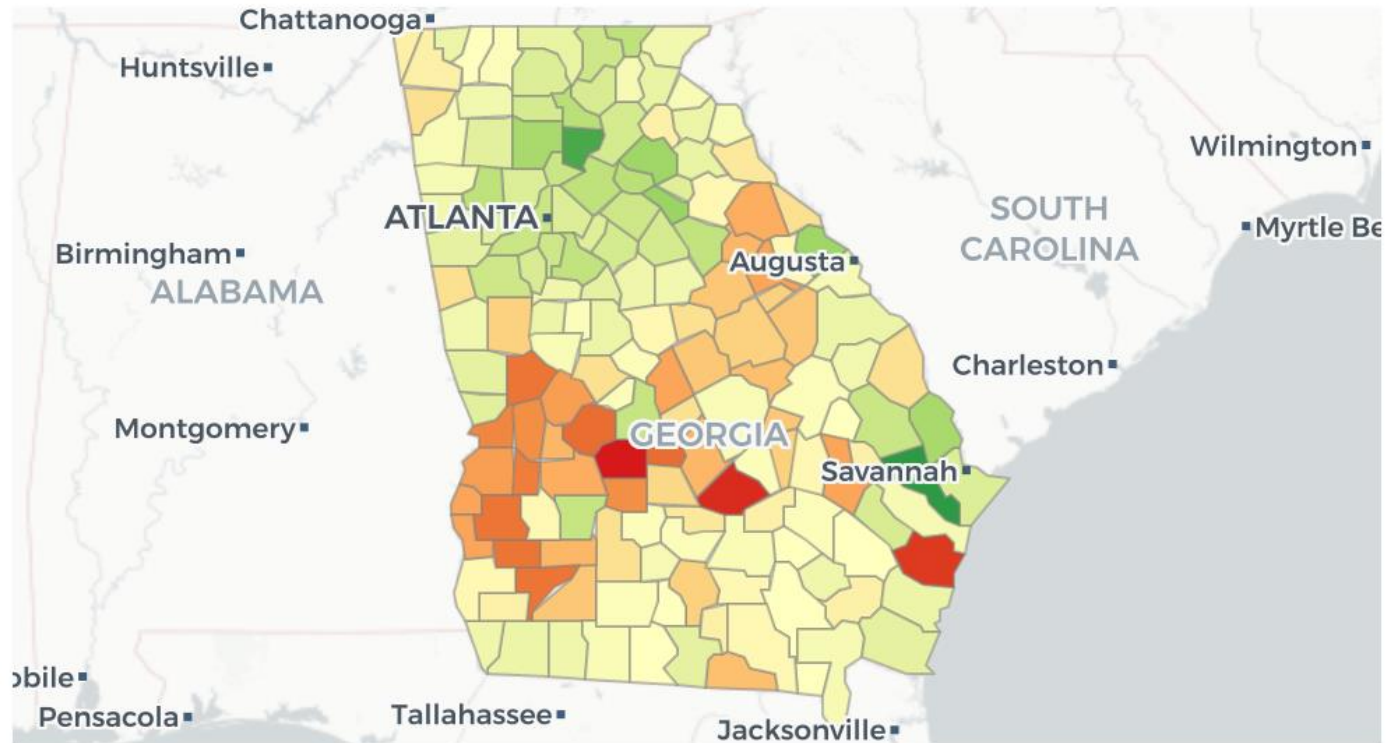
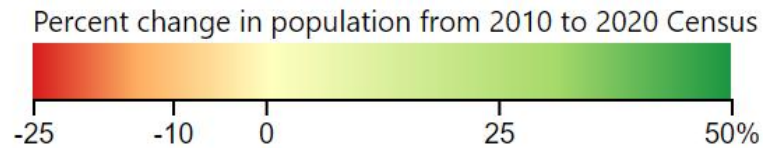


Future Lots (Zoned)  
5365

# EARLY CENSUS DATA

## FASTEST GROWING COUNTIES SINCE 2010

- BRYAN – 48%
- FORSYTH – 43%
- OCONEE – 27%
- COLUMBIA – 26%
- JACKSON – 26%
- CHEROKEE – 24%
- EFFINGHAM – 24%
- BARROW – 20%
- DAWSON – 20%**
- TOWNS – 19%



