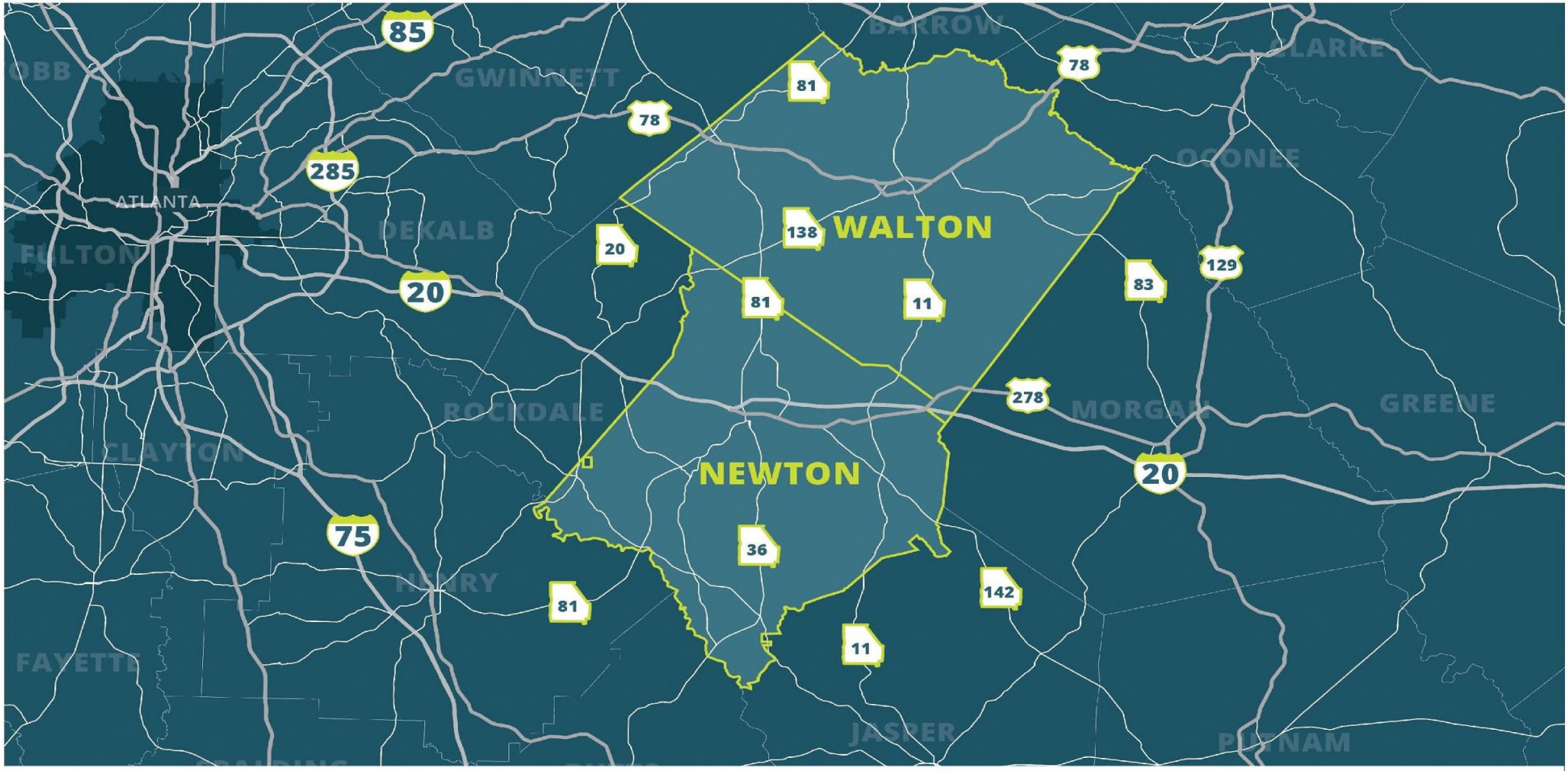
NEWTON COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

Georgia®
USA

Industrial Development Authority

Newton County, Georgia



NEWTON COUNTY & WALTON COUNTY LOCATION MAP

Population within 35 Miles: **4.3 Million People**
Workforce Population within 35 Miles: **2.3 Million People**
Economic Development Region: **Region 5**

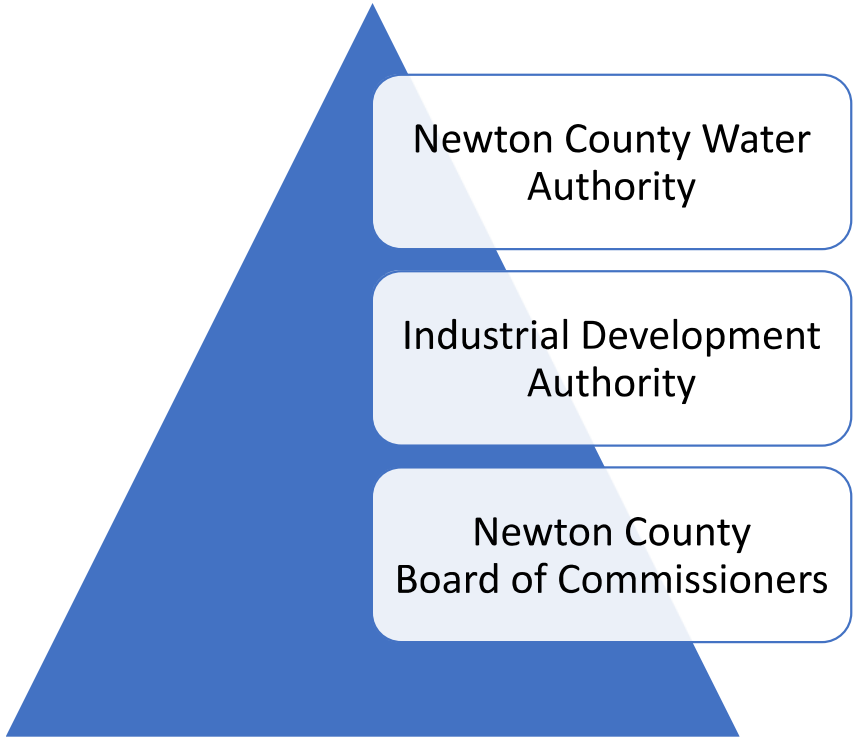
Industrial Development Authority

IN NEWTON COUNTY

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
Georgia USA

Funding Structure

IN NEWTON COUNTY



1-20 CORRIDOR CONNECTIVITY MAP

COVINGTON | NEWTON COUNTY, GEORGIA

DECEMBER 2020

JDA Joint Development Authority of Jasper, Morgan, Newton, & Walton Counties

THOMAS HUTTON

2127 USHER STREET NORTHWEST
COVINGTON, GA 30014 • 864.590.9246
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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Stanton Grove

