



HenryCOUNTY

DEVELOPMENT AUTHORITY

FY '22 Annual Report

Henry County Development Authority

BOARD OF DIRECTORS



David Crow (Secretary)
Heritage Bank



David Linton (Vice Chairman)
WCLK



Eddie Ausband
Ausband Agency



Irv Culpeper (Chairman)
Kelso & Company (Retired)



Pierre Clements
Thermo Fisher Scientific



Charles Marshall (Treasurer)
GM & US Army (Retired)

STAFF



F. J. "Josh" Fenn
Executive Director



Sharon Hill
Manager, Established Industry



Kelsea Morton
Executive Assistant



Rod Meadows
Attorney

Mission

The mission of the Henry County Development Authority is to promote economic development in Henry County through the attraction of new investment and jobs and the retention and expansion of existing industries.

Vision

Henry County's global connections and skilled labor force become home to leading companies in diversified industries, making our county a dynamic place to live, work and play.



Growing Jobs and Investment in Henry County

- Recruit
- Retain
- Grow

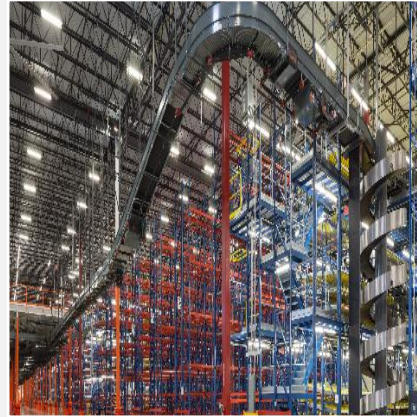


Growing Key Industries



Advanced Manufacturing

LUXOTTICA ALPLA



Supply Chain/ Logistics

wayfair



Professional Solutions

Georgia
Power

CONDUENT



Why Industrial and Commercial Development:

- On average a Commercial or Industrial property requires only \$.60/\$1 of Property taxes collected in local government services

On average a Residential property requires \$1.40/\$1 of property taxes collected in local government services

Commercial and Industrial make up 33.54% of Henry County's tax base

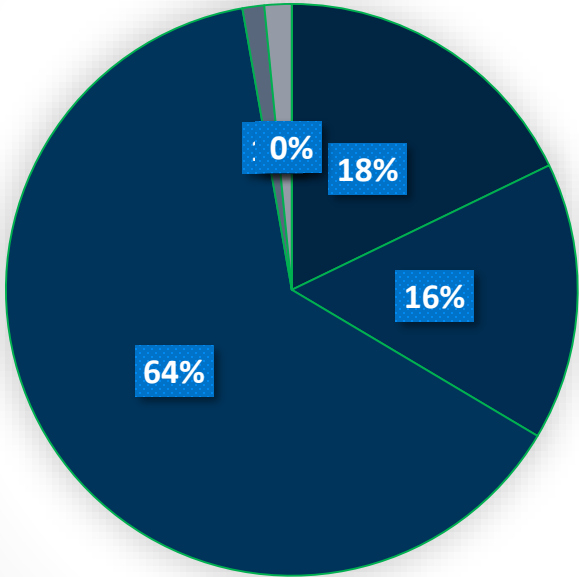
Residential makes up to 63.69% of Henry County's tax base

Why Industrial and Commercial Development:

- An industrial building valued at \$50M pays in taxes what it would take 350 houses at average value of \$250K/per house to equal the same amount of taxes.
- Industrial Real Estate requires less services and demands on government infrastructure than a residential development
- With Henry's population growth keeping a balanced tax digest in real estate will be key

