



**Community Economic Development  
Readiness Assessment**

**For**

**Thomasville-Thomas County**



**Community Economic Development  
Readiness Assessment**

**For**

**DCA Resource Team Visit to  
Thomasville-Thomas County**

**Prepared by**

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## TABLE OF CONTENTS

Introduction .....	1
Recommended Key Action Items .....	3
Develop a Community Strategic Plan for Economic Development.....	3
Increase Cooperation and Build Trust Between the City and County Governments....	3
Consider Developing New Industrial Sites .....	3
Other Priority Items .....	4
Publicize ED Successes within the Community.....	4
Establish an Entrepreneurial Support Effort.....	4
Coordinate Community Information Packets .....	4
Summary & Comments by Section .....	5
General Community Information .....	5
Measuring Infrastructure .....	7
Measuring Economic Development Processes .....	8
Community Economic Development Readiness Assessment Survey .....	11
Thomas County Demographic Data Summary .....	31





## Introduction

Thomas County, located in southwest Georgia bordering Florida, is a southern gateway to Georgia. It is strategically located at the intersections of U.S. Highways 19, 319 and 84 and major East-West and North-South railroad lines. In the late 1800s, Thomasville, the county seat, was a tourist destination where people came to escape the cold northern weather and to improve their health by "breathing the pine scented air." Tourists still come to Thomasville to enjoy the beautiful weather, plantations and historic environment. Many people still come for health reasons as they take advantage of the services offered by Archbold Medical Center, a major economic force in the community employing over 2,400 people.

Thomasville/Thomas County has a thriving and diversified economy with strong industrial, commercial and agricultural sectors. During the 1990s, the community created more net new jobs (4,009) than the population increase (3,794) which had the effect of reducing the percent of people below the poverty level by over 5 percent. Thomasville has become a regional retail center which draws shoppers from the surrounding counties. Thomas County has a population of about 43,000 with about 18,000 people living in Thomasville.

Thomasville asked the Department of Community Affairs (DCA) to do its Resource Team visit to Thomasville and make quality growth recommendations for the community. As part of the economic development component of the visit, Georgia Tech agreed to conduct a Community Economic Development Readiness Assessment to identify community economic development needs for the community. On November 10, 2003, Art Ford of Georgia Tech Economic Development Institute (EDI) conducted a Community Economic Development Readiness Assessment (CEDRA) interview with Don Sims (President of the Thomasville Thomas Chamber of Commerce). On November 11-12 Art Ford, Glenn Dowling of the Association of County Commissioners of Georgia (ACCG), and Bill Russell of the University of Georgia conducted interviews with Camille Payne (Thomasville City Commission), Mike

Stephenson (Thomas County Manager), Tom Berry ( Thomasville City Manager), and Rick Singletary (Thomasville Mayor) and other community leaders.

The goal of the assessment is to identify feasible, immediate key actions that Thomasville/Thomas County can take within the next year to enhance its readiness for economic development, given its current resources. These items are identified as Top Priority Items 1-3 in the Recommended Key Action Items section. There are an additional three other priority items listed that should be addressed, as resources and time allow. The assessment instrument contained three sections as follows:

- General Community Information
- Infrastructure
- Economic Development Processes

Attached is a completed assessment form containing answers that were provided during the interviews. The key action items were identified based on these answers. There are other recommendations and comments under the section entitled Summary & Comments by Section that follows the Recommended Key Action Items section. Note: Unless otherwise specified, the word community refers to Thomas County and Thomasville as a whole.



## ***Recommended Key Action Items***

### ***Top Priority Items (1-3)***

1. *Develop a Community Strategic Plan for Economic Development*—Currently the city and county planning functions do not overlap. The community should initiate a community economic development strategic planning process to establish goals, objectives, and related action steps. The strategic plan development process should be participatory, with input from a broad range of community members including community leaders, stakeholders (including city, county, chamber, Payroll Development Authority and Main Street Downtown Development Authority), and citizens. Ideally there would be a community visioning process open to the public where the community is allowed to provide input into the plan. A key component in the strategic planning process is a detailed assessment of where the community currently stands from an economic development perspective. Georgia Tech and the University of Georgia (UGA) can provide assistance in developing this plan.
2. *Increase Cooperation and Build Trust Between the City and County Governments*—For the continued growth and prosperity of Thomasville/Thomas County, it is imperative that the city and county governments continue to work at increasing cooperation and building trust between the entities. One way to do this is to find win-win projects where the city and county can cooperate and both come out better. Cooperation and trust has been set back with the recent failed attempt to consolidate emergency medical and fire fighting services. The idea of consolidation of these services was good but there was a problem with the execution. It is time to start rebuilding the bridges and relationships between the city and the county (this has already started).
3. *Consider Developing New Industrial Sites*—The community should consider developing new industrial sites because its current industrial parks are nearing capacity. Plantation Oaks is 90 percent full and new space will be needed in the near future. This was also one of the economic development problems listed during the interviews. Because of lack of potential industrial land within the city limits, potential new industrial park sites will probably be on land that is currently outside the city limits.

This has tax implications which should be carefully considered as new sites are

developed. If a new park is annexed into the city then the county school system will lose the tax revenue generated by the investment in the park and would have to educate the majority of students in households that move into the county as the results of new industry (84 of the population growth in the 1990s was in the county outside the Thomasville city limits). The county may have resistance because of this reason. One solution may be to not annex the site but let the city provide the utilities to the site. That way both city and county win.