In The Georgia I20 Partnership

NEWTON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Georgia USA

DEVELOPMENT AUTHORITY OF WALTON COUNTY

PROPOSED

STANTON GROVE

NEWTON • WALTON COUNTY, GEORGIA

JUNE 2020

THOMAS HUTTON

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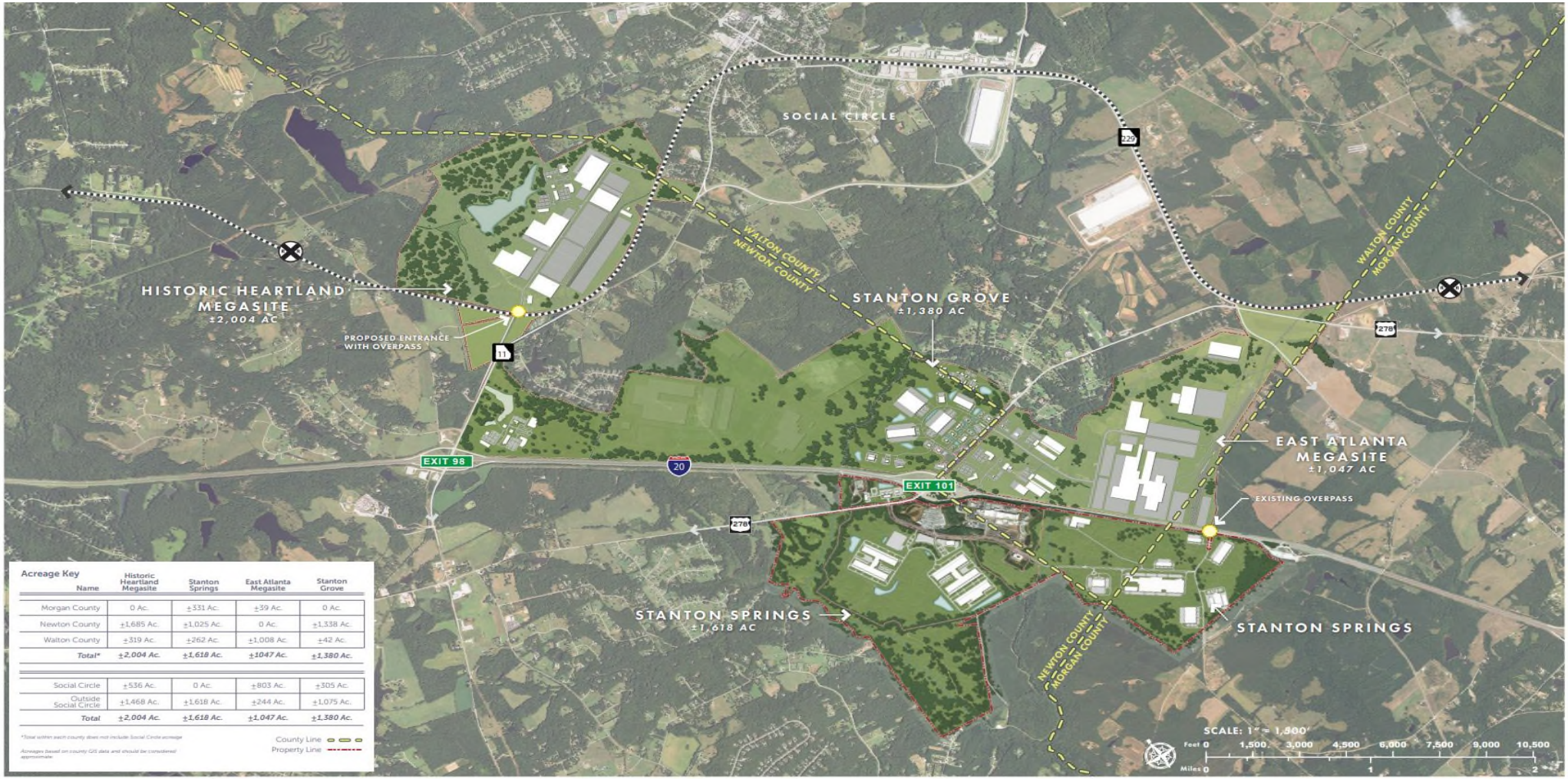
CITY OF SOCIAL CIRCLE BOUNDARY
NEWTON COUNTY PROPERTY BOUNDARY - ±295 AC
WALTON COUNTY NEWTON COUNTY
WALTON COUNTY PROPERTY BOUNDARY - ±38 AC
OVERALL PROPERTY BOUNDARY - ±333 AC
20
Exit 101



Acreage Key

Name	Historic Heartland Megasite	Stanton Springs	East Atlanta Megasite	Stanton Grove
Morgan County	0 Ac.	±331 Ac.	±39 Ac.	0 Ac.
Newton County	±1,685 Ac.	±1,025 Ac.	0 Ac.	±1,338 Ac.
Walton County	±319 Ac.	±262 Ac.	±1,008 Ac.	±42 Ac.
Total*	***±2,004 Ac.***	***±1,618 Ac.***	***±1047 Ac.***	***±1,380 Ac.***
Social Circle	±536 Ac.	0 Ac.	±803 Ac.	±305 Ac.
Outside Social Circle	±1,468 Ac.	±1,618 Ac.	±244 Ac.	±1,075 Ac.
Total	***±2,004 Ac.***	***±1,618 Ac.***	***±1,047 Ac.***	***±1,380 Ac.***