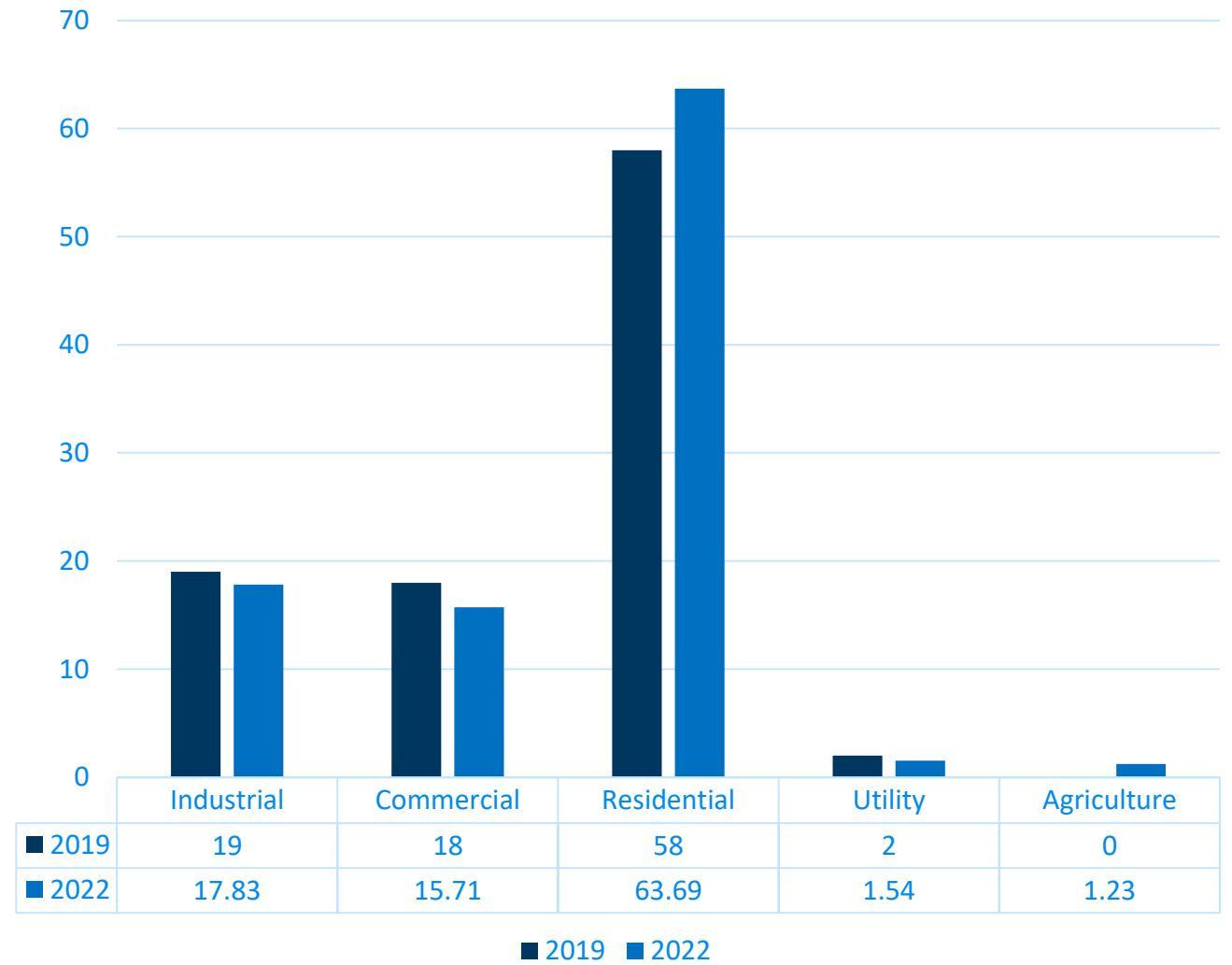
Tax Digest 2022-Property Type

Type



- Industrial
- Commercial
- Residential
- Agriculture
- Utility
- Other

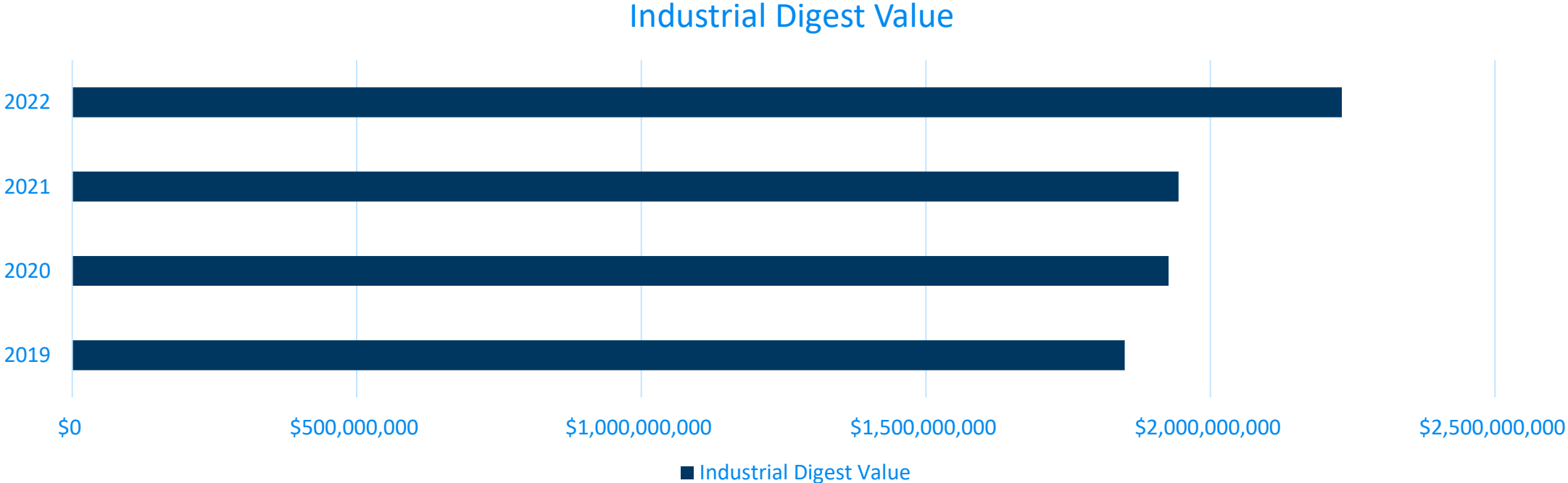
Tax Digest 2019 vs 2022



Industrial Digest Value Growth 2019-2022

