



TRADEPORT EAST BUSINESS CENTER
Incentives

Unincorporated Liberty County, Midway, GA 31320

Tradeport East Incentives and Designations

Many industrial business parks are nothing more than tracts of land dotted with buildings. Tradeport East Business Center offers value beyond acreage and structures. Located in Liberty County near Savannah, Georgia, this 1,800-acre master-planned park is GRAD-certified (Georgia Ready for Accelerated Development) and located in a designated foreign trade zone (FTZ). In addition, tenants receive tremendous savings through job tax credits (JTCs) and tax abatements.



OPPORTUNITY ZONE JOB TAX CREDITS

An Opportunity Zone is an area approved by the Georgia Department of Community Affairs that allows companies to take advantage of the state's highest job tax credit. Tradeport East has been designated an Opportunity Zone through 2021. This means Tradeport East occupants have the opportunity to earn a \$3,500 tax credit per year per eligible new job created for a period of five years. JTCs can be monetized against 100 percent of Georgia income tax liability or, in the absence of a tax liability, applied against payroll withholdings for an immediate financial benefit. To receive Opportunity Zone JTCs, businesses must create at least two new full-time, permanent jobs of at least 35 hours per week within a tax year. Employers must offer health insurance and pay above the average wage of the county with the state's lowest average wage.



LIBERTY COUNTY DEVELOPMENT AUTHORITY - PROPERTY TAX ABATEMENT

Tradeport East Business Center is pre-approved for 100 percent real property tax abatement for years 1-10. These abatements may be available for future expansions as well. Property taxes on machinery and equipment are preapproved for 100 percent abatement for years 1 through 5. In addition, future machinery and equipment purchases may also qualify for property tax abatement.



FOREIGN TRADE ZONE

A foreign trade zone is a federally-approved area into which goods can be imported without the payment of U.S. Customs duties. A significant portion of Tradeport East is designated as part of Savannah Foreign Trade Zone #104. This means companies may import goods into the zone without paying tariffs until they leave the zone and are sold in the U.S. market. In addition, importers realize significant savings from the FTZ by being allowed to consolidate merchandise processing fees for multiple entries into the U.S. into one entry per week. Other FTZ benefits include inverted tariffs for manufacturers and assembly operations. All FTZ companies enjoy faster processing and movement of goods through Customs as a result of the zone's higher clearance level.



GEORGIA READY FOR ACCELERATED DEVELOPMENT

Georgia Ready for Accelerated Development (GRAD) was established by the Georgia Allies to enhance state economic development by validating industrial sites ready for immediate vertical development. GRAD site review and validation by a professional third party includes ownership, zoning, utility availability, access, wetland and stream delineations and all other required entitlements. By selecting a GRAD approved site, it minimizes entitlement and development risk for the end user. Tradeport East is one of only a handful of sites in Georgia that has GRAD certification.

TAX INCENTIVE SUMMARY

INCENTIVE	ASSUMPTIONS	ESTIMATED INCENTIVE VALUE
Job Tax Credit Opportunity Zone \$3,500/job (1)	500 jobs created at proposed facility	\$8,750,000 (500 jobs x \$3,500/job x 5 Years)
Port Tax Credit (2)	Only 5 containers/year needed to obtain credit	\$3,125,000 (500 jobs x \$1,250/job x 5 years)
Real Property Tax Abatement (3)	100% abatement years 1-10 500,000 SF facility	\$1,863,000
Personal Property Tax Abatement (4)	100% abatement years 1-5 \$5,000,000	\$330,000
Foreign Trade Zone	Merchandise processing fee savings and duty deferrals	Depends on specific user details
TOTAL		*\$14,068,000

*Total does not include value for Foreign Trade Zone

(1) Approved Opportunity Zone from Dept. of Community Affairs, through 2021.

(2) Port Tax Credit of \$1,250/job for 5 years is available to taxpayers who increase imports or exports through a Georgia port by 10 percent over the previous base year. Base year port traffic must be at least 75 net tons; or five containers; or 10 TEUs (Twenty-foot Equivalent Units).

(3) The Real Property Tax Abatement, based on current valuation and tax rate. Longer abatement periods are considered on a case-by-case basis by the Liberty County Development Authority.

(4) The Personal Property Abatement is based on the current tax rate. This is a rolling abatement and new equipment can be added each year. Longer abatement periods are considered on a case-by-case basis by the Liberty County Development Authority.



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