

Professional Development Companies  
 Request for Proposal  
 Submit by 3/12/21 to:  
 Kyle Fletcher, GCED  
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 Executive Director  
 Thomaston-Upson County Industrial Development Authority  
 106 East Lee Street, Thomaston, GA 30286  
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**CENTRAL GEORGIA BUSINESS  
 AND TECHNOLOGY PARK**

TECHNOLOGY PARKWAY, THOMASTON, GA 30286





GRAD  
READY



TRANSPORTATION  
NETWORK



SKILLED  
WORKFORCE

**KYLE FLETCHER, GCED**  
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### **Opportunity**

The Thomaston-Upson County Industrial Development Authority (“IDA”) would like to partner with a development company to develop the 240+/- Central Georgia Business and Technology Park (“CGB&T Park”). The CGB&T Park is a GRAD Certified park with water, sewer, gas, electricity and fiber infrastructure in place within the park.

### **Structure**

The IDA will enter into a Memorandum of Understanding whereby it grants a developer the right to develop the site for an end-user approved by the IDA.

### **Marketing**

The IDA and the development company agree to market the property for prospective Tenants, users, and manufacturers. In the event a User does not want to engage the company for any development or Landlord services, the development company will permit a sale directly to User by the IDA and without payment to the company.

### **Marketing Period**

Two (2) years with the option to extend should there be an active prospect engaged in pursuing a development of this site.

### **Development Company Responsibilities**

- Review and evaluation of Existing Due Diligence.
- Determining any additional Due Diligence Scope required.
- Master planning of the property to meet end user demand.
- Production of a Development Cost Budget (Budget) which shall include both building and infrastructure.
- Marketing the property
- Provide the necessary capital and debt required to fund the development (“Backstop” or guaranty all vertical improvements as required).
- Competitively bid and perform all construction on an “open book” and transparent basis using local subcontractors where possible.
- Perform all transaction negotiations and present to the IDA for final approval
- Property Accounting, Reporting and Administration.
- Asset Management of the improvements.

### **IDA Responsibilities**

- Providing development company with control to develop the project per IDA approval
- Provide all existing due diligence materials
- Assist in the marketing and promotion of the Property
- Assist in attaining competitive incentives for qualified users to locate at the Property – including land and infrastructure costs.

**Goal** To collectively bring new jobs to Thomaston and Upson County on this site and work together to do the same in other areas for the IDA.