Year	Value	Growth Rate
2019	\$1,849,635,835	
2020	\$1,926,665,365	4.16%
2021	\$1,943,990,221	.90%
2022	\$2,231,140,340	14.77%

Industrial Digest Value 2019-2022

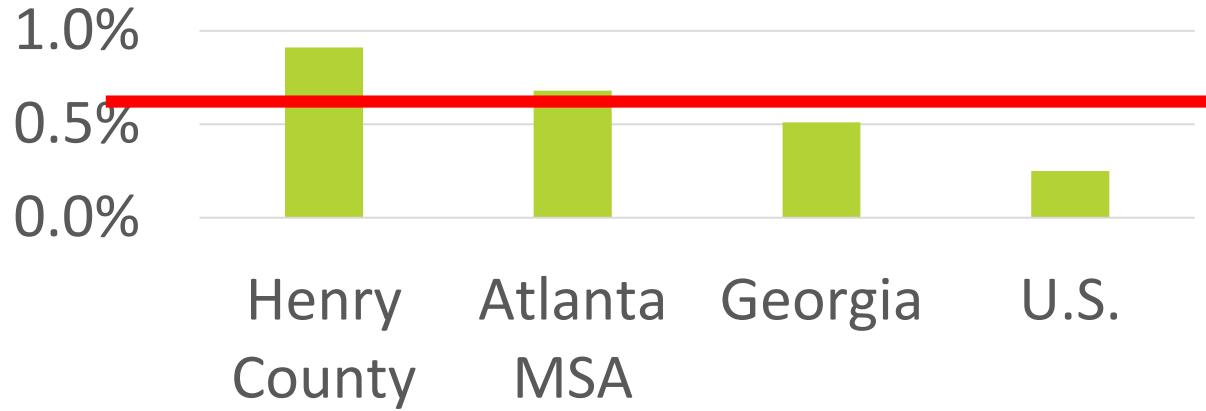


How is Henry County.....

