



MARKETING | RECRUITING | EDUCATING





*Rediscover what you*  
**VALUE** *most.*



COFFEE CO. | Sunbelt Greenhouses | Douglas, Ga.  
Matt Seale



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**LEE CO.** | Ciao Ciao | Leesburg, Ga.  
Lisa Davis



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## ON THE COVER

**LOWNDES CO.** | Arglass Groundbreaking  
Valdosta, Ga.



**GRADY CO.** | Archbold Living | Cairo, Ga  
Chris Addleton





*Shelley Zorn serves as President and CEO of the Thomasville Payroll Development Authority (Imagine Thomasville) and the Chair of Locate South Georgia. Zorn began her economic development career as President of the Ashburn-Turner County Chamber of Commerce and Development Authority where she recruited industries, retail and restaurant establishments, as well as directing tourism efforts and downtown development.*

*In 2014, the Thomasville-Thomas County Payroll Development Authority tapped Zorn to focus on new industry and retail recruitment and existing industry support. With more than 20 years experience, Zorn brings a wealth of practical and tactical solutions to economic development project. She has served on the board of the Georgia Association of Chamber of Commerce Executives, Georgia Economic Developers Association, and Rotary Club.*

## **Collaboration.**

That's the entire premise of Locate South Georgia. In 2024, our region saw the power of coming together on a grand scale. Not only do the 23 counties of Locate South Georgia work collaboratively daily to ensure South Georgia's economic success, but last year we also saw the collective **power of good** emerging from our citizens, our local industries, and each other.

In September, Hurricane Helene made her presence known across the Southeast, with several of our eastern-most counties taking a powerful and direct hit. Folks who experienced it have intense stories to tell, but I believe the real story is not one of fear and destruction, but one of **generosity and resilience**. They say the hardest times bring out the best in humanity, and South Georgia showed our best in Helene's aftermath, proving that "southern hospitality" really does run deep.

Despite the setbacks, **South Georgia is healthy**. Our region includes 13 GRAD Certified sites, two metropolitans, seven micropolitans, and a workforce of over 290K – all with an average commute time of under 25 minutes.

I hope you enjoy reading about some of our many successes of 2024... I'm confident there's even more good to come in the year ahead!

*Shelley*



# MISSION

Locate South Georgia aims to market and brand South Georgia as a globally-competitive location for business and industry, to work toward the recruitment of new jobs and capital investment through the region, and to educate and foster local leaders.



COLQUITT CO. | Moultrie Exchange | Moultrie, Ga.  
Amy Johnson



23 COUNTIES  
1 MISSION

# 2024 RESULTS

COMPANY	INDUSTRY	JOBS	INVESTMENT
ARGLASS	MANUFACTURING	120	\$230,000,000
SHAW INDUSTRIES	MANUFACTURING	20	\$40,000,000
ATKORE	INFRASTRUCTURE SOLUTIONS	30	\$30,000,000
P&B COLD STORAGE	FOOD COLD STORAGE	100	\$30,000,000
PURSUIT AEROSPACE	AEROSPACE	95	\$27,000,000
UTILITY PLASTICS	MANUFACTURING	60	\$20,000,000
ARCHBOLD LIVING	HEALTHCARE	56	\$20,000,000
MOULTRIE EXCHANGE	RETAIL	100	\$20,000,000
KOYO CORPORATION OF USA	AUTOMOTIVE	0	\$17,000,000
WOODGRAIN MILLWORK	MANUFACTURING	0	\$15,000,000
WHITE OAK PASTURES	MEAT PROCESSING	256	\$13,000,000
AMADAS	MANUFACTURING	16	\$10,000,000
ECRIMESA OF SPAIN	FIREARMS	35	\$7,000,000
CARTER NUT COMPANY	AGRIBUSINESS	32	\$6,210,000
GRUDEM	MANUFACTURING	65	\$5,000,000
DIAMOND DOOR	MANUFACTURING	25	\$5,000,000
CIAO CIAO	FOOD MANUFACTURING	70	\$5,000,000
DISPENSER PACKAGING	MANUFACTURING	21	\$5,000,000
JOHN B. SANFILIPPO & SON	FOOD PROCESSING	50	\$4,406,000
TYSON FOODS	FOOD PROCESSING	0	\$3,500,000
MONTECERA USA	LOGISTICS / DISTRIBUTION	36	\$3,500,000
BLACKWATER TIMBER	CUSTOM MILLWORK	25	\$2,400,000
CUSTOM PROFILES	PLASTIC EXTRUSTIONS	TBD	\$2,250,000
UNIVERSAL FOREST PRODUCTS	AGRIBUSINESS	15	\$2,200,000
SHIVER LUMBER	CONSTRUCTION	6	\$2,000,000
CINTAS	OTHER	6	\$2,000,000
BLAKELY BARN, LLC	MANUFACTURING	12	\$1,813,000
SOUTHERN WOOD COMPONENTS	MANUFACTURING	20	\$1,100,000
TURF SOLUTIONS	AGRIBUSINESS	15	\$1,000,000
FIREDEX, LLC	MANUFACTURING	5	\$980,000
FPL FOODS, LLC	FOOD PROCESSING	8	\$330,000
MERTS	MANUFACTURING	7	\$280,000