*Total within each county does not include Social Circle acreage

Acreages based on county GIS data and should be considered approximate

County Line
Property Line

NEWTON / COVINGTON
ECONOMIC DEVELOPMENT

PERIMETER MAP

MORGAN, NEWTON & WALTON COUNTY
GEORGIA

DECEMBER 2018

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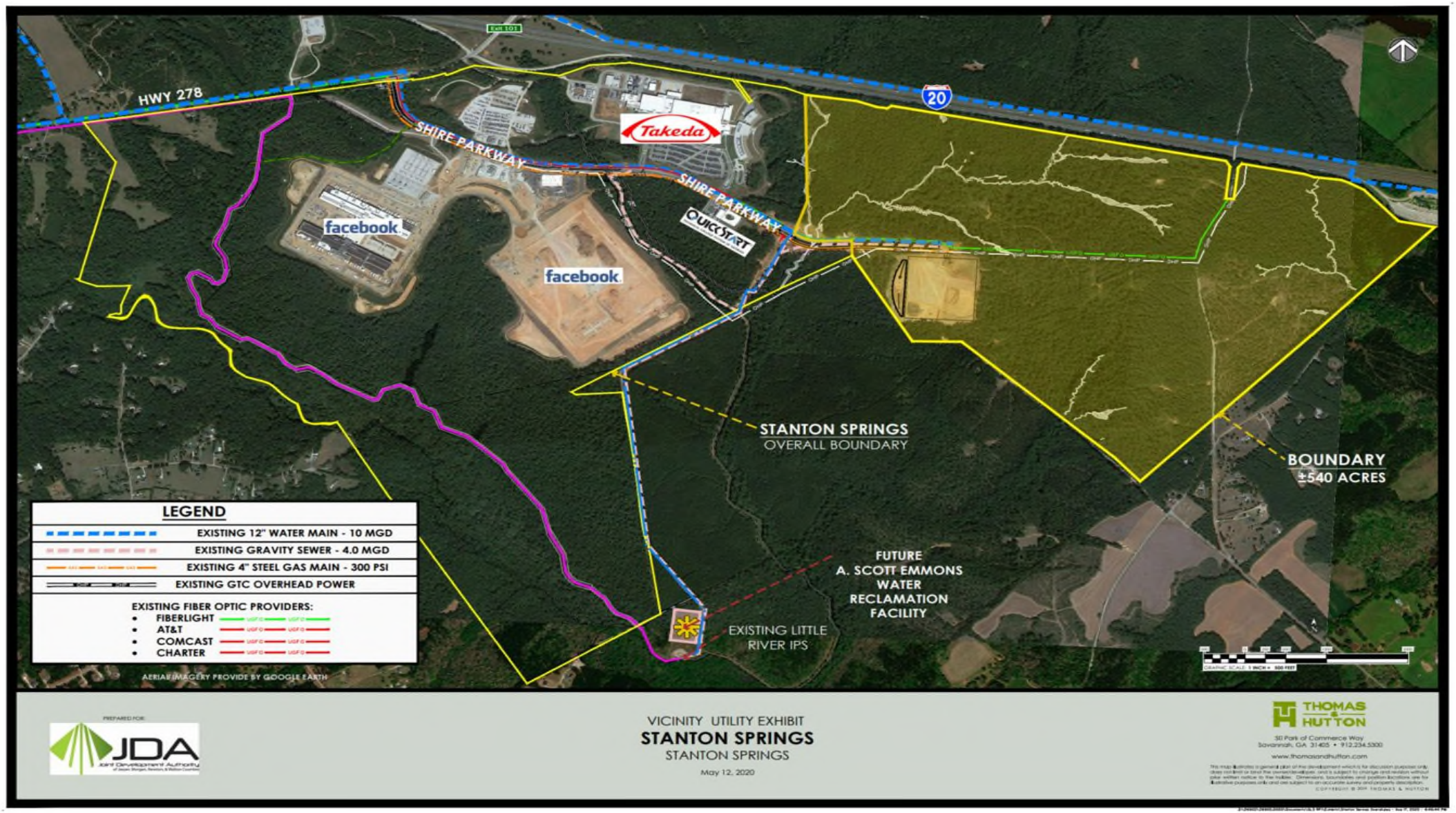

PREPARED FOR:
JDA
Joint Development Authority

VICINITY UTILITY EXHIBIT
STANTON SPRINGS
STANTON SPRINGS
May 12, 2020

THOMAS & HUTTON
30 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

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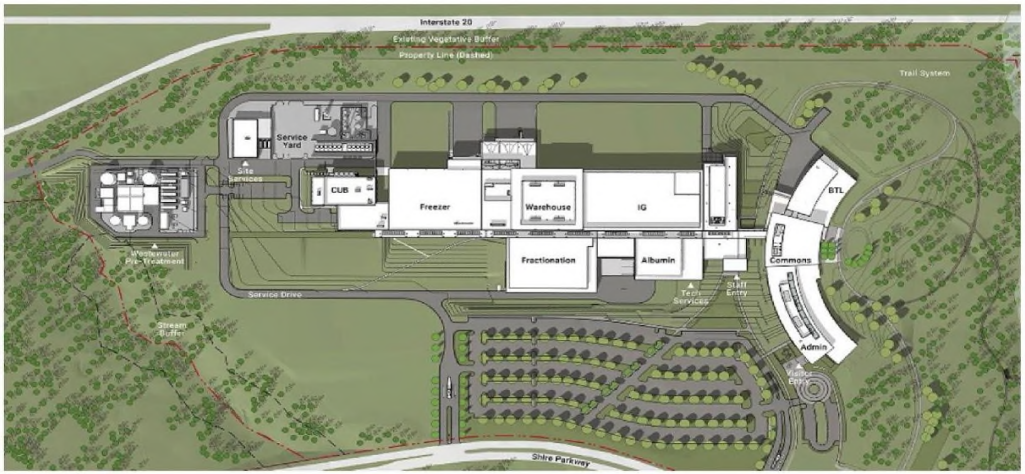