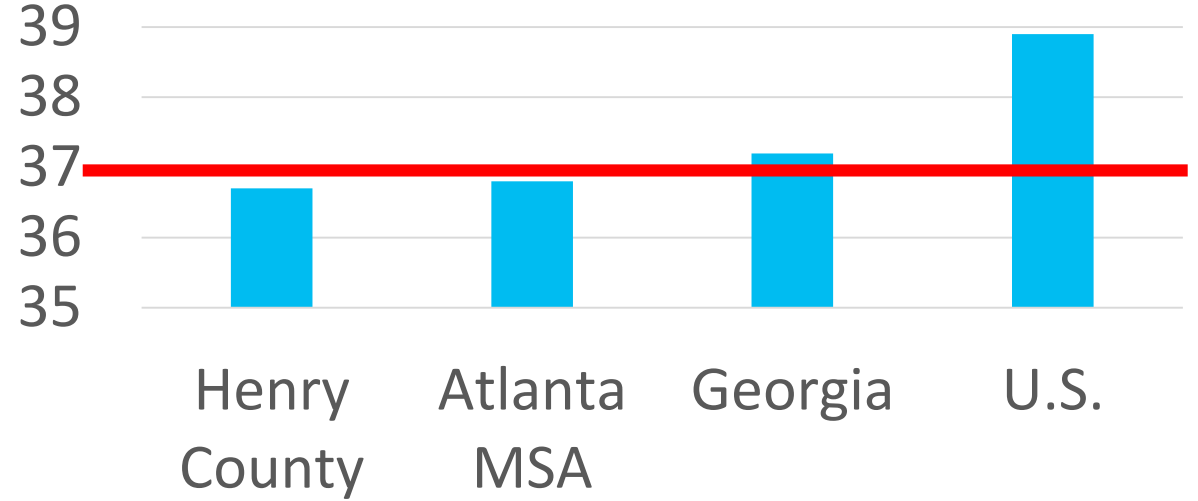


*Sources: CoStar and GA Power Economic and
Community Development

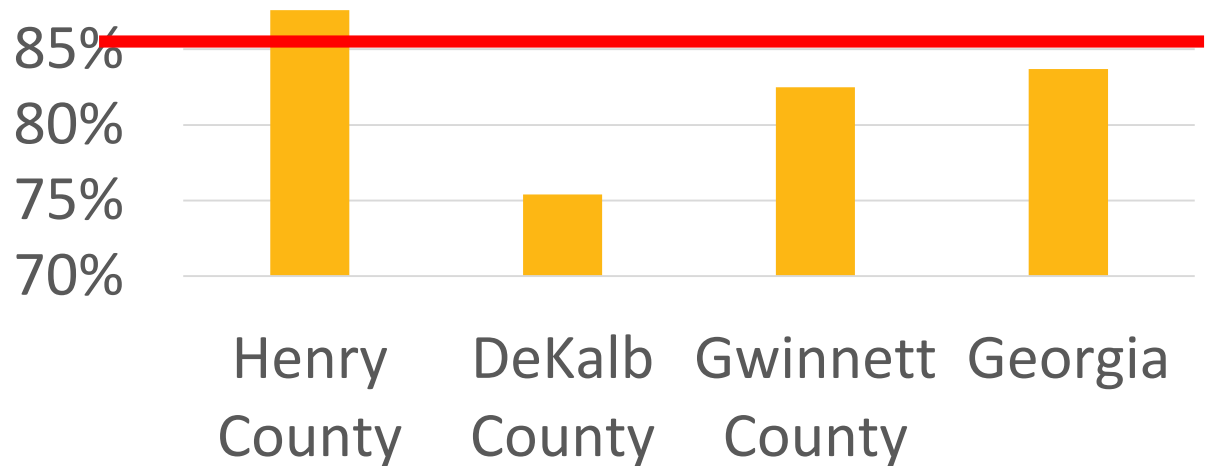
Annual Population Growth 2022 - 2027



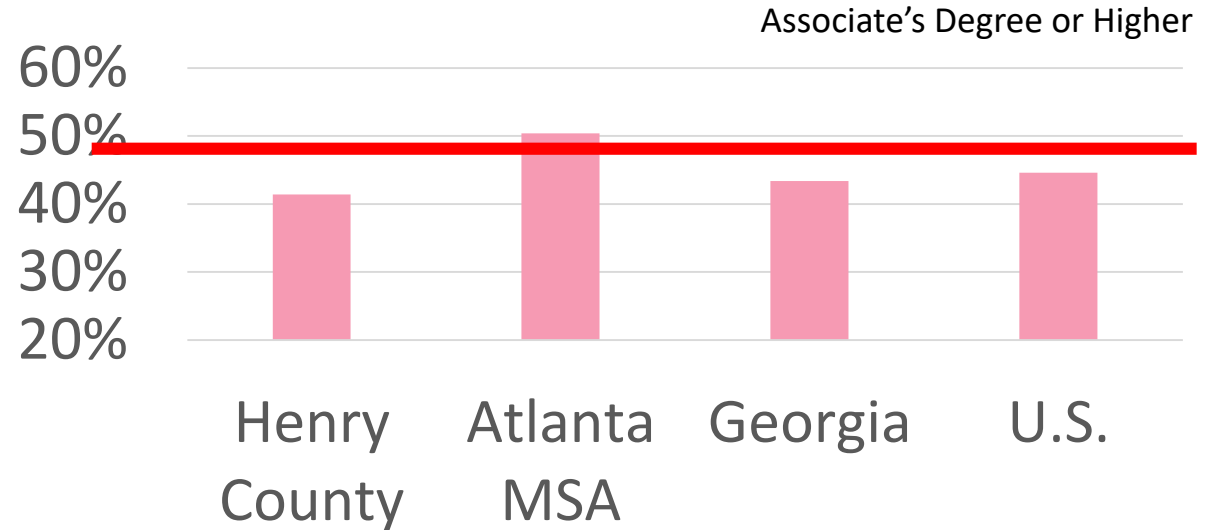
Median Age

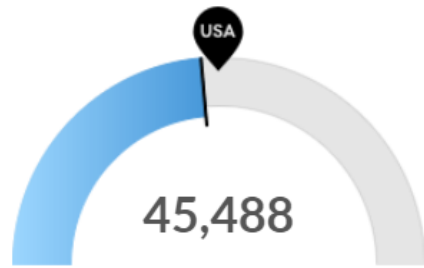


Graduation Rate



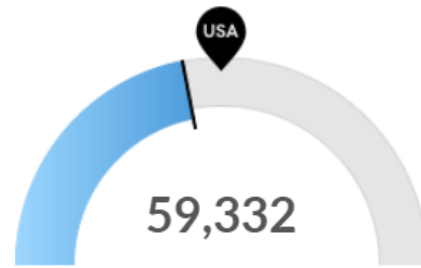
Educational Attainment





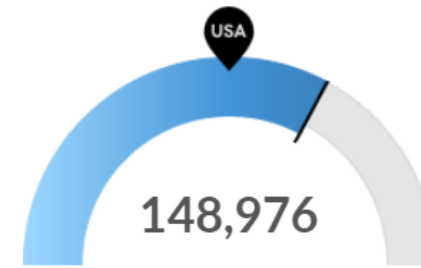
Millennials

Henry County, GA has 45,488 millennials (ages 25-39). The national average for an area this size is 49,280.



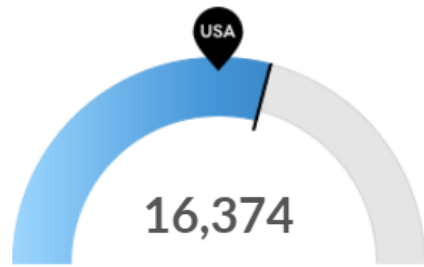
Retiring Soon

Retirement risk is low in Henry County, GA. The national average for an area this size is 71,174 people 55 or older, while there are 59,332 here.



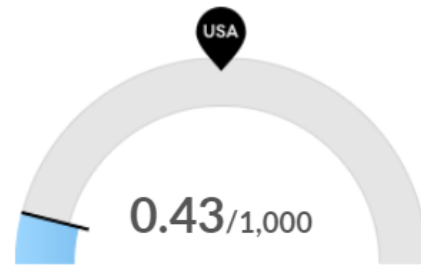
Racial Diversity

Racial diversity is high in Henry County, GA. The national average for an area this size is 96,321 racially diverse people, while there are 148,976 here.



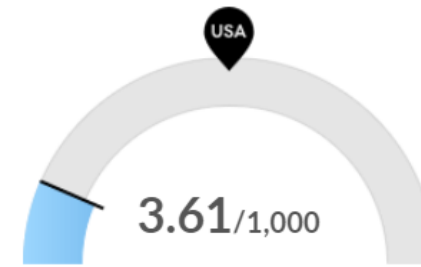
Veterans

Henry County, GA has 16,374 veterans. The national average for an area this size is 13,030.



Violent Crime

Henry County, GA has 0.43 violent crimes per 1,000 people. The national rate is 3.62 per 1,000 people.



Property Crime

Henry County, GA has 3.61 property crimes per 1,000 people. The national rate is 17.91 per 1,000 people.

NAICS	Description	2022 Jobs	2027 Jobs	2022 - 2027 Change	2022 - 2027 % Change	?	Avg. Earnings Per Job
44	Retail Trade	12,099	13,183	1,084	9%		\$38,561
90	Government	9,955	10,298	343	3%		\$75,795