#### ***Other Priority Items (4-6)***

4. ***Publicize ED Successes within the Community***—Thomasville/Thomas County has one of the most successful Economic Development programs in south Georgia. From 1990 to 2000, Thomasville/Thomas County created more net new jobs (4,009) than the total population increase (3,794). During that same time period the per capita income increased by over 58 percent and the percent of people below poverty level declined from 22.6 percent to 17.4 percent. This indicates that economically the population is better off now than in the past and there is increased purchasing power within the community. The economic development program is staying ahead of the population increase and bringing people into the community to fill the some of the jobs that have been created.
5. ***Establish an Entrepreneurial Support Effort***—The community should establish an entrepreneurial support effort. Entrepreneurial development has great economic development potential for Thomasville/Thomas County. Thomasville has a history of entrepreneurial companies including Flowers Industries, Archbold Medical Center, Balfour Lumber, Metal Buildings, Inc., and Staffords. Home-grown companies are great companies to have in your community. They will stay and expand because their roots are in the community and they are likely to be good corporate citizens. And because they already know your community, local entrepreneurs don't worry about the factors that may discourage outside companies. Georgia Tech can provide guidance in establishing an entrepreneurial support effort.
6. ***Coordinate Community Information Packets***—The community should look at coordinating its information packages. The community currently has three basic information packages, Visitors Guide given out by the Visitors Bureau for tourists, Chamber Magazine for those

interested in moving to Thomasville to live, and the prospects package which has a variety of demographic and community information tailored to the prospect's need. These should be coordinated in look and feel as much as practical. Also there should be information in each publication that will link to the others such as having a side bar in the visitors guide for those possibly interested in coming to live in Thomasville. All publications should have all of Thomasville's web sites listed. All the websites should be linked to cross sell the community.

These recommendations are offered as immediate and beginning action steps to enhance Thomasville/Thomas County's readiness for economic development. Keeping focused is key to accomplishing the goals of the economic development effort. More guidance may be available depending on how the community goes about implementing these recommendations. Georgia Tech can provide assistance to Thomasville/Thomas County on completing some of the key action items. We can also assist by making referrals to other state resources and or supplying a list of consultants as appropriate. If you would like additional information, please contact Art Ford at Georgia Tech's Regional Office in Albany (229-430-6195 or [art.ford@edi.gatech.edu](mailto:art.ford@edi.gatech.edu)).

### ***Summary & Comments by Section***

#### **General Community Information**

- ❖ Our investigation revealed that the county population increased by 9.7 percent (38,943 to 42,737 or 3,794 people) from 1990 to 2000 which is good but less than half the state increase of 26.4 percent for the same period. It is also interesting to note that 84 percent (3,186) of the population increase occurred in the county area outside of Thomasville city limits. The county increase (outside Thomasville) was 14.9 percent while Thomasville's increase was 3.5 percent. People are choosing to live outside Thomasville. This should be investigated and causes understood.
- ❖ The community had a positive net migration of 1,649, from 1990 to 1999, which was 43 percent of the total increase in population (compared to state net migration of 66 percent). That shows that people are willing to move into the area.

- ❖ Per capita income increased by over 58 percent from 1990 to 2000 and the percent of people below poverty level declined from 22.6 percent in 1990 to 17.4 percent in 2000. This indicates that economically the population is better off now than in the past and there is increased purchasing power within the community. This falls in line with the fact that 4,009 new jobs were created in the community during this period (that is 215 more new jobs than the total population increase!!!). The economic development program is staying ahead of the population increase and bringing people into the community to fill some of the jobs that have been created.
- ❖ From 1990 to 2000 the percent of the population over 65 was stable near 14 percent while the percent of population under age 18 decreased slightly from 28.7 percent to 27.1 percent. This indicates that the percent of the working age population is remaining the same.
- ❖ The number of employed residents increased by 3,359 from 1990 to 2000 while the unemployment rate declined from 5.5 percent to 4.8 percent and the labor force participation rate increased by 3.7 percent to 66.6 percent. This indicates that people in Thomas County want to work and will work if a job is available.
- ❖ The racial makeup of the community has changed slightly during the 1990's with the white population decreasing by 3 percent (to 58.2 percent) and the Hispanic and black populations increasing by 1 percent (to 1.7 percent) and 2 percent (to 40.1 percent) respectively.
- ❖ The community has a strong manufacturing base with 20.5 percent of the employment in this sector (2000) compared to 15 percent statewide.
- ❖ Sixty one percent of the single housing permits issued in Thomas County in 2002 were for mobile homes. This should be investigated and action taken as necessary.
- ❖ Thomas County's net property digest increased by 35 percent from 1997 to 2002. This a strong increase which indicates the community is investing in itself.

- ❖ The community exceeded its target of 150 net new jobs per year. In the last two years 14 industries located in the community. The chamber is having success in locating new jobs in the community. It should track some of growth related statistics and use them to keep the public informed of its activities. This will help develop support for the economic development program. Some of the data that should be routinely tracked are:
  - Net number of new businesses
  - Net number of new jobs
  - Building permits
  - Growth in tax digest
  
- ❖ The stated community economic development problems show that the community is concerned about continuing to provide employment opportunities for the community. The stated economic development problems were:
  - Need more industrial property—running out of land (industrial land in city)
  - Lack of identified industrial property outside the city limits
  - Replacing the lost line jobs (textile) with more technical jobs
  - Retraining textile employees
  - Need to merge two school systems
  - Completing paving of city streets
  - Sprawl in the rural areas
  - No overlap in planning between city and county
  - Education level of workforce (needs to improve) to attract high tech industries
  - Confined land area in the city—need more land for economic development purposes.

### **Measuring Infrastructure**

- ❖ Thomasville should take full advantage of being located within a half hour of the Tallahassee MSA. The community should track the development trends affecting the metro market and evaluate opportunities to leverage its proximity to the metro area.
  
- ❖ Thomas County has excellent rail access being at the intersection of two major rail lines. This is an asset for recruiting heavy industry.
  
- ❖ The Community has the airport services necessary to service executive air travel. This asset should be marketed to prospects.