**\$532.9 MILLION**  
INVESTMENT

**1,319**  
JOBS



# ARGLASS

**LOWNDES CO.** | Local and State leaders joined Governor Brian Kemp and Lt. Gov. Burt Jones for the groundbreaking of a second furnace at the Arglass facility on its Valdosta, Georgia campus. The \$230 million expansion will produce up to eight glass container types simultaneously for maximum flexibility, enabling small production runs, faster action to market demands, lower inventory levels, and reduced investment in molds.

Construction is expected to be completed in the second quarter of 2025. Once operational, the facility will produce more than 350 million sustainable glass containers annually, helping pave the way for a greener, more eco-friendly tomorrow. The state-of-the-art manufacturing facility will embody the future of glass manufacturing with a fully integrated production network driven by AI-integrated real-time data monitoring, predictive modeling, and fully automated closed-loop production and quality assurance systems.



**LOWNDES CO.** | Arglass | Valdosta, Ga.  
Niki Ogletree





# REGIONAL RESILIENCE

*"I am so proud of how local businesses not only ensured the safety and well-being of their employees, but immediately extended their support to help others in the community."*

Niki Ogletree  
Valdosta Lowndes EDA

**In the wake of Hurricane Helene, which swept through many of Locate South Georgia's eastern communities, local industries rallied to support clean-up and rebuilding efforts.**

Even though Georgia Beer Company's warehouse suffered catastrophic damage, the popular brewery rallied efforts to fill gas cans for generators, provided hot meals, including 450 spaghetti dinners, and facilitated donations to assist local nonprofits.

"In the immediate wake of the storm, we began collecting donated five-gallon cans of gas from friends and associates in Tallahassee, Miami, Thomasville, Camilla, and Albany," said Chris Jones, co-founder and Director of Business Development for Georgia Beer Company. "All together, we donated over 200 cans of gas to community members and several of our employees to run generators at their residences."

Their efforts continued as they partnered with Tvelo Brewing Company in neighboring Thomas County and other local breweries to collect supplies, including nonperishable food, toiletries, cleaning supplies, and bottled water.

Gaining support from its corporate office, Berry Global received trailers filled with nonperishable food, water, hygiene products, and cleaning supplies. Due to extended power outages, Berry's administrative team partnered with Mobley Custom Meats to provide 173 Berry employees with fresh meat.

"Many of our employees selflessly offered to share their resources with people in greater need," said Donna McDaniel, EHS manager at Berry's Valdosta facility. "This collective effort serves as a testament to the strength and resilience of our team. It put into action our saying of 'We are ONE Berry.'"

Daniel D. Duston, plant manager at the GAF Valdosta facility, shared that the company supported their employees by providing essential resources such as generators, nonperishable food, bottled water, and hotel accommodations for those displaced by the hurricane. He also noted that GAF offered an emergency grant to assist employees with home repairs after the storm.





When GAF's Grand Opening ceremony on October 9 was postponed, the company quickly transformed the event into a Community Day. Team members joined forces with Second Harvest of South Georgia and packed 1,200 boxes for Seniors, providing 39,600, and prepared 575 backpack bags, equating to 11,200 meals for the Hungry at Home program.