Illustrative Site Plan

Aerial Photograph | 2020

JDA
Joint Development Authority
of Jasper, Morgan, Newton, & Walton Counties

TAKEDA PHARMACEUTICALS

STANTON SPRINGS
MORGAN, NEWTON & WALTON COUNTY, GEORGIA

Artist's Conceptual Rendering

Illustrative Site Plan

Aerial Photo | September 2020

Aerial Photo | September 2020

Aerial Photo | 2020

JDA
Joint Development Authority
of Jasper, Morgan, Newton, & Walton Counties

FACEBOOK NEWTON DATA CENTER

STANTON SPRINGS

MORGAN, NEWTON & WALTON COUNTY, GEORGIA

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
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Georgia USA

Funding Structure

IN NEWTON COUNTY

Land option contracts are agreements whereby a landowner agrees to sell property at a stipulated exercise price to a potential buyer (developer) within a specified length of time

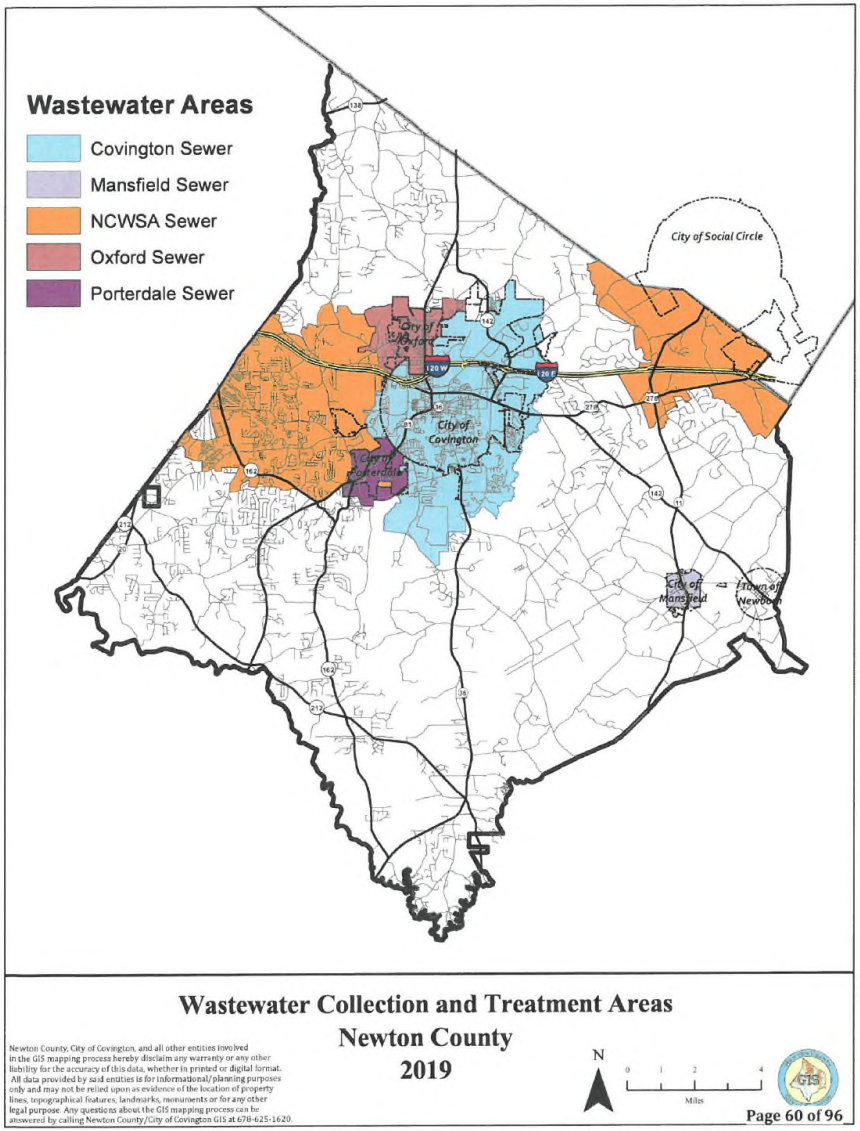
OUR GOALS
2023

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
Georgia USA