- ❖ The Community has excellent telecommunication resources and it own cable and internet services. This is a great resource.
- ❖ The school systems appear to be nearing capacity, but new buildings are under construction. The community has a city and a county school system. There are some issues related to having two school systems which should be continually worked on to assure quality education for all Thomas County/Thomasville residents.
- ❖ The community has excellent health care services with Archbold Medical Center located in the heart of the city. Thomasville has 2.8 physicians per 1000 people when the state average is 1.6/1000. This is an asset that assists in industrial and population growth.
- ❖ The community should look at developing a formal brownfield redevelopment effort.
- ❖ The community should investigate delivering more services via the web. E-government services would be a natural in Thomasville with its excellent telecommunication resources.
- ❖ The community is participating in an active joint development authority. This has proved to be very beneficial to Thomas County with the redevelopment of the Sunnyland facility as an example.

### **Measuring Economic Development Processes**

- ❖ The community's economic development budget has remained the same for the last three years. This shows commitment to the economic development effort, but as the community grows a larger budget may be needed.
- ❖ It is a good sign that the tax payers are sharing the support of the chamber providing 50 percent of its support. It also shows that the chamber is providing a value to its members when they provide 50 percent of its support.
- ❖ The community is to be commended for using volunteers in economic development and having one of the oldest most successful leadership development programs in the state.

- ❖ Community leadership is a critical role of the lead community economic developer. The chamber executive should continue developing his leadership capability by attending leadership training and seeking professional certification.
- ❖ The Chamber Executive should investigate the technology tools that are available and consult with local/state resources to see which ones can be employed most effectively.
- ❖ There is help available through Georgia Tech to develop the community's technology plan for economic development.
- ❖ Economic development information seems to be tracked in several places. The chamber should consider a tracking system (computer based) that houses all the information so that it is easily accessible as required by economic development people in the community.
- ❖ Thomasville has several community websites. They have good eye appeal, but It is not always readily apparent how to navigate between one or the other. The Chamber's website has a straight forward link that will take you to the other major community sites. Linkage between all major community sites needs to be easy. Also the Chamber Site does not show much demographic data about the community or the available industrial sites. The current trend in website design is to put enough data on the website to interest possible prospects and business location firms.
- ❖ The community is on the right track having an industrial/commercial recognition event each year. It is important to show appreciation to existing industry and businesses.
- ❖ Tourism and entrepreneurial development are ways communities can utilize their assets to promote economic development. Thomasville/Thomas County is working effectively to promote tourism through special events and festivals. The community is providing a range of assistance to entrepreneurial firms including: access to a revolving loan fund, SBA loans, special loans to entrepreneurs, local courses and workshops on entrepreneurship and technical assistance. Adding entrepreneurial development to the

chamber's program of work would add more focus to the community's entrepreneurial development effort.

## Community Economic Development Readiness Assessment Survey

This Type 3 assessment is designed for fairly large communities (e.g., with 50,000 to 300,000 in population) that support a full-time, paid economic development professional.

Please complete as many of the questions in this survey as possible. Accurate answers will help us indicate where changes in your community's economic development infrastructure and processes will have the greatest impacts. The answers will be analyzed and a follow-up visit scheduled to discuss the assessment and potential projects that could improve your community's economic development program. Your answers and the resulting recommendations will be provided to you for distribution according to your preference. Note that this assessment will not produce a formal economic development adjustment plan, comprehensive economic development strategy, or other strategic plan. However, the information gathered can be useful in producing such plans, in that it evaluates the current status of the community's economic development infrastructure and processes and identifies issues for further analysis.

Do you currently work full-time in economic development?

- Yes → How many years have you been involved in economic development? 25 Years
- No (refer to appropriate person OR if no such person exists, complete the Type 1 form)

Is this assessment for a city or county? City/County

**Part One – General Community Information**

*The purpose of Part One is to collect basic information about your community.*

Name of Your Organization: Thomasville/Thomas County Chamber of Commerce

Address:

City: <u>Thomasville</u>	County: <u>Thomas</u>	State: <u>GA</u>	Zip:
Your name: <u>Don Sims</u>		Title: <u>President</u>	
Your telephone: <u>229-225-1422</u>	Fax: <u>229-226-9603</u>	E-mail: <u>chamber@rose.net</u>	

**1.1 Please provide the following information about your community's population.**

	Year 1: 1990	Year 2: 2002	Don't Know
Population	39,910	43,702	<input type="checkbox"/>
	38,943	42,737	
Net migration (population change minus the net change of births less deaths)		1,649	<input type="checkbox"/>
Per capita income		26,447	<input type="checkbox"/>
% of population below poverty level	22.6	17.4	<input type="checkbox"/>
% of population under age 18		27.1	<input type="checkbox"/>
% of population over age 65		13.7	<input type="checkbox"/>
% of population that is white			<input type="checkbox"/>
% of population that is black, Asian, other		40.1	<input type="checkbox"/>
% of population that is Hispanic		1.7	

**1.2 Please indicate the size of your community's employment base, unemployment rate, and labor force participation rate.**

	Year 1:	Year 2:	Don't Know
Number of employees	_____	20,000	<input type="checkbox"/>
Unemployment rate	_____	4.3	<input type="checkbox"/>
Labor force participation rate	_____	_____	X

**1.3 Please provide the number (or percentage) of employees by sector for your community.**

	Year 1:	Year 2:	Don't Know
Agriculture, forestry, fishing	_____	_____	x
Mining	_____	_____	x
Construction	_____	_____	x
Manufacturing	_____	_____	x
Transportation, communication, utilities	_____	_____	x
Wholesale trade	_____	_____	x
Retail trade	_____	_____	x
Finance, insurance, real estate	_____	_____	x
Services	_____	_____	x
Government	_____	_____	x

Don't track these because prospects don't usually ask for these.