"At GAF, we are committed to supporting the communities in which we live and work, and the team here from GAF-Valdosta showed remarkable dedication to the Valdosta-Lowndes community this week," said Dunston. "Despite some of our employees still continuing to be affected by challenges following Hurricane Helene, our team came together to provide essentials to help families here locally and throughout the Southeast - that is something we take great pride in."

Checking on the welfare of its employees was a top priority for CJB Companies, which includes multiple facilities in Lowndes County.

"We checked in with all employees to assess their safety and needs, from tree removal and helping locate generators to providing meals and helping recover belongings," said Jeana Beeland, founder and chief human resources officer at CJB Companies. "Our leadership team also conducted several assessments of our facilities to check our systems, deploy clean-up efforts, and determine a timeline that allowed employees to safely return to work."

Clinton Beeland, founder, president, and CEO of CJB Companies, added, "In helping our employees, we alleviated some of the burden on our community's essential personnel, and as we were able, we supported tree removal from roadways." He added a note of appreciation for the community's cleanup efforts, saying, "The resiliency and can-do approach we've witnessed the past couple of weeks are incredibly inspiring."

ADM provided employees and on-site contractors with over 200 generators, air conditioning units, chainsaws, tarps, and other essential building supplies. Additionally, they offered four RVs to house displaced employees and their families. After addressing the needs of employees, ADM Cares ambassadors were sent out to the community to distribute supplies and provide assistance.

Despite experiencing a multi-day power outage, Martin's Famous Potato Rolls and Bread remained committed to aiding its employees by relaxing the attendance policy for employees needing additional assistance and providing bread and roll products for their families. The company also extended its outreach to the community by generously donating bread and roll products to several community organizations, including Second Harvest of South Georgia, Operation BBQ Relief, the Berrien County Chamber of Commerce, Redland Baptist Church, Enoch Creek Church, and Holly Hill Nursing Home.

*Industries from across the region stepped up to transport supplies to Lowndes, Cook, Berrien, Coffee, and other effected counties.*

*The Albany-Dougherty County Economic Development Authority orchestrated relief efforts with:*

- Concrete Enterprises
- Georgia Pacific-Lumber
- P&G
- Tara Foods
- Mars Wrigley Confectionery
- Molson Coors
- AMADAS Industries





# HEALTH & CARE

**LOWNDES CO.** | Leaders from across the state of Georgia came together to celebrate a monumental event: the grand opening of Mercer University School of Medicine (MUSM) and SGMC Health's clinical campus and simulation lab. This dynamic partnership between MUSM and SGMC Health promises to revolutionize medical education and healthcare delivery in the region.

The School of Medicine's Valdosta campus features a dedicated Medical Education unit within SGMC Health Main, located at 2501 N. Patterson St. The site offers all required clerkships and electives of Year 3, as well as the sub-internship, elective, and required elective rotations for Year 4 of the M.D. program. SGMC Health has a 15-county service area, much of which is rural, so this affiliation will advance the School of Medicine's mission by adding more rural clinical experiences to the clerkship and post-clerkship phases.

**GRADY CO.** | Archbold Living – Cairo, the newest of Archbold's four long-term care facilities, opened in Fall 2023 adjacent to Archbold Grady. The 66,000-square-foot facility features 75 beds and offers rehabilitation services, skilled nursing services, wound care, medical care and pain management.

The \$20 million state-of-the-art facility represents one of the largest healthcare investments in Grady County history. The investment continues Archbold Grady's economic benefit to the region – a impact that measured more than \$63 million in 2021.

Archbold Living – Cairo is also an investment in the people of Grady County and southwest Georgia. The facility employs 56 people in roles that include skilled nursing, environmental services, activities, and other medical and support areas.

Since the opening of Archbold Living – Cairo, residents of Grady County and surrounding communities have had the opportunity to have their loved ones closer to home instead of traveling for care.





# EDUCATION & ECONOMY



Teams from three Locate South Georgia communities attended the 2024 Valdosta State University (VSU) Center for South Georgia Regional Impact's Rural Development Institute (RDI), a three-day summit designed to help communities across Georgia develop an action plan for rural prosperity.