72	Accommodation and Food Services	9,533	11,879	2,346	25%		\$21,928
48	Transportation and Warehousing	9,062	10,099	1,037	11%		\$53,853
62	Health Care and Social Assistance	8,357	9,265	908	11%		\$72,015
56	Administrative and Support and Waste Management and Remediation Services	7,764	8,646	882	11%		\$37,980
81	Other Services (except Public Administration)	4,149	4,387	238	6%		\$28,138
31	Manufacturing	3,673	3,990	317	9%		\$73,814
23	Construction	3,436	3,513	77	2%		\$58,812

6-Digit SOC Occupation	Job Change (2022 – 2027)
Retail Salesperson	519
Food & Counter Workers	462
Waiters & Waitresses	461
Laborers & Freight, Stock, & Material Movers, Hand	383
Cooks, Restaurant	369
Home Health & Personal Care Aids	267
Heavy & Tractor-Trailer Truck Drivers	261
Stock Clerks & Order Fillers	236

6-Digit SOC Occupation	Percent Change (2022 – 2027)
Film and Video Editors	63%
Lighting Technicians & Media & Communication Equipment Workers, All Other	62%
Media & Communications Workers, All Other	56%
Producers & Directors	54%
Special Effects Artists & Animators	53%
Camera Operators, Television, Video, & Film	52%
Actors	51%
Makeup Artists, Theatrical & Performance	50%

FY '22 Year End Stats-Retail

Retail Vacancy Rate: 1.7% (down from 3.0% Q2 2021)

Retail Vacant sq footage: 212,000 sq ft.

Retail Rent Avg: \$16.64/sq ft (Up from \$15.46/sq. ft. Q2 2021)

Retail Sale price: \$187/sq. ft. (Up from \$164/sq. ft. Q2 2021)

FY '22 Year End Stats-Office

Office Vacancy Rate: 5.8% (Up from 4.4% Q2 2021)

Office Vacant sq footage: 241,000 sq ft.