**1.4 Please list and describe the five largest private sector (non-governmental) employers in your community.**

	<u>Name of Employer</u>	<u># Employees</u>	<u>Type of Business</u>	<u>Year Began At This location</u>
1.	Archbold Memorial	1,600	Hospital	1925
2.	Turbine Engine Components	392	Turbine Blades	1986
3.	Flowers	370	Foods/Baking	1919
4.	WalMart	350	Retail	1981-Exp 1998
5.	McTavish Furniture	284	Furniture Mfg.	1988
6.	Caterpillar	150	Heavy Equipment	1997

**1.5 Please check the boxes that best describe the growth patterns in your community's service area.**

	<u>Growing</u>	<u>Stable</u>	<u>Declining</u>	<u>Don't Know</u>	<u>Not Avail.</u>
Service area overall	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central business district (non-industrial)	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central industrial district	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central district—residential	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
Suburban residential (30 or more years old)	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suburban residential (less than 30 years old)	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suburban business areas (30 or more years old)	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suburban business areas (less than 30 years old)	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional shopping areas (30 or more years old)	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional shopping area (less than 30 years old)	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural areas	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Subdivisions one of some concern</i>					

**1.6 Please indicate the following about your community's property tax digest.**

	<u>Year 1:</u>	<u>Year 2:</u>	<u>Don't Know</u>
Real property tax revenues	_____	_____	<u>x</u>
Per capita tax digest	_____	_____	<u>x</u>

**1.7 What were the net number of new businesses and net number of new jobs in your community in the following time period?**

Year 1: _____ to Year 2: _____	Don't Know
Net number of new businesses _____	x
Net number of new jobs _____	x

→How many of the businesses are minority owned?
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- 1.8 a. **What is your objective for increasing the net number of new businesses?**  
 \_\_\_\_\_% increase over \_\_\_\_\_ time period (number of years)  
 Have had 6 new industry this year and 8 last year
- b. **What is your objective for increasing the net number of new minority-owned businesses?**  
 \_\_\_\_\_% increase over \_\_\_\_\_ time period (number of years)  
 Not a written objective, but it is an objective of the COC.
- c. **What is your objective for increasing the net number of new manufacturing businesses?**  
 \_\_\_\_\_% increase over \_\_\_\_\_ time period (number of years)
- d. **What is your objective for increasing the net number of new manufacturing businesses?**  
 \_\_\_\_\_% increase over \_\_\_\_\_ time period (number of years)  
 Objective is based on jobs, 150 net new jobs per year (have surpassed it the last two years)
- e. **Please describe any other major objectives (e.g., jobs).**  
 Description Tourism (it is increasing) % increase over \_\_\_\_\_ (years)  
 Description Agribusiness (it is increasing) % increase over \_\_\_\_\_ (years)  
 Description \_\_\_\_\_ % increase over \_\_\_\_\_ (years)

- 1.9 **Describe the economic development problems faced by your community.**
- Need more industrial property -- Running our of land
- Lack of identified property (ind) outside Thomasville city limits.
- Cut and Sew plant closings
- How do you replace line job with more technical jobs
- Retraining some of the textile industry employees -- some older and some had less than HS graduate. Some of these are going to service industry.
- Need to merge the two school systems
- Completing paving of city streets
- Sprawl in the rural areas
- No overlap in planning between city and county
- Education level of work force (needs to improve) to attract high tech industries
- Confined land area in city--need more land for economic development purposes
- Note: The answers in 1.9 are a summary of answers given in interviews with COC President and other community leaders including Mayor, City Manager, County Manager and former Mayor.

**This is the end of Part One -- General Community Information.**

**PLEASE ANSWER ALL QUESTIONS IN PART ONE BEFORE PROCEEDING TO PART TWO OF THIS SURVEY.**

**Part Two – Measuring Infrastructure**

*The purpose of Part Two is to learn about the community's infrastructure problems, and whether there is sufficient information to identify specific areas for corrective action.*

**Physical Infrastructure**

2.1	How many miles is your community (center) from:	Number of Miles	Don't Know
	Navigable river	40	<input type="checkbox"/>
	Deepwater port	150	<input type="checkbox"/>

**2.2 Does your local airport have a fixed base operator (FBO)?**

Yes →

No

No local airport

Don't know

*(if community has a local airport)*

**What is the number of: (5,500 Ft Runway)**

None Commercial carriers with scheduled service

None Flights per day

**2.3 a. Does your community have passenger rail service?**

Yes

No

**b. Does your community have piggy-back rail service?**

Yes → how many miles is it to the nearest piggy-back service? 28 miles

No

Don't know

2.4	Which of the following telecommunications services are available in the community?	Yes	No	Don't Know
	Cable modem	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DSL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fixed wireless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Local telecommunications service from more than one provider	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Number of Points of Presence (POPs) <u>1</u>			

2.5	Does it take longer than three months to install telephone service to a large user?	Yes	No	Don't Know
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.6	Does it take longer than six months to install large blocks of electrical capacity?	Yes	No	Don't Know
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**2.7 Please check the boxes to indicate how many large users your utilities can handle.**

<u>Utility</u>	<u>Can handle 3 or more additional large users without new investment</u>	<u>Can handle 1 or 2 additional large users without new investment</u>	<u>Can handle no additional large users without new investment</u>	<u>Utility is not locally run</u>
Water	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wastewater	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solid waste service via state permitted landfill	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**2.8 a. Please indicate any problems or concerns with your water system.**

None                      12 million gal/day capacity w/5million gal/day excess

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**b. Please indicate any problems or concerns with your wastewater system.**

Excess of 3 to 4 million gal/day

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**2.9 a. How many industrial/business parks does the community have that are:**

Public developments      3 – Plantation oaks, Rose City Park & airport  
 Privately-owned            1 – Davis runs

**b. How many of your industrial/business parks offer the following services?**

<u>Number of Parks</u>	<u>Service</u>
-0-	Close interstate access
3	Direct rail service
4	Pipeline natural gas
1	Air service within or adjacent to the park
4	High-capacity telecommunications service
-0-	Speculative and available buildings
1	Incubator facilities
1	Shared office services
0	Day care facilities
1	Research facilities
	Other (please describe) _____

**c. Does your community have a large mega site (i.e., 500 or more acres) available?**

- Yes
- No
- Don't know

**d. What percentage of total industrial park acreage in your community is built out/occupied?**

- \_\_\_\_\_ 90 \_\_\_\_\_ % out of \_\_\_\_\_ 600 \_\_\_\_\_ total amount of acreage
- Don't know