*"Rural communities and their citizens are integral to Georgia's economy, culture, and future,"* said Darrell Moore, director of VSU's Center for South Georgia Regional Impact. *"Through the RDI, VSU is working to build capacity that encourages the growth and development of rural communities without sacrificing their distinctive rural character."*

To prepare for the RDI, participating economic development, city, county, and community leaders were tasked with using a readiness index to conduct a self-assessment of their recruitment, education, infrastructure, leadership, demographics, and quality of life.

During the summit, each community analyzed the results of their self-assessment and worked with a mentor to identify their unique opportunities and challenges, connect with experts and other available resources, build a support network, and develop a roadmap for economic vitality.

Moore said the 2024 RDI, VSU's third, offered a program that emphasized experiential learning with a heavy dose of discussion, debate, and teamwork. Highlights included content experts, professional developers, and consultants delivering interactive and engaging sessions on the elected official's role in economic development, the current economic environment and future projections, building the future workforce through pathways and partnerships, the impact of artificial intelligence, downtown redevelopment strategies, retail as a catalyst for economic growth, tourism, opportunities to generate wealth, and more.



Lee County



Early County



Coffee County



# SPOTLIGHTS

Kaila Bruner Photography



**DOUGHERTY CO.** | Again in 2024, Locate South Georgia members were honored to serve as guides and local ambassadors for the Annual Georgia Quail Hunt, hosted by the Georgia Chamber of Commerce. The hunt takes place each year in member community of Albany and on surrounding hunting preserves.



**ATLANTA** | Locate South Georgia member communities and partners traveled to Atlanta for our annual presentation to State and utility project managers. This visit allows all 23 counties to come together in Georgia's capital city and present the region's annual report.



**THOMAS & DECATUR CO.** | Shelley Zorn represented Locate South Georgia at South Georgia LEADS' session on "Visioning & Livability" in Bainbridge. As an original co-developer of South GeorgiaLEADS, Locate South Georgia maintains a vested interest in the LEADS program and continues to support LEADS both financially and through volunteerism.



**DOUGHERTY CO.** | Albany is making its mark in the film industry as *THE FORGE*, a movie by Sony Pictures' AFFIRM Films, Provident Films, and the Kendrick Brothers, is now streaming everywhere. Filmed at locations throughout Dougherty County, including Cornerstone Coffee + Co, Ray Charles Plaza, and Downtown Albany, this faith-filled drama highlights Albany's unique backdrop and warm community.



**WORTH CO.** | The Worth County Economic Development Authority celebrated the groundbreaking for the new Short & Paulk Door Shop manufacturing plant and new corporate office. This development marks a significant investment in local job creation and expands Short & Paulk's presence in the region.



**ATLANTA** | Grant Buckley, Locate South Georgia past chair and executive director of the Cordele Crisp IDC, received the Volunteer of the Year award at the Georgia Economic Developers Association gala at The Fox Theatre. This award recognizes one individual for outstanding service to an economic development organization or community. Nominations are solicited from all GEDA members, and one statewide recipient is selected by the Board of Directors.



**THOMAS CO.** | Locate South Georgia members and partners gathered at The Business Exchange in Downtown Thomasville for a year-end holiday party to close out a prosperous 2024.