Due Diligence

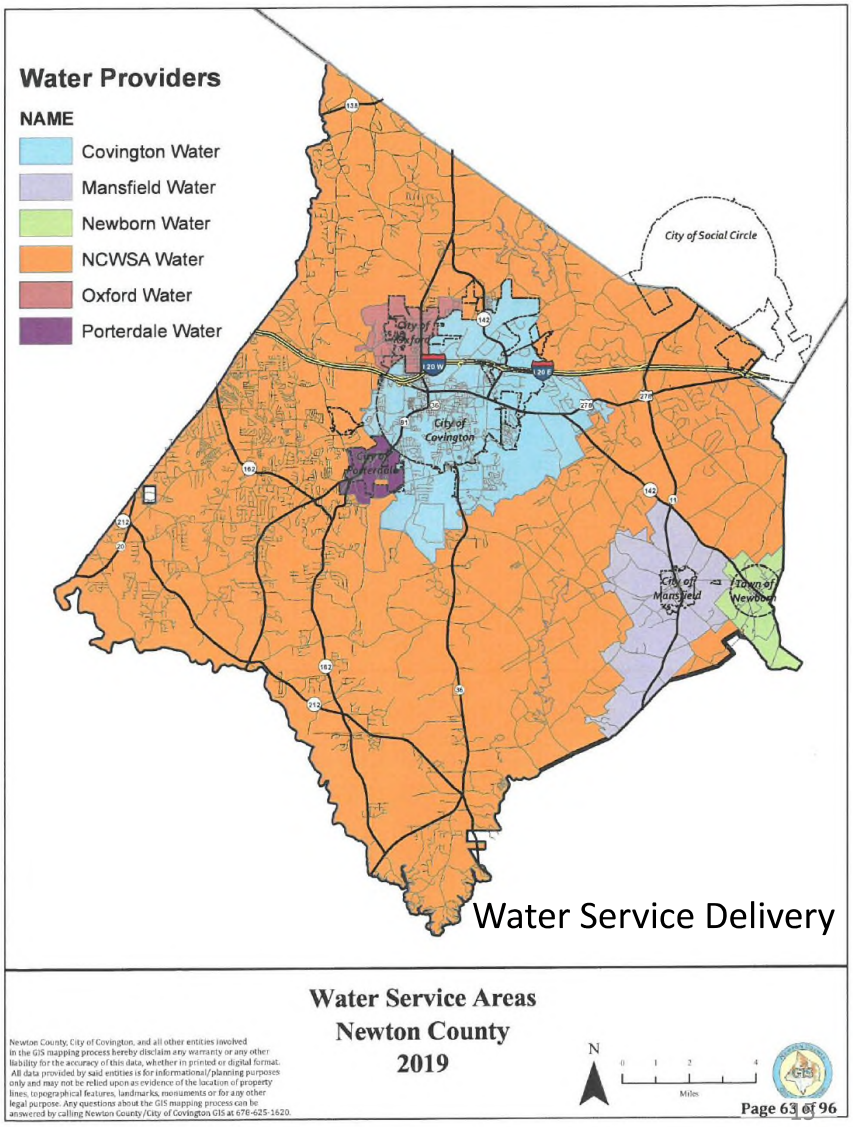
IN NEWTON COUNTY

- Environmental
- Surveys
- Masterplans
- Studies



Wastewater Collection and Treatment Areas
Newton County
2019

Newton County, City of Covington, and all other entities involved in the GIS mapping process hereby disclaim any warranty or any other liability for the accuracy of this data, whether in printed or digital format. All data provided by said entities is for informational/planning purposes only and may not be relied upon as evidence of the location of property lines, topographical features, landmarks, monuments or for any other legal purpose. Any questions about the GIS mapping process can be answered by calling Newton County/City of Covington GIS at 678-625-1620.



Water Service Delivery

Water Service Areas
Newton County
2019

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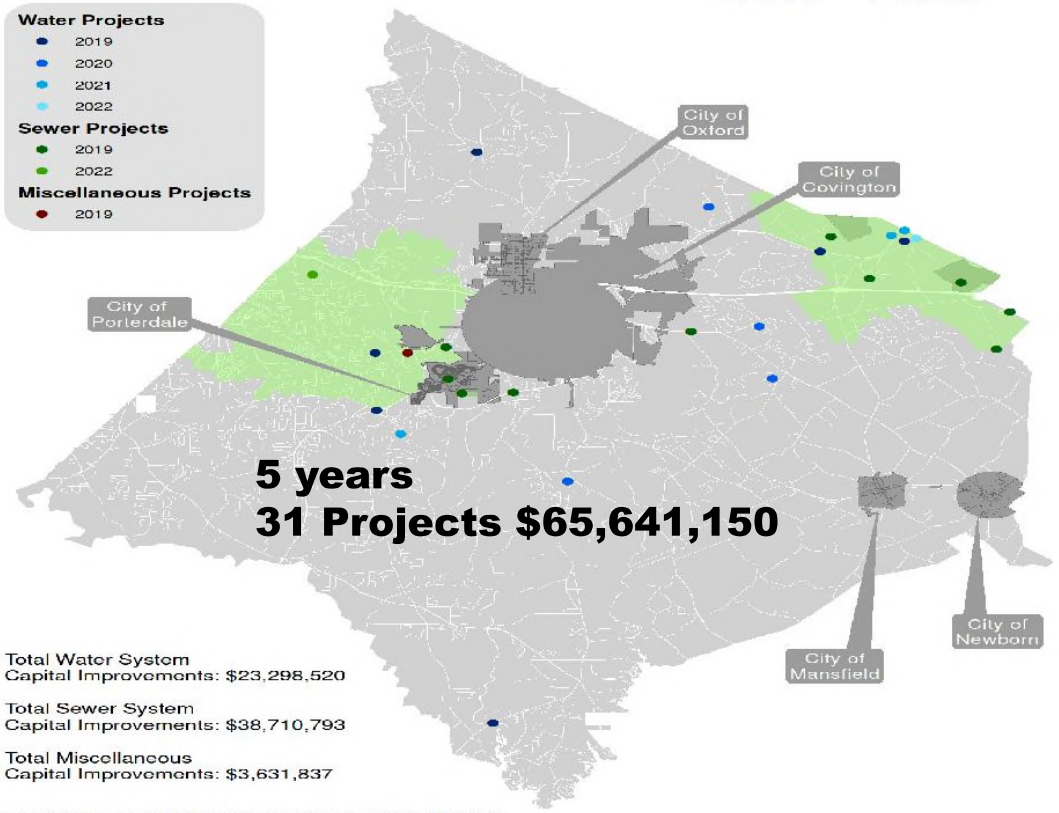
NCWSA Capital Improvement Projects
2019 - 2023