**2.10 What percentage of the downtown business district is vacant?**

- 0-10%
- 10-25%
- 25-50%
- More than 50%

**2.11 Has your community experienced one or more major natural disasters (e.g., hurricane, tornado, severe flooding, earthquake) in the last 5 years?**

- Yes
- No
- Don't know

**Human Resource Infrastructure**

- |             |  |   |  |   |
|-------------|--|---|--|---|
| <b>2.12</b> | <b>Is there a four-year college or university within your community?</b> Thomas University   | <u>Yes</u><br><input checked="" type="checkbox"/> | <u>No</u><br><input type="checkbox"/>            | <u>Don't Know</u><br><input type="checkbox"/>       |
| <b>2.13</b> | <b>Is there a community college, technical institute or other postsecondary educational institution within your community?</b>                                   | <u>Yes</u><br><input checked="" type="checkbox"/> | <u>No</u><br><input type="checkbox"/>            | <u>Don't Know</u><br><input type="checkbox"/>       |
| <b>2.14</b> | <b>Can the public school system absorb 10 percent more students without overcrowding classrooms or needing new buildings?</b> New Bldgs. are under construction. | <u>Yes</u><br><input type="checkbox"/>            | <u>No</u><br><input checked="" type="checkbox"/> | <u>Don't Know</u><br><input type="checkbox"/>       |
| <b>2.15</b> | <b>What percentage of the community's K-12 students attend local private schools?</b> _____ 3%   |   |  |   |
| <b>2.16</b> | <b>Is the student-teacher ratio for public high school classes above, at, or below the state average?</b>  | <u>Above</u><br><input type="checkbox"/>          | <u>At</u><br><input type="checkbox"/>            | <u>Below</u><br><input checked="" type="checkbox"/> |
|             |  |   |  | <u>Don't Know</u><br><input type="checkbox"/>       |



**2.22 a. What was the total number of housing permits in your community in the most recent year?**

	Most recent year _____	Don't Know
Single family housing permits		x
Multi family housing permits		x

**b. What percentage of new single family housing permits was for mobile homes?**

- 0-25%
  - 25-50%
  - 50-75%
  - More than 75%
- Don't Know

**2.23 a. Please provide the following information about your community's main community or civic center for the most recent year available:**

	Most recent Year _____	Don't Know
Indoor seating capacity	1,200	<input type="checkbox"/>
Square footage of exhibit space	None	<input type="checkbox"/>
Number of events per year	-0-	<input type="checkbox"/>
Total number of attendees		<input type="checkbox"/>

Just done--Have hired someone to start booking

**b. Does your community or civic center have a Web-based calendar of events?**

- Yes
- No
- Don't know                      Brand New

**Local Government/Public Policy Infrastructure**

**2.24 a. What is the year of the most recent comprehensive land use plan or revision for your community?** 1999-2000 recent

- Don't have
- Don't know

**b. Does your community have a formal system for monitoring how closely actual development follows the comprehensive land use plan?**

- Yes                      County Planner
- No
- Don't know

**2.25 Has the local government participated in any of the following regional activities?**  
(check all that apply)

- Merged or consolidated provision of services between 2 or more jurisdictions →
- Regional land use planning
- Joint development authority or enterprise
- Other (describe) \_\_\_\_\_
- Don't know

*(if merged or consolidated services checked)*

What consolidated services are provided? Airport, landfill, Recreation

**2.26 Does your community have a downtown redevelopment authority?**

- Yes Mainstreet Thomasville DTDA
- No
- Don't know

**2.27 Does your community have a community-wide recycling program?**

- Yes *(If yes)* In what year did it start? 1998
- No
- Don't know

**2.28 Does your community have designated brownfield sites?**

- Yes
- No
- Don't know

*(If yes)* Is there a formal program being implemented to redevelop or remediate brownfield areas

- Yes
- No Chamber is trying to develop a list
- Don't know

**2.29 What is the year of the most recent solid waste management plan or revision? 1998**

- Don't have
- Don't know

**2.30 What is the bond rating of the largest city or county government in your community? They don't have a bond rating.**

- Don't know

**2.31 a. Has a local bond/tax referendum been approved by voters in the last 3 years?**

- Yes → What type/types of bonds or taxes? Splost for schools
- No
- Don't know

**b. Has a local bond/tax referendum been defeated by voters in the last 3 years?**

- Yes → What type/types of bonds or taxes? \_\_\_\_\_
- No
- Don't know

**2.32 How does your community's property tax millage rate compare to similar communities?**

- Higher
- The Same
- Lower
- Don't know

**2.33 In the past year, has the local government received a grant to support economic development from:**

State agencies (please list) OneGA - DCA - EIP

Federal agencies (please list) None

- No grants received
- Don't know

**2.34 What percentage of local elected officials in your community are minorities 40 %?**

- Don't know

**2.35 Which of the following government services are available on-line?**

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
Contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
List of services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill payment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minutes of meetings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tax records or plats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certificates, licenses, or permits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community calendar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please describe) _____			

**This is the end of Part Two – Measuring Infrastructure.**

**Part Three – Measuring Economic Development Processes**

*The purpose of Part Three is to learn about the community's economic development processes, and whether there is sufficient information to identify specific areas for corrective action.*

**Organizational Processes**

**3.1 Which of the following is the lead organization for economic development in your community? (check one)**

- Chamber of commerce
- Industrial or economic development authority
- City or county government office
- Other (please describe) \_\_\_\_\_
- No lead organization
- Don't know

**3.2 Please estimate the economic development budget for the community in the past 3 years?**

Year <u>2003</u>	Budget \$ <u>200,000</u>
Year <u>2002</u>	Budget \$ <u>200,000</u>
Year <u>2001</u>	Budget \$ <u>200,000</u>

**3.3 Please estimate what percentage of the economic development budget comes from the following sources:**

Business community (membership dues)	<u>50</u>	%
Local taxpayers	<u>50</u>	%
State agencies	_____	%
Federal agencies	_____	%
Other (please describe) _____	_____	%