Source: U.S. Census Bureau: 2010 and 2020 Census

# STRATEGIC PLAN IMPLEMENTATION

## Workforce Development

- Graduate Pathways for Success
  - Monthly Classes from January – May (employability skills and training to enable students for immediate employment)
- WBL – Tiger Threads
- Career Fair – DCJHS – November 18
- (Entrepreneurship Partnership with UNG)
  - Business Pitch Program with DCHS Fall 2021
  - Entrepreneurship programming embedded into CTAE classes
  - Student industry relationship building based on YouScience data
- Collaborating to align DCMS/DCJHS pathway and career development programming with College & Career Academy
  - Develop a scorecard to evaluate & track existing programming.

## Create A Business-friendly Environment

- Incentives Policy Development in final stages with BoC
- Take credit for what we are already doing
- Position as an Internal Business Advocate
  - Speed up permitting process and guide developers through the process

## STRATEGIC PLAN IMPLEMENTATION

### Market the Community

- Eggs & the Economy Economic Update from Frank Norton Jr. - October 2021

### Enhance Quality of Life

- Comprehensive Trail Plan – Awaiting BOC Adoption



## ETOWAH BLUFFS MIXED USE

Planning & Zoning Reviewing conceptual site design

Parcel re-zoning in-progress. No firm date.

Grant Application for Infrastructure costs. Expected notification in January 2022

Restructured Town Village area

Proposal for mixed use economic impact study from Georgia Tech draft received

## HIGHTOWER NORTH EXPANSION

Revised total project cost **\$3,530,000**. Reduced water/sewer costs, no turn lane required.

Revising figures and feasibility

Cannot proceed until SPLOST disbursement agreement reached with Dawson County BoC

Continue to receive inquiries of interest for this location



## Received PILOT Proceeds for 2021 in October

- Sent Dawson County Portion of PILOT
- Sent Dawson County Board of Education portion of PILOT

**KROGER PILOT UPDATE**

## WEST HIGHTOWER RESURFACING

- Still awaiting adoption of a Municipal Services Ordinance by Dawson County. No firm timeline for adoption available as ordinance is still under legal review.
- County Commission has discussed during 2 work sessions







## PEAKS OF DAWSON PROJECT UPDATE

- Bonds Closed  
September 2021
- Construction to begin  
soon!



AMERICAN  
RESCUE  
PLAN

**Broadband Infrastructure** - invest in broadband infrastructure in areas that are currently unserved or underserved—lacking a wireline connection that reliably delivers minimum speeds of 25 Mbps download and 3 Mbps upload.

**Negative Economic Impact** – support for industries that were particularly hard-hit by COVID-19 & will aid in speeding the recovery of the tourism, travel, hospitality sectors, as well as other industries.

**Water/Sewer Infrastructure**

- **WATER** - invest in necessary improvements to water and sewer infrastructure. Applicants may use this funding to invest in an array of drinking water infrastructure projects, such as building or upgrading facilities and transmission, distribution, and storage systems, including the replacement of lead service lines.
- **SEWER** - invest in wastewater infrastructure projects, including constructing publicly owned treatment infrastructure, managing and treating stormwater or subsurface drainage water, facilitating water reuse, and securing publicly owned treatment works.

**\*\*\*Application Deadline Extended to October 31, 2021\*\*\***

# BROADBAND

- ETC – expand last mile capability in northern Dawson County roughly aligned with Amicalola EMC's service territory.



## WATER & SEWER

### ETOWAH RIVER SEWER EXTENSION

EWSA - 4 miles of 24” gravity sewer to extend service north along GA-400 to tie into existing lines on GA-53. This will expand commercial & industrial growth and job creation opportunities further north along GA 400.

### NORTH DAWSON WATER MAIN EXTENSION

EWSA - Extend a 12” water main to serve the new fire station and the Duck Thurmond Road area (AMP). This project will improve fire protection & promote job creation in the area.