Total Water System
Capital Improvements: $23,298,520

Total Sewer System
Capital Improvements: $38,710,793

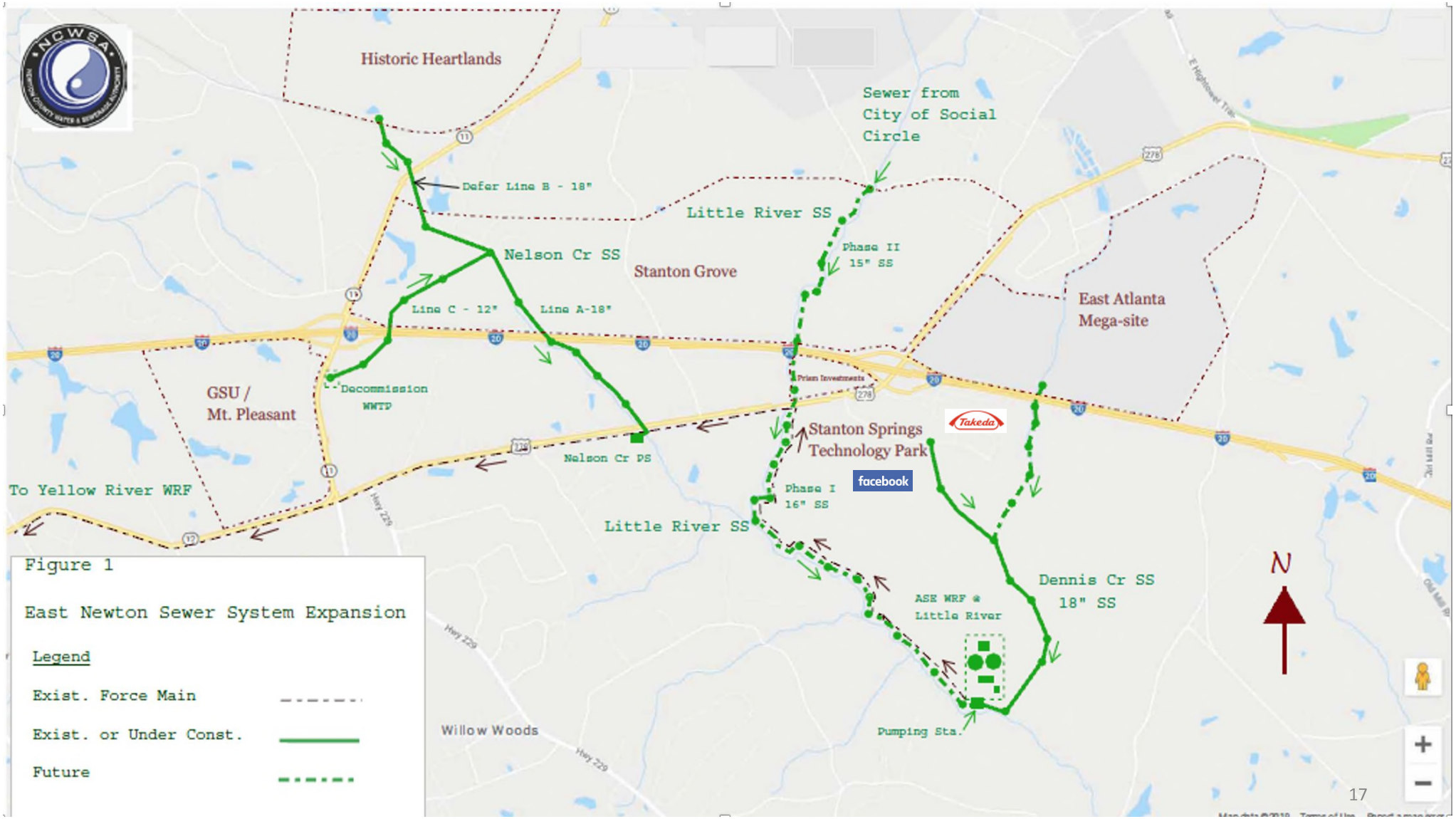
Total Miscellaneous
Capital Improvements: $3,631,837

Total System Capital Improvements: $65,641,150

0 2.5 5 10
Miles

N

Created on 09/04/2019
Courtesy of Newton County Water and Sewerage Authority (NCWSA)


Historic Heartlands
Sewer from
City of Social
Circle
Defer Line B - 18"
Little River SS
Phase II
15" SS
Nelson Cr SS
Stanton Grove
East Atlanta
Mega-site
Line C - 12"
Line A-18"
GSU /
Mt. Pleasant
Decommission
WWTP
Prism Investments
Takeda
Stanton Springs
Technology Park
Nelson Cr PS
facebook
To Yellow River WRF
Phase I
16" SS
Little River SS
Dennis Cr SS
18" SS
ASE WRF @
Little River
N
Willow Woods
Pumping Sta.
Hwy 229
Figure 1
East Newton Sewer System Expansion
Legend
Exist. Force Main
Exist. or Under Const.
Future

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
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Georgia USA