**3.4 a. How many full-time equivalent paid staff work on economic development? 1.5**

**b. How many staff members have a professional economic development certification (e.g., CEcD, EDFP)? 0**

Don't know

**c. Have any of the staff participated in state or local formal leadership programs?**

- Yes
- No
- Don't know

**3.5 a. Does the lead economic development organization utilize volunteers?**

- Yes
- No (skip to 3.6)
- Don't know (skip to 3.6)

**b. Please describe the training for these volunteers. (check all that apply)**

- Volunteers go through a formal training program
- Volunteers attend professional association meetings
- Volunteers are informally trained *Leadership 2000*
- Volunteers receive no training
- Don't know

**3.6 Which of the following committees does the lead economic development organization have? (check all that apply)**

- Workforce
- Tourism
- Existing industry
- Entrepreneurship
- Technology
- International trade/exporting
- Marketing
- Budget/finance
- Other (please describe) Industrial development recruitment
- No committees

**3.7 Please indicate which working relationships between the lead economic development organization and the following could be MOST improved: (check all that apply)**

- Local banks
- Local tourism-related businesses (e.g., hotels, restaurants, parks)
- Other local economic development organizations in your community
- Local city/county government
- Local citizens groups
- Economic development organizations or local governments in other cities or counties
- State economic or community development agency
- Regional planning agency/economic development district
- Community college or technical institute
- Four-year college or university
- Unions *No Unions*
- Utility company
- Other (please describe) \_\_\_\_\_

**Information Systems**

3.8 a. Is basic information about any of the following in your community collected?(check all that apply)

- Existing business and industry
- Tourism resources
- Commercial and industrial properties
- Demographic information
- Educational information
- Existing labor availability and compensation
- Local employers' future demand for labor and future supply of labor
- xBusiness assistance sources
- Other (please describe) \_\_\_\_\_
- Don't know (skip to 3.9)

b. For each type of information you checked in 3.8a, please indicate how often it is updated.

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>	<u>As Needed</u>
Existing business, industry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tourism resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial, industrial properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demographic information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Educational information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Labor availability, compensation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future labor demand and supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business assistance sources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c. For each type of information you checked in 3.8a, please indicate how it is presented.

	<u>Paper-based brochure</u>	<u>Paper-based report</u>	<u>CD-Rom, video</u>	<u>Web site</u>
Existing business, industry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tourism resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial, industrial properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demographic information	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Educational information	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Labor availability, compensation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future labor demand and supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business assistance sources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 3.9 Please describe your use of the following technologies.

	Currently <u>use</u>	Plan <u>to use</u>	Do not <u>plan to use</u>	Don't <u>know</u>
Laptop computer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local area network	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intranet (web site accessible only to staff)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Web-based research service (e.g., Lexis/Nexis)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Digital assistant (e.g., PalmPilot) for remote services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Call forwarding service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Remote access to electronic communications services (e.g., email, calendar) without laptop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Presentation software (e.g., PowerPoint)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadcast e-mail (to a distribution list)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spreadsheet/budgeting software (e.g., Excel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Database system (e.g., dBase, Access)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 3.10 a. Is there a written economic development plan for your community?

- Yes → Please provide year of most recent plan or last revision \_\_\_\_\_
- No (skip to 3.11)
- Don't know (skip to 3.11)

## b. Which of the following is contained in the written economic development plan? (check all that apply)

- Demographic and socioeconomic analysis
- Target segment analysis
- Strengths and weakness analysis
- Financial/budget plan
- Comparative analysis between the community and similar communities
- Tourism plan
- Business retention and expansion plan
- Infrastructure development plan (e.g., utilities, sites, buildings)
- Incentive policy
- Other (please describe) \_\_\_\_\_

## c. Which of the following methods was used to develop the economic development plan? (check all that apply)

- Town halls or public forum meetings
- Surveys or focus groups
- Citizen review committee or panel
- External consulting firm
- Other (please describe) \_\_\_\_\_
- Don't know

3.10 d. Does your written plan define the individual tasks, with due dates, for each person or department?

- Yes
- No
- Don't know

3.11 Does your economic development organization have a technology plan for technology-based economic development in your community?

- Yes We are developing one.
- No
- Don't know

3.12 a. Does the lead economic development organization regularly (e.g., quarterly, annually) produce a report that compares results to economic development objectives?

- Yes
- No (skip to 3.13)
- Don't know (skip to 3.13)

b. How are economic development objectives derived?

- We usually pull a number out of the air that sounds good
- With input from our staff or economic development network
- With input from local industry
- We add a target percentage growth to last year's results
- We use a multi-year trend line of past results
- We incorporate published economic information into our forecasting procedure
- We have developed a forecasting model
- Don't know

3.13 Does your economic development organization target certain business and industry segments?

- Yes (if yes)→
- No
- Don't Know

a. Do you know your community's share of the total market for each of the target segments? *Ag Processing*

- Yes
- No
- Don't Know

b. Do you track the share of the lead economic development organization's activity that falls into the target segment

- Yes
- No
- Don't Know

**c. How do you monitor what is going on in these markets?**

- State, regional, or national professional economic development association meetings
- Regular meeting with state economic development professionals
- Economic development trade journals and publications
- General business trade journals and publications
- Local businesses
- Other (please describe)

**3.14 How does your economic development organization measure the effectiveness of economic development incentives granted to businesses?**

- Don't know
- Do not measure the effectiveness of incentives
- Get an informal feel
- Count the number of new/expanding companies and jobs
- Formally survey businesses to determine whether they created the jobs they promised
- Employ an economic modeling program in advance of offering the incentive
- Other (please describe) \_\_\_\_\_

