



Economic Development

Military + Diverse Industry Fuels Robins Region's Long-Term Growth

Since Robins Air Force Base was established in 1942, the city and surrounding region have experienced stable growth and industrial progress. While the Air Force Base is still a major economic contributor to the area, there are other factors such as a highly trained workforce, an outstanding quality of life, and a strong affinity for community togetherness that entices businesses and individuals to settle here. Thanks to the stability of the region, numerous cultural, recreational, and economic opportunities have developed and the cities are filled with abounding advancements and rising populations. It's no wonder the Robins Region is recognized as one of the best places to raise a family.

There is always room for advancement, including major educational, personal, and professional development opportunities. The Robins Region is one of the most rapidly growing areas in Georgia, and in

2018, Forbes.com ranked Warner Robins as one of the "best small places for business and careers." With a 96 percent employment rate, the majority of the area's labor force is employed at Robins Air Force Base or at major manufacturing companies such as Graphic Packaging, Northrop Grumman, Perdue Farms, and Frito-Lay, Inc., to name a few.

The relatively low cost of living in the Robins Region is another reason the area's population has experienced significant growth in the last decade. With a cost of living that is 9 percent lower than the U.S. average and a median home cost that is nearly 30 percent lower than the national average, it is easier and more affordable than ever to find your dream home in the Robins Region.

The Robins Region is consistently known for its quality of life and small-town feel. Connected by patriotism, community togetherness, and family values, the Robins Region may continue to grow in size, but will always stay close to the small-town roots with which it was founded.

• PRIME LOCATION & TRANSPORTATION •

Traveling in the Robins Region has never been easier. In the central-most part of the state, there is easy access to I-75 and the I-16 junction in Macon, and other major highways, convenient shuttle services, and proximity to several airports to get you wherever you're going and fast.

For air travel, both commercial and private flights are available. The Middle Georgia Regional Airport, located four miles north of Warner Robins, connects to domestic and international jet service at Baltimore/Washington International Thurgood Marshall Airport via Contour Airlines.

Georgia has two modern, deep-water Atlantic Ocean ports in Savannah and Brunswick. The nearest navigable river is the Chattahoochee River with a public barge dock in Columbus. The Robins Region is serviced by Norfolk-Southern for freight rail service in the area.

See page 88 for more about the Robins Regions' transportation infrastructure.

• OPPORTUNITIES FOR YOUR BUSINESS •

With the largest industrial complex in Georgia strategically located in Houston County, immense growth can be seen especially in the areas of Highway 96, Watson Boulevard, and Russell Parkway. All these areas are expected to continue seeing a boom in developments. The Chamber can put new businesses in contact with member-realtors who can help clients find the perfect location for their needs.

The Development Authority of Houston County maintains a website with information on available buildings, sites, incentives, and other information. The Development Authority of Houston County has ownership of more than 2,000 acres of available property. On Houston County's west side lies a 567-acre GRAD-certified site that borders busy Interstate 75. On the east side,

an 877-acre rail site as well as a 388-acre site border Highway 247; these properties provide easy connectivity to Interstate 16. Houston County's industrial sites offer excellent opportunities for industrial development and growth.

◦ **Development Authority of Houston County**
200 Carl Vinson Pkwy.
Warner Robins, GA 31088
478-923-5470
www.houstoncountyga.net

Each of Houston County's municipalities has an economic development office to attract and assist businesses interested in a location with the city limits. Develop Warner Robins (Develop WR) is a partnership between the Economic Development Department of the City of Warner Robins, the Development Authority of the City of Warner Robins, Downtown Development Authority of Warner Robins, and the Warner Robins Redevelopment Agency. Develop WR provides economic development services including:

- ▶ Attracting new business and foreign direct investment to Warner Robins
- ▶ Establishing Public-Private Partnerships for commercial and industrial development
- ▶ Incentivizing local business expansion and retention of existing business and industry
- ▶ Marketing and promoting Warner Robins as a business location both domestically and internationally
- ▶ Assisting the City of Warner Robins in development of an economic development strategy and executing project specific Public-Private Partnerships

Perry's Economic Develop Office offers a variety of incentive options to existing businesses and businesses looking to locate in the City including assistance with development costs and operating costs. Likewise, Centerville's Economic Development Department serves as a business resource, connecting employers to state and local resources such as the VECTR Center, the Robins Regional Chamber, and the Development Authority of Houston County.

Be at Home
Be in the right Location
Be with the right Workforce
Be an industry Leader
Be Successful

Be Houston.



Houston
Development Authority

I am Houston. We are Houston.

Be Houston.