Office Rent Avg: \$21.45/sq ft (Up from \$20.74/sq ft Q2 2021)

Office Sale Price: \$176/sq. ft. (Up from \$166/sq. ft. Q2 2021)

* Office Construction is up 435.3% vs Q2 2021

FY '22 Year End Stats-Industrial

Industrial Vacancy Rate: 4.2% (Down from 8.8% Q2 2021)

Q2 2020 Rate: 16.1% (first full quarter of COVID Pandemic)

Industrial Vacant sq footage: 2,200,000 sq ft. (Down from 4,516,208 Q2 2021)

Industrial Rent Avg: \$5.51/sq ft (Up from \$4.75/sq ft Q2 2021)

Industrial Sale Avg: \$85/sq. ft. (Up from \$74/ sq. ft. Q2 2021)

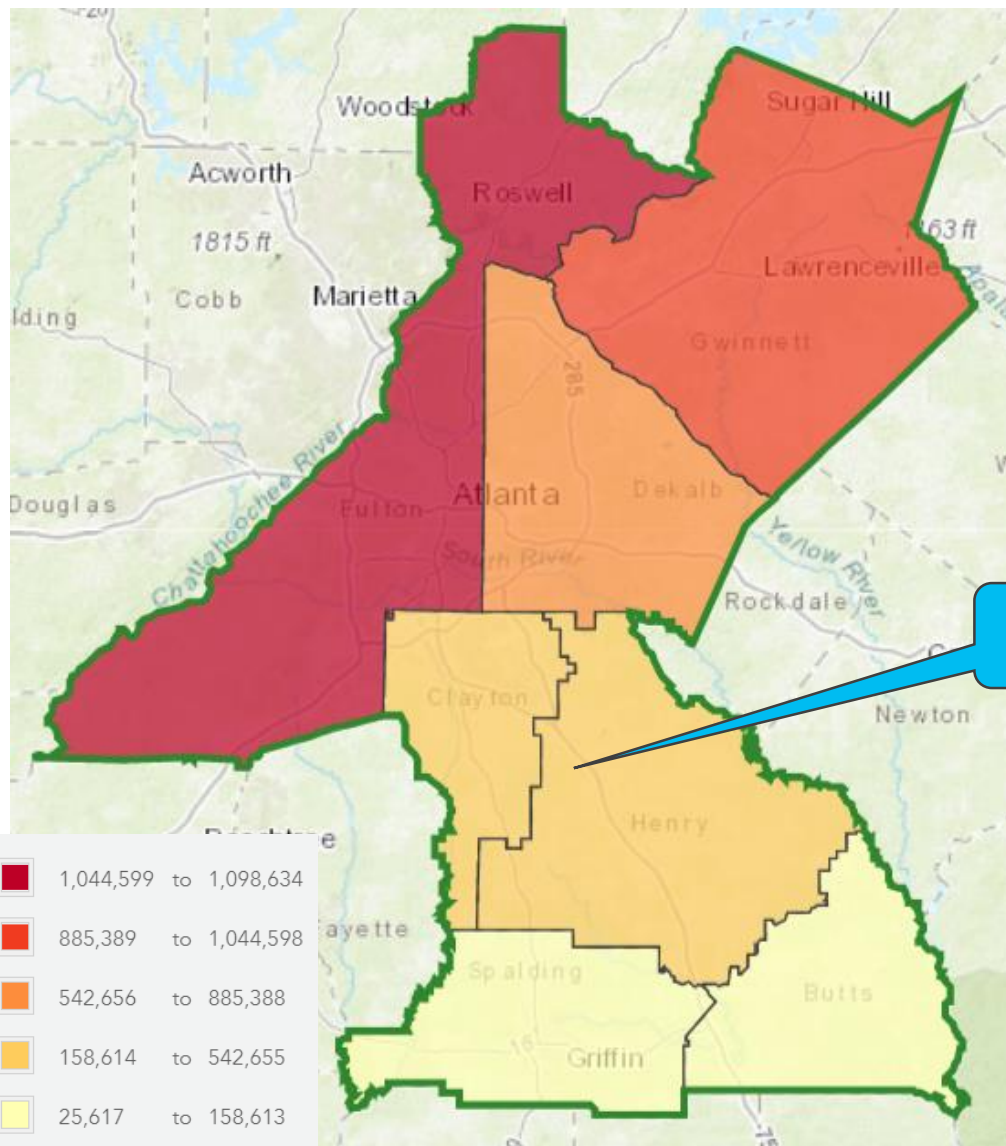
FY '22 Year End Stats-Other

Population: Growth 2022 249,259 (Up 1.6% from 2021)