**3.15 Does your overall economic development activity show significant seasonal or cyclical variations?**

- Yes (If yes)→ Please describe \_\_\_\_\_
- No
- Don't know

**3.16 a. Does the lead organization track active local economic projects or inquiries?**

- Yes, regularly
- Yes, sometimes
- No
- Don't know

**b. How do you respond to these active projects or inquiries?**

- All inquiries or requests for proposals are given the same service
- An effort is made to give better service to customers in target segments
- Those customers not fitting the targeted profile are discouraged from using our service
- Don't know

**3.17 How do you share information about inquiries or requests among staff members?**

- Informal discussions
- Memos
- Meetings called for specific inquiries or requests
- Regularly scheduled staff meetings
- Presentations
- E-mail
- Other (please describe) \_\_\_\_\_
- None of these

**3.18 How do you measure satisfaction with the service you give? (check all that apply)**

- Don't know
- We do not monitor satisfaction
- Our staff keeps track of customer comments informally
- Our staff conducts formal surveys of customers
- We hire an outside firm to conduct surveys and audits
- We have a system that collects ongoing customer comments and complaints at a central location

**3.19 a. When was the last time the lead organization conducted a formal survey?**

- Within the past 12 months
- Within the last 3 years      BREP
- Never

**b. What was the subject of the survey?**

- Existing business retention and expansion
- Planning
- Tourism
- Customer satisfaction
- Other (please describe) \_\_\_\_\_

**Services****3.20 Please check boxes if the community has at least one annual:**

- Industrial/commercial recognition event?
- Major tourism event (e.g., festival, fair)?    Rose Parade, Victorian Christmas

**3.21 Which of the following entrepreneurial services does the lead economic development organization offer or sponsor? (check all that apply)**

- Small Business Administration or other guaranteed loans
- Special loan programs for entrepreneurs
- Revolving loan programs --With RDC and City office
- Business development incubator
- Local courses and workshops on entrepreneurship
- Management and technical assistance
- Other (please describe) \_\_\_\_\_

<b>3.22 Which of the following economic development services are available on-line?</b>	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
Contact information such as name, address, telephone number	x	<input type="checkbox"/>	<input type="checkbox"/>
E-mail or other communication capabilities (e.g., forums, bulletin boards)	x	<input type="checkbox"/>	<input type="checkbox"/>
Services and activities (e.g., work committee projects)	<input type="checkbox"/>	x	<input type="checkbox"/>
Calendar of economic development-related events	<input type="checkbox"/>	x	<input type="checkbox"/>
Links to private and public organizations in the community	x	<input type="checkbox"/>	<input type="checkbox"/>
Economic development plan or elements of plan	<input type="checkbox"/>	x	<input type="checkbox"/>
Press releases	x	<input type="checkbox"/>	<input type="checkbox"/>
On-line assistance services (e.g., on-line review of business start-up plans)	x	<input type="checkbox"/>	<input type="checkbox"/>
Member-only section	<input type="checkbox"/>	x	<input type="checkbox"/>
Research reports	<input type="checkbox"/>	x	<input type="checkbox"/>

*The assessment form has been completed.  
Thank you for your time and effort.*

## Thomas County Demographic Data Summary

# THOMAS COUNTY DEMOGRAPHIC DATA SUMMARY

	Thomas	Change	Annual Change	Georgia	Change	Annual Change	Source
Population 1990	38,943			6,478,181			U.S. Census
Population 2000	42,737	9.7%	0.9%	8,186,453	26.4%	2.3%	U.S. Census
Population 2002 (estimate)	42,976	0.6%	0.3%	8,560,310	4.6%	2.2%	U.S. Census
Net migration 1990-2000	1,649	43%		1,128,081	66%		Georgia Dept. of Human Resources, Division of Public Health
City of Thomasville, Population 1990	17,554						U.S. Census
City of Thomasville, Population 2000	18,162	3.5%	0.3%				U.S. Census
Per capita income 1990	\$15,200			\$17,722			Bureau of Economic Analysis
Per capita income 2000	\$24,050	58.2%	4.6%	\$28,103	58.6%	4.6%	Bureau of Economic Analysis
% under poverty level 1990	22.6%			14.9%			U.S. Census
% under poverty level 2000	17.4%			13.0%			U.S. Census
% under age 18 1990	28.7%			26.7%			U.S. Census
% under age 18 2000	27.1%			26.5%			U.S. Census
% age 65+ 1990	13.9%			10.1%			U.S. Census
% age 65+ 2000	13.7%			9.6%			U.S. Census
% non-Hispanic white 1990	61.2%			70.1%			U.S. Census
% non-Hispanic white 2000	58.2%			62.6%			U.S. Census
% Hispanic 1990	0.7%			1.7%			U.S. Census
% Hispanic 2000	1.7%			5.3%			U.S. Census
% non-Hispanic black, Asian, other 1990	38.1%			28.2%			U.S. Census
% non-Hispanic black, Asian, other 2000	40.1%			32.0%			U.S. Census
Employed residents 1990	17,285			3,118,262			Georgia Department of Labor
Employed residents 2000	20,644	19.4%	1.8%	4,018,890	28.9%	2.5%	Georgia Department of Labor
Employment July 2003	22,459	8.8%		4,170,578	3.8%		Georgia Department of Labor
Unemployment rate 1990	5.5%			5.5%			Georgia Department of Labor
Unemployment rate 2000	4.8%			3.7%			Georgia Department of Labor
Unemployment rate July 2003	4.4%			5.3%			Georgia Department of Labor
Labor force participation rate 1990	62.9%			66.7%			Calculated
Labor force participation rate 2000	66.6%			69.1%			Calculated
Total jobs 1990	17,127			2,944,426			Georgia Department of Labor
Total business (incl. Gov't) 1990	1,054			158,043			Georgia Department of Labor
Agri, forestry, fishing as % of jobs 1990	1.5%			0.9%			Georgia Department of Labor
Mining as % of jobs 1990	N/A			0.3%			Georgia Department of Labor
Construction as % of jobs 1990	3.5%			5.0%			Georgia Department of Labor
Manufacturing as % of jobs 1990	27.7%			19.0%			Georgia Department of Labor
Transp, communications, utilities as % of jobs 1990	1.7%			6.4%			Georgia Department of Labor
Wholesale trade as % of jobs 1990	5.6%			7.3%			Georgia Department of Labor