200 Carl Vinson Parkway
Warner Robins, GA 31088

1-478-923-5470

www.houstoncountyga.net
gheesling@houstoncountyga.net

Development Authority of Warner Robins

700 Watson Blvd.
Warner Robins, GA 31093
478-293-1013

Perry Economic Development

1211 Washington St.
Perry, GA 31069
478-988-2755

Centerville Economic Development Department

300 E. Church St.
Centerville, GA 31028
478-953-4734

• LABOR FORCE AND TRAINING •

One of the primary reasons business and industry are drawn to the Robins Region is the area's highly skilled workforce. In this military-focused region, significant portions of the population are well-trained civilians or military personnel

employed by the Robins Air Force Base and more than 100 other aerospace businesses in the area. Technologically equipped and disciplined personnel are readily available thanks to these companies along with secondary and higher education institutions.

The area is served by excellent public and private school systems whose students surpass the state in standardized tests including the SAT. The Houston County Career Academy allows public school students across the area to receive technical training and earn certificates while in high school. Beyond high school, there are many higher education institutions that offer degrees ranging from world-class aerospace and aviation degrees to MBAs.

The number one training program in the nation, Georgia Quick Start, is available to those considering the Robins Region for new businesses. This internationally-known program is administered locally through the

► Labor/Employment

• Houston County Labor Force	70,197
• Unemployment Rate, 2018	4.0%
• Houston Area Labor Force	172,927
• Average Weekly Wage	\$847

(Sources: Georgia Department of Labor, Area Labor Profile Updated Apr. 2019)

largest technical college in the state, Central Georgia Technical College. In fiscal year 2017, Central Georgia Technical College's Economic Development Division served 334 companies through customized training, delivering 1,319,499 hours of training and enhancing the skills of 19,158 individuals.

Regionally, the Middle Georgia Workforce Investment Board (MGWIB)/Middle Georgia Consortium is a local association of workforce development agencies, business leaders, and other partners in a 10-county area seeking to improve the Middle Georgia labor market. MGWIB gives employers one-stop access to



2 Locations in Warner Robins

2209 Moody Rd.
Warner Robins, Georgia
(478) 328-2931
Mon - Sat 9:00a.m - 8:00pm
Sun 12:00pm - 6:00pm

2823 Watson Blvd.
Warner Robins, Georgia
(478) 953-9300
Mon - Sat 9:00am - 8:00pm
Sun 12:00pm - 6:00pm




Goodwillworks.org

TOP 10 EMPLOYERS

24,500

• Robins Air Force Base	3,916
• Houston County Board of Education	2,355
• Houston Healthcare	2,267
• Perdue Farms	1,512
• Frito-Lay	

(Source: Houston County Development Authority)

• Houston County Government	762
• City of Warner Robins	500
• Northrop Grumman	500
• Central Georgia Technical College	419
• Anchor Glass Container Corp	160

a statewide network as well as workforce development services offered by partnering agencies in the region. Employers may also contact MGWIB for on-the-job training, where employers are reimbursed a percentage – up to 50 percent – of the trainee's wages during the training period.

Non-profits and government agencies are able to participate in the consortium's subsidized work experience program, generally for youth to participate part time during the academic year or full time during summer break. The consortium pays 100 percent of the youth trainee's wages during the training period and in return,

employers provide work assignments and adequate supervision to enhance the child's work experience. Those who successfully complete the work experience program are able to compete for unsubsidized jobs within the community.

124 Osigian Blvd., Suite A
Warner Robins, GA 31088

478-953-4771, www.mgwib.com

► The Georgia Department of Labor Career Center

Houston County's Georgia Department of Labor Career Center offers job market information, access to Internet job search resources, résumé assistance,

financial assistance, and information about unemployment insurance benefits and disability resources.

The Career Center can also connect hiring employers to qualified job contenders. Through the Center, employers can advertise job openings on the state's Job Information System and obtain information about recruitment, including mass recruiting, online and broadcasted job postings, employee references, and on-site interviewing.

◦ Houston County Career Center

96 Cohen Walker Dr.
Warner Robins, GA 31088
478-988-7130

- AIR FRESHENER
- MULTI-PURPOSE CLEANER
- KILLS 99.99% OF GERMS
- LAUNDRY & FABRIC FRESHENER

Make life fresh.
Made right here in Warner Robins



Available in 6 Fantastically Fresh Scents

odoban.com





WARNER ROBINS
ECONOMIC DEVELOPMENT
Positioned. Prepared. Powered.

Positioned.
Prepared.
Powered.



**Development Authority of
Warner Robins (DAWR)**

**Downtown Development
Authority (DDA)**

**Redevelopment Agency
(RDA)**

Develop WR, the economic development arm of the City of Warner Robins, is a partnership between Warner Robins and the Development Authority of Warner Robins (DAWR), Downtown Development Authority (DDA), and Redevelopment Agency (RDA).