Funding Structure

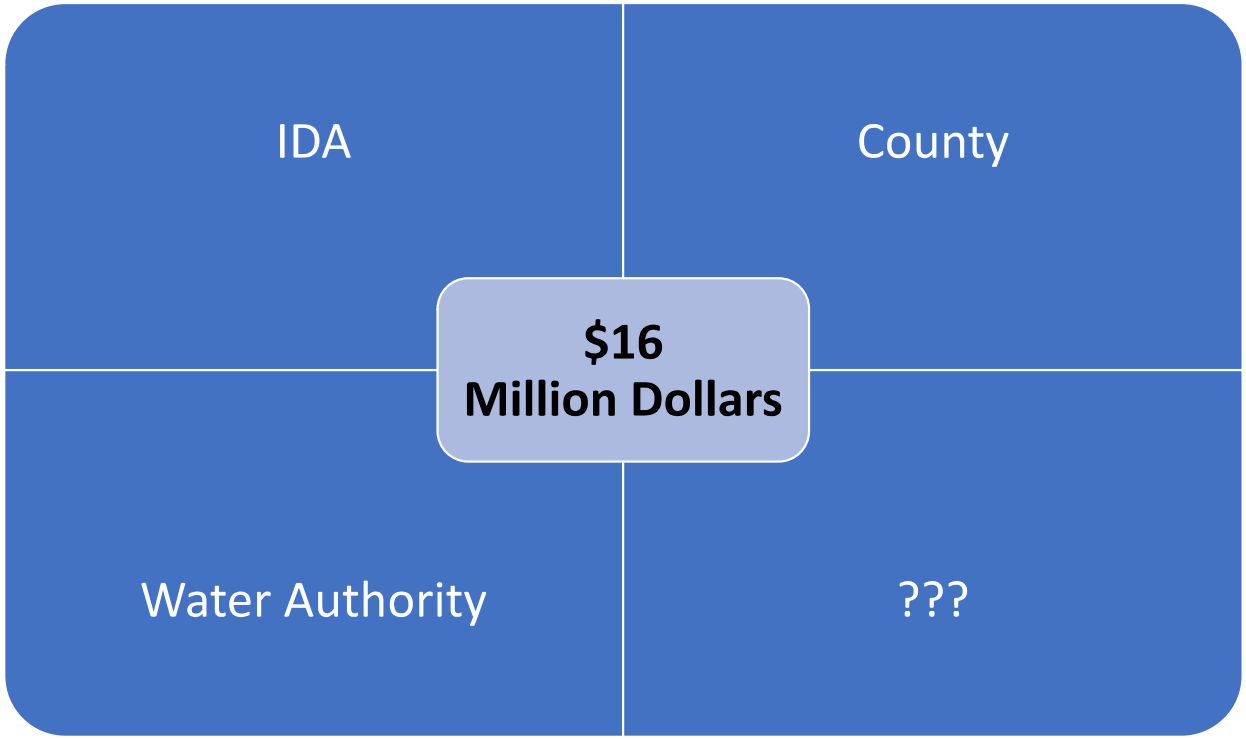
IN NEWTON COUNTY

- $12M Land
- $3.5M Infrastructure
- 500K Contingency

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
Georgia USA

Funding Structure

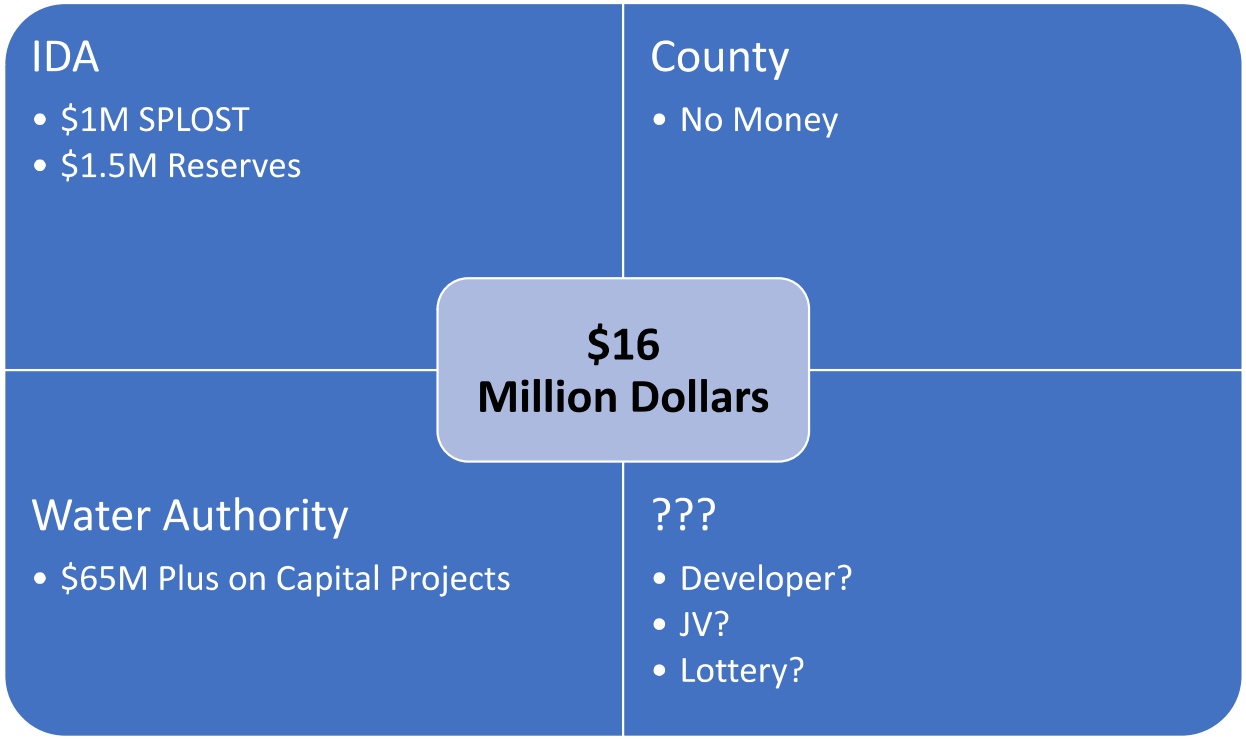
IN NEWTON COUNTY



NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
Georgia USA

Funding Structure

IN NEWTON COUNTY



NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
Georgia USA

Key Partners

IN NEWTON COUNTY

- County Finance Director
- County Financial Advisor
- Bond Attorney

OUR GOALS
2023

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
Georgia USA

The Numbers...

IN NEWTON COUNTY

NEWTON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY			PROPOSED BOND 2020			UPDATED: October 30, 2020	
ESTIMATED COST SHEET			PROJECT: STANTON GROVE				
PURCHASE LAND:	# ACRES	PURCHASE PRICE PER ACRE	TOTAL PRICE	CLOSING COST		Paid by Other	Amount to be Paid by Bond Proceeds
Parcel ID# S13300000005000	287.79	$40,000.00	$ 11,511,600.00				
Parcel ID# 013300000003000	29.218	$40,000.00	$ 1,168,720.00				
Estimated Closing Cost*:				$250,000.00			
Total	317.008		$ 12,680,320.00	$ 250,000.00			$ 12,930,320.00
* Survey, Title Insurance, Attorney's Fees, Recording Fees, etc.							
INFRASTRUCTURE IMPROVEMENTS:	Acreage Required	Pump Station	Linear Ft. Water/ Length Rdway		Studies		
Economic Development:							
Intersection ImprovementsHwy 278 -"Superdrive" Entrance 100 ft	10		100 LF				$ 611,000.00
Future Economic Development *							$ 471,601.00
Additional Proceeds Site development/Infrastructure Cost							$ -
Engineering/Surveys							
Masterplan					completed		
Phase I Environmental					completed		
Cultural Resources					completed		
Geotech					completed		
Threatened and Endangered Species					completed		
NCWSA Water line 12 inch **	5		6600 LF			$ 992,000.00	
NCWSA Sewer line C			6100 LF				$ 1,500,000.00
Infrastructure Improvement Total:							$ 2,582,601.00
* Equal to cost estimate to extend "Superdrive" 300 LF							
**NCWSA will pay for this per Mike Hopkins							
Bond Costs:							
Cost of Issuance:							$ 239,650.00
Capitalized Interest:							$ 347,429.06
Total Bond Costs							$ 587,079.06
TOTAL BOND PROCEEDS:							$ 16,100,000.06

