

Public/Private Partnership Opens the Door for Existing Food and Beverage Industry Growth 2017-2020

Project: Develop 150 acre tract owned by the community and assist in solving shortage of modern warehouse space within the region.

Problem: Existing beverage company, Polar Beverage is experiencing production growth and a lack of leasable modern warehouse space for product distribution. Their need is expected to increase dramatically in the coming months and shortage in the community is forcing them to pursue options outside of the community.

Solution: FBHC Development Authority owns 150 acre tract adjacent to Polar Beverage, yet it is undeveloped. Developing the property will open the door for the construction of new facilities.

Course of Action: The FBHC Development Authority enlists the services of the Southern Georgia Regional Commission and applies for and receives \$500,000 One Georgia Grant through the Georgia Department of Community affairs allowing the leveraging of \$350,000 in SPLOST dollars to develop the property by installing a new road, water, sewer, natural gas and electric.

In addition, the Development Authority begins working with local investor on a plan to build a 50,000 SF warehouse that will be leased to Polar.

The two projects begin simultaneously with a goal of completion within a 6 month period setting the stage for a competition to see who would be completed first.

Outcome: The debate of who finished their project first is still in question, yet what isn't in question is the effectiveness of our collaboration. Since the park and the initial warehouse completion in 2018, the same partners collaborated on a 50,000 SF addition that broke ground in the 2nd quarter of 2020.