CONDUIT FINANCING



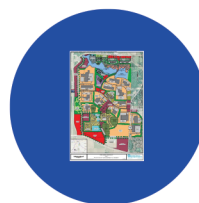
Bond financing - private activity bonds, 501(c)(3) bonds, tax-exempt and taxable bonds, revenue bonds, and lease purchase bonds.

SITE SELECTION ASSISTANCE



Site location services including utilities availability, mapping road/rail access, zoning, permitting, and arranging site visits for new, expanding, and relocating businesses.

INCENTIVES + TAX CREDITS




Incentive structuring within Tax Allocation District, Military Zone, and Citywide for growing businesses, real estate developers, and industry recruitment.

PUBLIC PRIVATE PARTNERSHIPS



Collaboration with private entities to structure, negotiate and implement the finance, design, construction, and operation of development projects or infrastructure

 1 478 293 1013



developwr.com



info@developwr.com

2020

Robins Air Force Base Economic Impact Statement



Robins has \$3.54 billion economic impact on Georgia

Robins Air Force Base contributes \$3.54 billion to the Georgia economy, according to the installation's latest economic impact statement. That represents a \$155 million growth over the previous year.

Published annually, the statement provides general information about the economic impact the installation has on the state of Georgia.

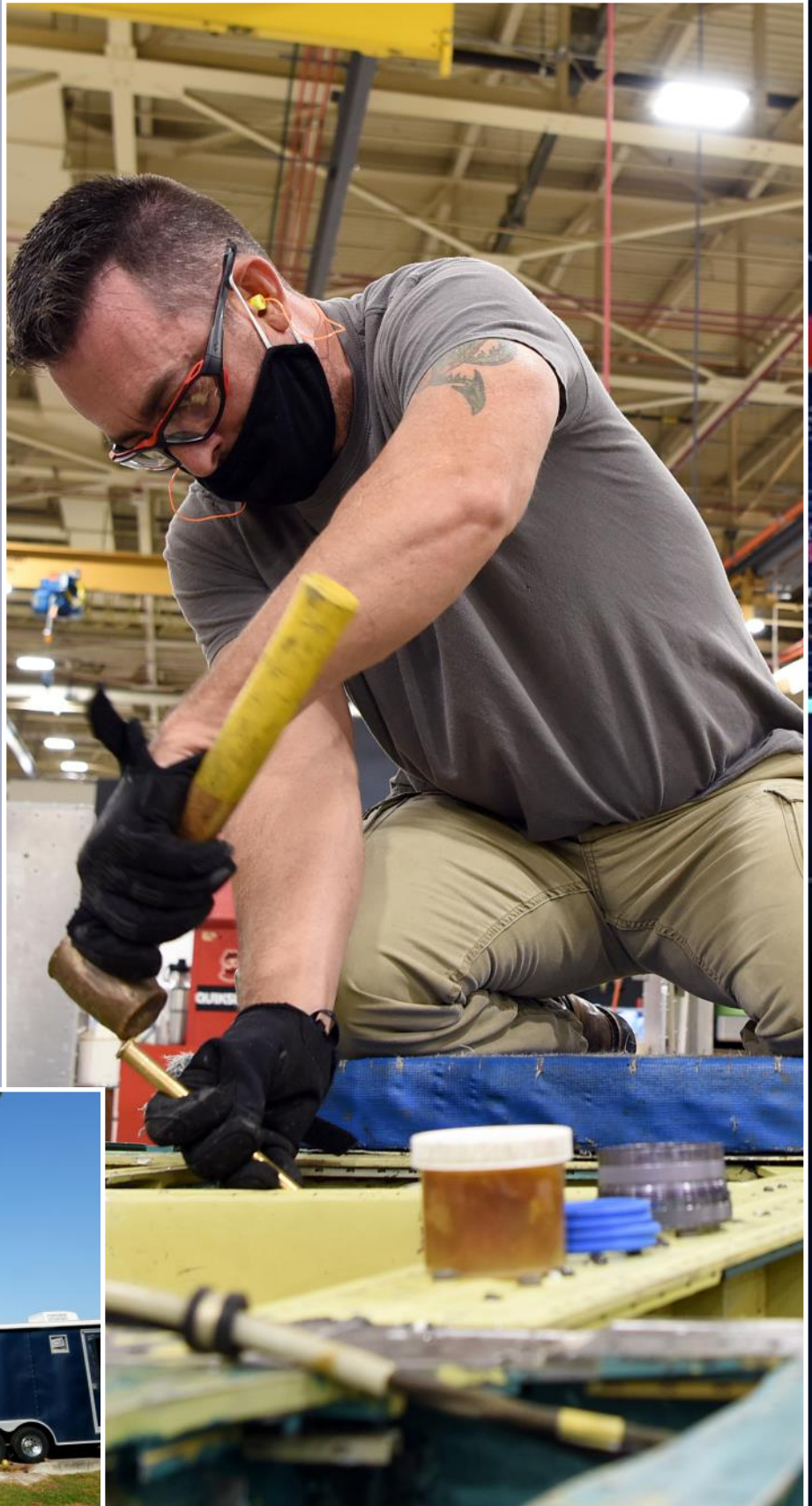
The report is also distributed to federal, state and local officials.