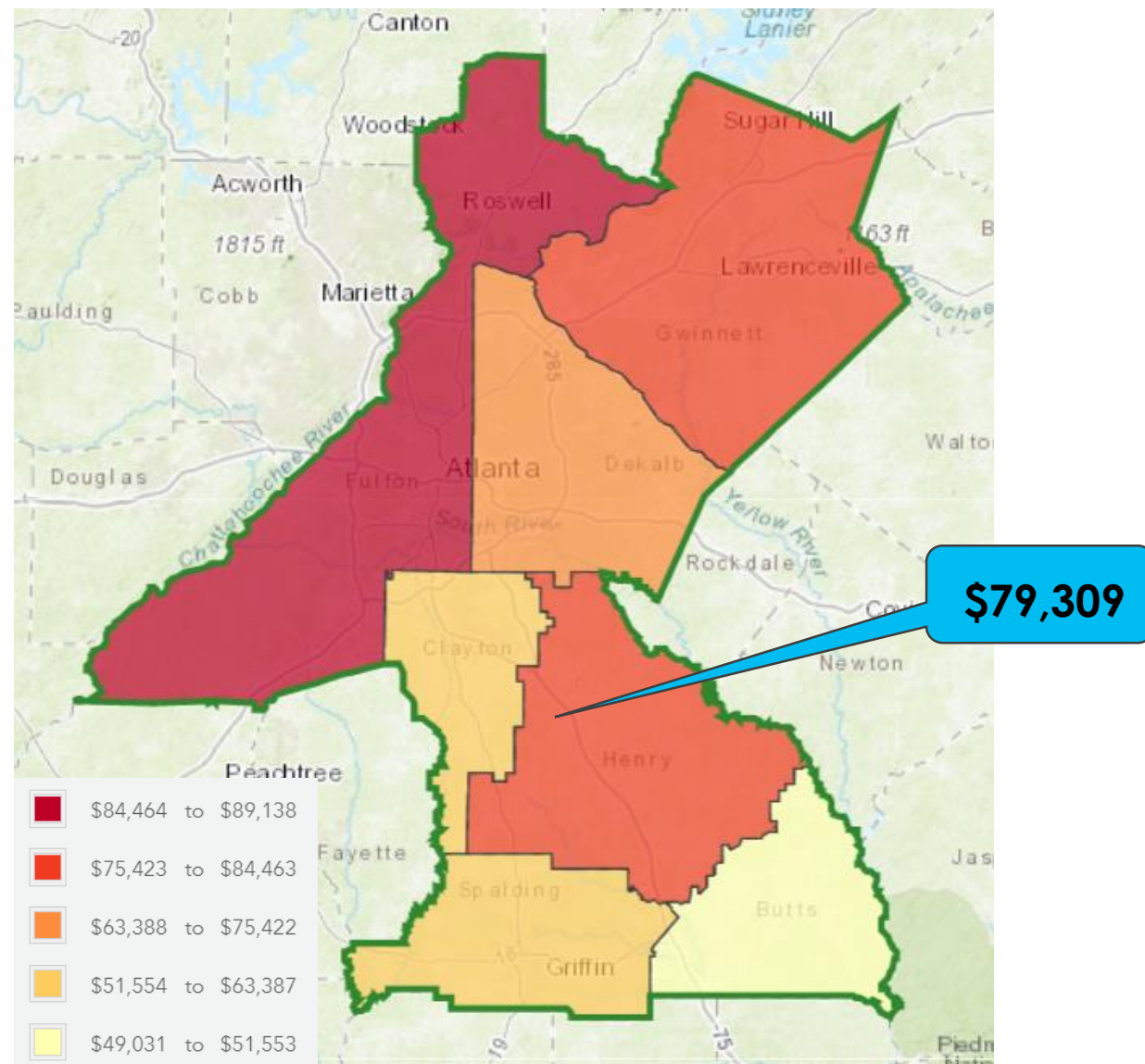
Medium Household Income 2022: \$79,309, (Up 10.1% from 2021)

* 14th out of 159 Counties in Georgia

Population



Medium Income



New Track.....Major Results

- **March 2022 Sales Tax Collections were up**

30% vs March 2019

(Last Non-COVID Race with fans at AMS)

11% vs March 2021

(Last Folds of Honor 500 under “old track” at AMS)



Retail and Entertainment Venues helping grow the market share

- Additional Retail and Entertainment opportunities are helping grow the economic base as well resulting in growth in sales tax collections Countywide



Henry County's Inc.™ 5000

- #1,201 Fleet Hoster
- #3,641 Premier Travel One
- #4,677 Southern RV

- 6th Most of Georgia Counties
- 5th out of 11 “ARC Counties”



