

September _, 2023

Project Liberty

Downrange Site,
Bainbridge, GA

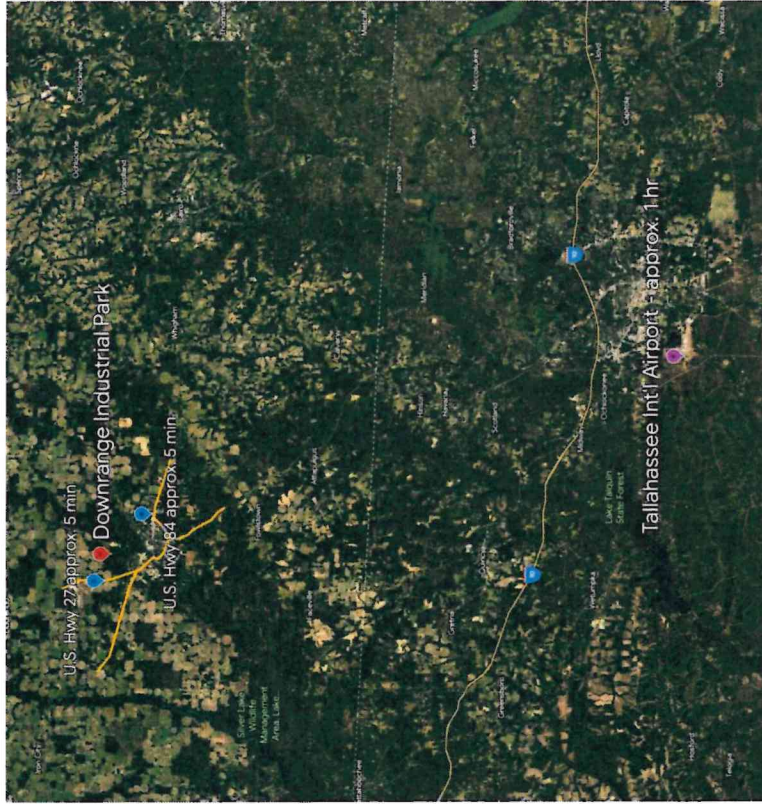


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**Downrange Industrial Park 1730 Pondtown Road, Bainbridge, GA 39817 (Decatur County)
(30.950506 North, 84.573337 West)**



Project Update

- Reviewed proposed sites; your site made the first cut
- Virtual Tours Sept 6/7
 - Zoom meeting
 - Agenda on pages 4 & 5
 - Site-specific issues/questions page 6

Virtual Meetings Agenda (1.5 hours)

- **Community Overview**
 - Characteristics of community
 - Recent and projected growth
 - Housing stock
- **Site**
 - Site details
 - Cost of site
 - Verification of wetlands/flood plain status
 - Zoning
 - Is conditional/special use permit required for this operation; if so, what are process, timing and terms; are renewals required?
 - Building / permit requirements, process & timing
 - Area master plan
 - Current ownership; steps and time close
- **Electrical**
 - Current power and how will meet Liberty timeline
 - Infrastructure costs, if any, to Liberty
 - Rate – \$/kWh with and with EDR
 - Provide sample bill and 10-year cost forecast
 - Energy stack
- **For Each Utility - NG, Water, WWT**
 - How will providers meet Liberty requirements and timing
 - Implementation timing
 - Implementation costs, including connection/impact fees, if any, to Liberty
 - Usage rates
 - Provide sample bill and 10-year cost forecast
- **High-Level Overview of Workforce Issues**
 - Labor Availability – especially vet, vet tech and animal husbandry skills
 - Recruitment and Hiring Support
 - Access to transitioning military labor and spouses
 - Training – New Employee Ramp Up and Ongoing



Virtual Meetings Agenda (1.5 hours)

- **Business / Financial**

- Are there any special permits required for this confined animal operation? How does it work?
- Sales tax treatment
 - Purchase of materials portion of building
 - Purchase of manufacturing equipment
 - Sale of Liberty inventory
- Property taxes
 - How calculated?
 - Real & personal property for businesses?
 - Treatment of Liberty inventory for property tax purposes
 - How does the tax assessor establish the initial valuation for the property
- What kinds of local providers might be leveraged in each municipality?
 - Produce - fruits/vegetables and farms that grow each
 - Wood manufacturers - sawdust for bedding
 - HVAC contractors
 - Local security and alarm companies
 - Construction materials

- **Incentives**

- Present State Incentives Proposal
- Present Local Incentives Proposal

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Questions/Issues

- Does the site need to be subdivided? If so, what is the timing?
- What does it take to relocate the snakes and tortoise? What time of year must it be done?
- What is the status of the wetlands delineation process? How long until complete
- Please provide map showing plan to deliver utilities to the site and address timing required.