The fiscal 2020 statement sizes Robins' workforce at 23,405 – a figure that is made up of 14,912 appropriated fund civilians, 5,682 military members and 2,811 other employees.

The statement also says Robins doled out \$1.7 billion in salaries. The largest chunk of that money – \$1.25 billion – went to civilians working on base, while military members accounted for \$430 million. Non-federal civilians and contract employees accounted for just over \$14.8 million.

Additionally, the base awarded \$6.2 billion in contracts during fiscal 2020. Of that amount, the base awarded \$570 million to Georgia firms, with the lion's share – \$265 million – to firms in Cobb County.

The top five contractors in terms of contracts awarded were Boeing, Northrup Grumman, Lockheed Martin, Raytheon and General Atomics.



2020

ABOUT THE STATEMENT

The Economic Impact Statement provides information about the economic impact Robins Air Force Base has on the state of Georgia. It's made available to federal, state and local officials, business leaders and the general public. An installation's economic impact on the state is calculated by identifiable on- and off-base spending in the state from gross expenditures. All financial figures are rounded to the nearest dollar. This statement is for fiscal 2020. The report is based on data analyzed by the Air Force Sustainment Center Financial Management Operating Location at Robins.

AT A GLANCE

There are 23,405 total personnel at Robins Air Force Base, including 5,682 military members, 14,912 appropriated fund civilians and 2,811 employees who are funded by other sources. Robins has an annual federal payroll of \$1.7 billion and an annual expenditures of \$533 million. It also creates more than \$1.31 billion in jobs. Based on that data, Robins has a \$3.54 billion total annual economic impact on Georgia — a \$155 million increase from fiscal 2019.



MILITARY

Active Duty	3,331
Non-Active Duty Reserves	2,351
Total	5,682

OTHERS

Contract Civilians	2,270
Non-appropriated Fund employees	366
Base Exchange	151
Private Business employees	24
Total	2,811

APPROPRIATED FUND CIVILIANS

General Schedule	9,300
Federal Wage Board	4,472
Other	1,140
Total	14,912

PAYROLL

(\$ M)

Civilian	1,249.1
Military	430.1
Other	14.8
Total	1,694.0

TOP 10 CONTRACTORS (\$M)

Boeing	1,541.1
Northrop Grumman	970.2
Lockheed Martin	616.5
Raytheon	377.4
General Atomics	300.7
Rolls-Royce	235.7
S&K Aerospace	109.1
L-3 Communications	98.3
Sierra Nevada	89.0
Goodrich	80.0
Total	4,417.9

TOP 5 GEORGIA CONTRACTORS BY COUNTY (\$M)

Cobb	265.1
Houston	186.1
Fulton	84.3
Bibb	11.1
DeKalb	7.1
Total	553.6





CONSTRUCTION COST	(\$M)
DMAG/Architectural & Engineering	116.51
Military Construction Program	77.86
Operations & Maintenance	77.66
Total	272.0

GEORGIA CONTRACTS & PROCUREMENT COST	(\$M)
Services Contracts	208.5
Total	208.5



OTHER EXPENDITURES	(\$M)
Health	21.85
Other Materials, Equipment & Supplies	18.16
Temporary Duty	4.00
Base Exchange	2.49
Education	3.01
Commissary	2.46
Total	51.96

2020 ECONOMIC IMPACT STATEMENT**FLIGHT LINE FACILITIES (SQ. YDS)**

Aprons	1,319,425
Paved Shoulders	507,486
Taxiways	504,414
Overruns	66,666
Warm-up/Holding Pads	60,816
Cargo Pads	8,283
Power Check Pads	2,547
Total	2,469,637

BUILDINGS NUMBER (SQ. FT.)

Shops/Hangars	145	4,575,837
Warehouses	131	4,218,325
Administrative	107	2,302,515
Other	11	267,254
Terminal	1	68,258
Total	395	11,432,189

UTILITIES CONSUMED (\$M)

Electricity	19.6
Natural Gas	2.2
Propane	.06
Water	.7
Total	22.5