# BOARD DIRECTORY

COUNTY	MEMBER ORGANIZATION	REPRESENTATIVE
BEN HILL	FITZGERALD-BEN HILL COUNTY DEVELOPMENT AUTHORITY	JASON DUNN
BERRIEN	BERRIEN COUNTY DEVELOPMENT AUTHORITY	LISA SMART
COFFEE	DOUGLAS-COFFEE COUNTY DEVELOPMENT AUTHORITY	MATT SEALE
COLQUITT	MOULTRIE-COLQUITT COUNTY DEVELOPMENT AUTHORITY	AMY JOHNSON
COOK	COOK COUNTY ECONOMIC DEVELOPMENT COMMISSION	LISA COLLINS
CRISP	CORDELE-CRISP COUNTY INDUSTRIAL DEVELOPMENT COUNCIL	GRANT BUCKLEY
DECATUR	DEVELOPMENT AUTHORITY OF BAINBRIDGE & DECATUR COUNTY	RICK MCCASKILL
DOUGHERTY	ALBANY-DOUGHERTY ECONOMIC DEVELOPMENT COMMISSION	JANA DYKE
EARLY	DEVELOPMENT AUTHORITY OF EARLY COUNTY	SUSANNE REYNOLDS
GRADY	GRADY COUNTY JOINT DEVELOPMENT AUTHORITY	CHRIS ADDLETON
IRWIN	OCILLA-IRWIN INDUSTRIAL AUTHORITY	TAMMY VICKERS
LEE	LEE COUNTY DEVELOPMENT AUTHORITY	LISA DAVIS
LOWNDES	VALDOSTA-LOWNDES COUNTY DEVELOPMENT AUTHORITY	NIKI OGLETREE
MILLER	COLQUITT DOWNTOWN DEVELOPMENT AUTHORITY	JAYME SMITH
MITCHELL	MITCHELL COUNTY DEVELOPMENT AUTHORITY	JAMES EUBANKS
RANDOLPH	RANDOLPH COUNTY DEVELOPMENT AUTHORITY	MANDY WHITE
SEMINOLE	DEVELOPMENT AUTHORITY OF SEMINOLE CO. & DONALSONVILLE	SARAH AVERY
SUMTER	SUMTER COUNTY DEVELOPMENT AUTHORITY	RUSTY WARNER
TERRELL	TERRELL COUNTY DEVELOPMENT AUTHORITY	CHERYL CANNON
THOMAS	THOMASVILLE & THOMAS CO. PAYROLL DEVELOPMENT AUTHORITY	SHELLEY ZORN
TIFT	TIFTON-TIFT COUNTY CHAMBER & DEVELOPMENT AUTHORITY	BRIAN MARLOWE
TURNER	TURNER COUNTY DEVELOPMENT AUTHORITY	ASHLEY MILLER
WORTH	WORTH COUNTY DEVELOPMENT AUTHORITY	KAREN RACKLEY



Jenny Dell | Administration & Marketing  
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## AFFILIATE MEMBERS

AT&T  
Colin Martin  
External Affairs Manager

ELECTRIC CITIES OF GEORGIA  
Daryl Ingram  
Senior Vice President of External Affairs

GEORGIA EMC  
Shaun Dodson  
Manager of Site Development

GEORGIA POWER  
Scott Purvis  
Regional Economic Development Manager

VALDOSTA STATE UNIVERSITY  
Darrell Moore  
Executive Director  
Center for South Georgia Regional Impact

## PARTNERS

Georgia Department of Economic Development  
Georgia Department of Community Affairs  
Georgia Chamber of Commerce



LOCATESOUTHGEORGIA.COM



Locate South Georgia is a proud founding partner and sponsor of South GeorgiaLEADS!

## CLASSES OF 2024

### REGIONAL INITIATIVE

Sundie Avery  
Michael Bowen  
Chelsea Collins  
Nathaniel Cooper  
Melody Cowart  
Maggie Davidson  
Harry Day  
Austin Futch  
Victoria Gallagher  
Sennica Harris  
Willy Jackson  
Harry James  
Kylie Rae Little  
Amy Martin  
Blake McRae  
Brandon Moore  
Tatyana Pashnyak  
Justin Paulk  
Christina Reneau  
Susanne Reyolds  
Juakitha Richardson  
Adrian Rivers  
Alea Simmons McInvale  
Elizabeth Suggs  
Olivia Summers  
Philip Sylvester  
Jammie Wilbanks  
Marcus Wilkes  
Joy Yost

### WOMEN'S INITIATIVE

Nancy Bryan  
Melody Cowart  
Mary Crawford  
Sarah Denton  
Cindy Evers  
Cicily Florence  
Lori Clemons Gadson  
Lequrica Gaskins  
Kristi Hill  
Christie Moore  
Audrey Luke Morgan  
Chanel Randolph  
Dalene Rickett  
Dr. Tonja Tift  
Carrie Viohl  
Emily Watson  
Tommie Beth Willis  
Cindy Wisham  
Christy Wray



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SOUTH  
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