County	Inc.™ 500 Firms
Fulton	150
Gwinnett	20
Cobb	10
DeKalb	8
Chatham	5
Henry	3
Fayette	3
Forsyth	3
Carroll	2
Cherokee	2
15 Counties	1

Established Industry

- HCDA'S Established Industry Program goal is to provide support to help retain and grow Henry County's Established Industries
- We partner with various institutions to provide support in these efforts
- HCDA's "Made in Henry" Campaign is set to help educate citizens on these companies and career opportunities



Established Industry

- Our first Made in Henry feature is live on The Henry County Development Authority's Facebook and LinkedIn Page

EssilorLuxottica



Top 10 Henry County Major Employers of 2020-2021

<u>Company Name</u>	<u># of Employees</u>	<u>Products/Services</u>
#1: Henry County Schools	4950	Education
#2: Luxottica Retail Group*	2500	Eyewear
#3: Henry County Government	1818	Government
#4: Piedmont Henry Medical Center	1800	Community Hospital
#5: Home Depot*	1676	Household Products
#6: Radial*	1100	Omnichannel
#7: Phillips Van Heusen*	1000	Apparel
#8: Federal Aviation Administration ATC	1000	Air Traffic Control Center
#9: Purple Innovation*	860	Bedding and Furniture
#10: Zinus*	810	Bedding and Furniture




* HCDA Locations



Henry County's International Companies

	COMPANY	COUNTRY	PRODUCT/SERVICE	INDUSTRY
	ALPLA	Hard, Austria	Plastic Bottles/NA Headquarters	Manufacturing
	CEVA Logistics	Baar, Switzerland	Fragrance	Logistics
	Nestle	Vevey, Switzerland	Food products	
	Ferrero	Luxembourg	Confectionary	Logistics
	Geodis	Paris, France	Apparel	Logistics
	Hegla Corp.	Beverungen, Germany	Glass Cutting Machinery	Manufacturing
	DHL	Bonn, Germany	Consumer goods	Logistics
	Luxottica Retail Group	Milan, Italy	Eyewear	Mfg. & Logistics
	Thomas Concrete	Gothenburg, Sweden	Ready Mix Concrete	Manufacturing
	Zinus	Seoul, South Korea	Mattresses and Furniture	Manufacturing
	Kumho Tires	Seoul, South Korea	Tires	Logistics
	Sangsin Technology America	Daegu, South Korea	Brake Systems	Manufacturing

Henry County's International Companies

	COMPANY	COUNTRY	PRODUCT/SERVICE	INDUSTRY
	GENCO Logistics	Liverpool, UK	Transportation services logistics	Logistics
	US Cold Storage	London, UK	Cold Storage Logistics	
	Dole	Dublin, Ireland	Food Manufacturing	Manufacturing
	Toppan Interamerica, Inc.	Tokyo, Japan	Rotogravure Decorative Paper	Manufacturing
	Mazda	Fuchu, Japan	Auto parts	Logistics



Henry County's Fortune™ 500

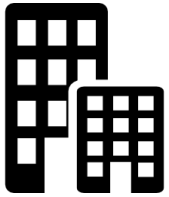




Recent HCDA An Awards

- Atlanta Business Chronical Manufacturing Deal of the Year-Zinus
- Southern Business and Development - SB&D 100 Runner Up, Small Market (40,000-250,000 population)
- Consultant Connect : North American Top 50 Economic Developers
- Area Development Silver Shovel Award- Zinus

ECONOMIC GROWTH: FY '22 Highlights



14

COMPANIES



2,291

NEW JOBS



\$208.25 MIL

NEW CAPITAL INVESTMENT



Georgia-Pacific





NEW JOBS FOR HENRY COUNTY

	2017	2018	2019	2020	2021	2022 YTD	Total
New Jobs	1,842	267	1,042	2,640	2,217	485	8,493



	2017	2018	2019	2020	2021	2022 YTD	Total
Capital Investment	\$282.5 Million	\$29 Million	\$109.5 Million	\$451 Million	\$216.67M Million	\$100 Million	\$1.19 Billion

HCDA Performance Metrics (HCDA All Time Record)

Year (Calendar)	Locations/ Expansions	Jobs	Investment
2019	10	1,042	\$108,997,000
2020	10	2,640	\$451,000,000
2021	14	2,217	\$216,670,000

Other areas upcoming for HCDA

Retail Market study and potential attraction plan in partnership with Henry County and Cities.

Review and Update to Targeted Industry Study

In person job fairs

More workforce development partnerships



HenryCOUNTY

DEVELOPMENT AUTHORITY

www.ChooseHenry.com