

# **Collaboration Brings New Manufacturing Jobs to Brownfield Site**

2016-2018

**Project:** Reinvent, add value, and bring jobs back to a 168 acre Brownfield site that formerly housed a Delphi Automotive battery production plant. The site was a former hub of middle to high income manufacturing jobs and contained a 250,000 SF manufacturing facility.

**Problem:** Although the site was remediated and only an isolated portion of the site was ever contaminated, it's prior use and environmental covenant left a cloud of doubt over the property resulting in opportunity loss, fear of investment, and continued lack of development.

**Solution:** Partner with the state of Georgia's GRAD (Georgia Ready for Accelerated Development) committee to enroll the site into the GRAD program thus becoming the first Brownfield site to become GRAD certified.

**Course of Action:** Over a 9 month period, the Development Authority and its engineers worked to obtain all due diligence necessary for the site to be deemed "shovel ready". Additionally, we worked with the Georgia EPD to obtain further documentation that the property was able to be redeveloped for industrial uses. Through our efforts, the site was granted GRAD certification in September 2017.

**Outcome:** Within 6 months of receiving GRAD certification, the site was contracted by Modern Dispersions South, an existing manufacturer with a successful 30 year history in Fitzgerald. Upon completing further due diligence and believing in the GRAD certification process, MDSI purchased the property in 2018 with plans to add an additional 360,000 SF in manufacturing facilities, additional rail and support infrastructure, and create up to 120 new jobs.

The Delphi departure had long been viewed as one of Fitzgerald's darkest days. Now, the property's redevelopment is being viewed as one of our more significant economic development projects.