	Thomas	Change	Annual Change	Georgia	Change	Annual Change	Source
Retail trade as % of jobs 1990	15.9%			17.9%			Georgia Department of Labor
Finance, insurance, real est as % of jobs 1990	3.1%			5.5%			Georgia Department of Labor
Services as % of jobs 1990	20.5%			20.0%			Georgia Department of Labor
Government as % of jobs 1990	19.0%			17.6%			Georgia Department of Labor
Total jobs 2000	21,136			3,886,580			Georgia Department of Labor
Total business (incl. Gov't) 2000	1,144			225,063			Georgia Department of Labor
Agri, forestry, fishing as % of jobs 2000	2.3%			1.2%			Georgia Department of Labor
Mining as % of jobs 2000	N/A			0.2%			Georgia Department of Labor
Construction as % of jobs 2000	2.6%			5.2%			Georgia Department of Labor
Manufacturing as % of jobs 2000	20.5%			15.0%			Georgia Department of Labor
Transp, communications, utilities as % of jobs 2000	1.3%			6.7%			Georgia Department of Labor
Wholesale trade as % of jobs 2000	4.4%			6.6%			Georgia Department of Labor
Retail trade as % of jobs 2000	18.3%			18.4%			Georgia Department of Labor
Finance, insurance, real est as % of jobs 2000	2.9%			5.1%			Georgia Department of Labor
Services as % of jobs 2000	29.7%			25.6%			Georgia Department of Labor
Government as % of jobs 2000	16.9%			15.2%			Georgia Department of Labor
Total jobs 3Q 2002	22,204			3,835,565			Georgia Department of Labor
Total business (incl. Gov't) 3Q 2002	1,241			241,174			Georgia Department of Labor
Agri, forestry, fishing as % of jobs 3Q 2002	1.7%			0.7%			Georgia Department of Labor
Mining as % of jobs 3Q 2002	N/A			0.2%			Georgia Department of Labor
Construction as % of jobs 3Q 2002	2.4%			5.2%			Georgia Department of Labor
Manufacturing as % of jobs 3Q 2002	16.2%			12.3%			Georgia Department of Labor
Transp, communications, utilities as % of jobs 3Q 2002	1.5%			7.9%			Georgia Department of Labor
Wholesale trade as % of jobs 3Q 2002	3.7%			5.3%			Georgia Department of Labor
Retail trade as % of jobs 3Q 2002	10.5%			11.7%			Georgia Department of Labor
Finance, insurance, real est as % of jobs 3Q 2002	3.2%			5.4%			Georgia Department of Labor
Services as % of jobs 3Q 2002	42.1%			34.6%			Georgia Department of Labor
Government as % of jobs 3Q 2002	17.2%			15.9%			Georgia Department of Labor
Five largest employers (3Q 2001)							Georgia Department of Labor
	Clear Channel Communications						
	John D Archbold Medical Center						
	State Hospital						
	Warnaco Inc.						
	Workforce Personnel Services						
Per capita property tax revenues, ave. 1995-2000	\$126			\$190			DCA
Gross digest 1997	\$1,946,356,092						Georgia Department of Revenue
Net digest 1997	\$1,817,268,040						Georgia Department of Revenue
Gross digest 2002	\$2,679,648,245	37.7%	6.4%				Georgia Department of Revenue

	Thomas	Change	Annual Change	Georgia	Change	Annual Change	Source
Net digest 2002	\$2,454,114,362	35.0%	6.0%				Georgia Department of Revenue
Net new jobs (incl. Gov't) 1990-2000	4,009	23.4%	2.1%	942,154	32.0%	2.8%	Calculated
Net new jobs (incl. Gov't) 2000-3Q 2002	1,068	5.1%		-51,015	-1.3%		Calculated
Net new businesses (incl. Gov't) 1990-2000	90	7.9%	0.8%	67,020	29.8%	3.5%	Calculated
Net new businesses (incl. Gov't) 2000-3Q 2002	97	7.8%		16,111	6.7%		Calculated
% of residents working in county 2000	86.1%						U.S. Census
% of workers in county who are residents 2000	75.6%						U.S. Census
Private school attendance, % of K-12 students, 2000	8.4%			8.7%			U.S. Census
Student-teacher ratio (all grades) 2001-2002	14			15			Georgia Department of Education
% public school teachers w/ Masters degree + 2001-2002	46.1%			49.2%			Georgia Department of Education
High school dropout rate 2001-2002	2.2%			5.8%			Georgia Department of Education
% of adults 25 yrs+ with HS diploma 2000	73.5%			78.6%			U.S. Census
Physicians per 1,000 population 1998	2.8			1.6			Georgia Physician Survey, 1985, and (Physicians Profile, Toward the Year 2000, 1993 and 1995), "Physicians by Specialty by County, Georgia, 1992-1994," Joint Board of Family Practice
Teen pregnancy rate (pregnancies per 1,000 teens) 1999	45			45			Georgia Vital Statistics Report, Georgia Human Resources Department, Quality Improvement Branch
Infant mortality rate (deaths per 1,000 births) 1998	2.8			8.45			Georgia Vital Statistics Report, Georgia Human Resources Department, Quality Improvement Branch
Crime rate (crimes per 1,000 population) 1999	47.32			47.97			Criminal Justice Data, Georgia Criminal Information Center
Juvenile arrest rate (% of youth age 10-17) 1998	12.4%			5.5%			Georgia Bureau of Investigation
% of registered voters who voted in 2000	61.6%			69.6%			DCA County Snapshots
SF housing permits 2002	129						called Thomas County Dept. of Inspections & Zoning
MF housing permits 2002	6						called Thomas County Dept. of Inspections & Zoning
Mobile home permits (not included in SF) 2002	203						called Thomas County Dept. of Inspections & Zoning