Bond Proposal
Zions Bank

$ 12,452,800.00 Land Acquisition & Real Estate Closing Cost total

NEWTON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY			PROPOSED BOND 2020							Updated: September 15,2020	
ESTIMATED DEBT SERVICE AND INCOME			PROJECT: STANTON GROVE								
Projected Net Debt Service $16 Million Bond per year	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	
Projected Net Debt Service Due	$ -	$ 349,370.00	$ 685,572.50	$ 1,133,095.00	$ 1,288,836.25	$ 1,514,966.25	$ 1,562,570.00	$ 1,559,088.75	$ 1,560,010.75	$ 1,560,281.75	
	FY2031	FY2032	FY 2033	FY2034	FY2035						
	$ 1,559,902.25	$ 1,558,870.75	$ 1,557,188.75	$ 1,559,801.50	$ 1,556,709.00						
Projected Revenue Income											
Revenue from OED:	YR2021	YR2022	YR2023	YR2024	YR2025	YR2026	YR2027				
SPLOST 2017	$990,854.00										
NCIDA Reserves:	$1,000,000.00										
JDL (Bond fee)	$ 125,000.00										
Elevation Bond documents (Bond fee)	$ 70,625.00										
Elevation Bond documents (Pilot Pmt)*	$ 25,200.00	$ 37,800.00	$ 63,000.00	$ 75,600.00	$ 100,800.00						
Current Projected Revenue:	$ 2,086,679.00	$ 37,800.00	$ 63,000.00	$ 75,600.00	$ 100,800.00						
Accrued Projected Revenue:	$ 2,086,679.00	$ 2,124,479.00	$ 1,838,109.00	$ 1,228,136.50	$ 195,841.50						
SGBond Payment	$ -	$ (349,370.00)	$ (685,572.50)	$ (1,133,095.00)	$ (1,288,836.25)						
Net NCIDA Projected Income	$ 2,086,679.00	$ 1,775,109.00	$ 1,152,536.50	$ 95,041.50	$ (1,092,994.75)						
* Amount equals 50.4% of PILOT due (49.6% due to School) FY2026 payment reverts to full assessment											
ESTIMATED REVENUE GENERATED FROM SALES	ACRES AVALABLE		PRICE PER ACRE		AMENITIES REQUIRED			TOTAL			
COMMERCIAL estimated acreage	84.8		TBD		water & sewer. Road access						
INDUSTRIAL estimated acreage	170				water & sewer. Road access						
MIXED USE estimated acreage (Newton County only)	35				water & sewer. Road access						
Total land for sale:	289.8										
Stanton Springs Revenue	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	
Estimated Revenue per JDA 2019*	$ 480,214.82	$ 674,989.39	$ 851,097.46	$ 1,299,779.21	$ 1,436,626.06	$ 1,665,465.15	$ 1,791,352.92	$ 2,074,526.95	$ 2,074,526.95	$ 2,221,226.95	
	FY2031	FY2032	FY2033	FY2034	FY2035						
	$ 2,221,226.95	$ 2,221,226.95	$ 2,221,226.95	$ 2,221,226.95	$ 2,221,226.95						
*Net NCBOC(removed School, Fire & Tax Commissioner)											
TAKEDA & FACEBOOK tax assessments and PILOT payments											
**Year 2028 TAKEDA goes to full assessment											
Other potential Revenue											
Future Hotel/Motel tax potential?											

OUR GOALS
2023

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
Georgia USA

Agreements

IN NEWTON COUNTY

WALTON COUNTY
PROPERTY BOUNDARY -
±38 AC
NEWTON COUNTY
PROPERTY BOUNDARY -
±295 AC
OVERALL PROPERTY
BOUNDARY -
±333 AC
WALTON COUNTY
NEWTON COUNTY
STREAM UT-2
WETLAND C1
WETLAND C2
WETLAND C3
APPROXIMATE
LOCATION OF
CEMETERY SITE
FUTURE MULTI - USE
DEVELOPMENT
±55.0 ACRES
FUTURE
INDUSTRIAL
±170.0 ACRES
REALIGN WILLOW
SPRINGS CHURCH
ROAD
WETLAND A
STREAM UT-1
INTERSTATE
20
FUTURE
COMMERCIAL
±42.1 ACRES
WETLAND B
EXISTING POND
FUTURE
COMMERCIAL
±5.0 ACRES
FUTURE
COMMERCIAL
±4.3 ACRES
FUTURE
COMMERCIAL
±7.1 ACRES
FUTURE
COMMERCIAL
±3.4 ACRES
FUTURE
COMMERCIAL
±3.9 ACRES
FUTURE
COMMERCIAL
±1.9 ACRES
FUTURE
COMMERCIAL
±3.4 ACRES
HOTEL SITE C
± 2.9 AC
HOTEL SITE D
± 2.8 AC
HOTEL SITE B
± 2.7 AC
FUTURE
COMMERCIAL
±2.8 ACRES
HOTEL SITE A
± 2.8 AC
APPROXIMATE LOCATION OF
TRANSMISSION EASEMENT
APPROXIMATE LOCATION OF
CEMETERY SITE
APPROXIMATE LOCATION OF
EXISTING OVERHEAD POWER
POLES
Exit 101
POTENTIAL EXPANSION OF
HWY 278 TO MULTILANE
WITH MEDIAN
PROPOSED SHARED ACCESS
(LEFT IN / RIGHT IN / RIGHT
OUT)
LEGEND
PROPOSED FULL ACCESS (LEFT
IN / LEFT OUT / RIGHT IN /
RIGHT OUT)
PROPOSED RIGHT IN/ RIGHT
OUT ACCESS
FUTURE UTILITIES
GRAPHIC SCALE: 1 INCH = 300 FEET

OUR GOALS
2023

NEWTON COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
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Q+A

Newton County, Georgia