

ONEGEORGIA AUTHORITY

Introduction • AIRGeorgia Financial Assistance

The following provides the information needed for an eligible applicant to complete and submit a OneGeorgia Authority *AIRGeorgia Fund* application. The *AIRGeorgia* selection process is designed to be flexible and responsive. Applications will generally be accepted at any time.

The OneGeorgia Authority recognizes that adequate airport facilities are an important part of rural Georgia's overall transportation infrastructure providing increased accessibility to our communities for business and industry and enhancing opportunities for regional economic growth. Additionally the state's rural airports provide numerous health, welfare and safety benefits that include, but are not limited to, emergency medical flights, search and rescue operations, aerial agricultural applications, fire fighting and law and drug enforcement. The *AIRGeorgia Fund* is a specialized community and economic development tool with limited resources. The program's primary focus is on expanding or creating airport infrastructure in rural Georgia to better serve the needs of business and industry. This guide should clearly define the role of *AIRGeorgia* as a program to provide financial assistance including grants, loans and any other forms of assistance authorized by (O.C.G.A.50-34-08 *et seq.*) Such assistance will finance activities to assist applicants in promoting the health, welfare, safety and economic security of the citizens of the state through the development and enhancement of various airport infrastructure in rural areas that accomplish that goal.

The *AIRGeorgia Fund* should not be used for projects when other state or federal programs could be used or when local funds would be sufficient to accomplish community and economic development goals associated with an airport. Due to the specialized nature of the program and the limited resources available, we encourage potential applicants to contact us to discuss their projects.

OneGeorgia Authority

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Dublin, Georgia 31021

(478) 274-7734

www.onegeorgia.org

ONEGEORGIA AUTHORITY

Instructions • AIRGeorgia Financial Assistance

1. Provide the name of the eligible applicant (Cities, Counties, Local Government Authorities and Joint or Multi-County Development Authorities) through which funds may be provided to carry out the project.
2. Provide the name(s) of other eligible applicants, if any.
3. Provide the mailing and shipping address of the lead applicant.
4. Enter the County where the project will be carried out.
5. Provide the name and title of the person we can contact for additional information about the project.
6. & 7. Provide the contact person's telephone number(s), fax, cellular, and e-mail address, as available or applicable.
8. & 9. Provide the name and Federal Aviation Administration (FAA) three or four letter identifier for the public use airport where the project will be constructed.
11. Provide a brief description of the project, including estimated start and completion dates of the project, specifying the proposed activities, the entities involved in carrying them out and the projected results.
12. & 13. Please enter the total project cost, including funds from all sources as well as the amount requested by the application from the OneGeorgia AIRGeorgia Fund and if a loan or grant.
14. & 15. Include the name, title, date and the signature of an official who is duly authorized by the Applicant's governing body to sign this application and make a certification on its behalf.
- 16., 17. & 18. Include the name, date and signature of the Applicant's Legal Counsel. Include the legal citation (by constitutional or statutory reference) where the authorization for the Applicant to carry out this project can be found. In case of constitutional reference for a Development Authority, please include a reference to the session law of the General Assembly.
19. Please submit one original and 3 hard copies to the OneGeorgia Authority.

ONEGEORGIA AUTHORITY

Project Description & Narrative • AIRGeorgia Financial Assistance

Please provide a detailed narrative description of the proposed project for which you are seeking OneGeorgia AIRGeorgia Fund assistance. Attach as many pages as necessary.

The narrative description should:

1. Clearly list each of the entities that will be involved in carrying out the project and describe their specific roles (project coordinator, fund administrator, property holder, borrower, funding provider or of in-kind services, etc.);
2. Clearly describe each activity that will need to be undertaken in order to implement the project (use of funds) and specify which of the entities involved will be responsible for implementing that activity, whether or not it will be paid with OneGeorgia AIRGeorgia funds;
3. Identify all sources of funds and their status (on hand, awarded, committed, applied for, etc.) and explain why OneGeorgia AIRGeorgia program assistance is needed;
4. Identify all short-term and long-term results and direct and indirect benefits and quantify them to the maximum extent possible;
5. Provide a clear timeline for implementation of the project and achieving the desired result(s);
6. Reference all supporting documentation, including maps.

ONEGEORGIA AUTHORITY

Completeness Checklist • AIRGeorgia Financial Assistance

This form is for OneGeorgia Authority use. **Applicants may find it useful as a completeness guide** while preparing their applications. The following information and/or documentation (as applicable) must be included to the extent possible, in order to maximize an application's competitiveness.

1. Application page includes:

- _____ Original signature of authorized official;
- _____ Legal citation;
- _____ Attorney certification.

2. AIRGeorgia budget:

- _____ Includes eligible activities on appropriate budget line(s);
- _____ Identifies uses of all funds involved in the project;
- _____ Identifies sources of all funds involved in the project.

3. Project narrative includes:

- _____ Description of the project that is clear and documented with professional cost estimates, engineering and architectural designs and recommendations. The provision of construction inspection services is addressed;
- _____ Evidence of the applicant's compliance with state requirements, i.e. evidence of compliance with the Service Delivery Strategy, Authority registration and indebtedness survey and QLG requirements; and the airport's compliance with State Airport Licensing criteria and any federal aviation requirements, (as applicable) is included;
- _____ Discussion of project readiness (environmental or SHPO considerations, consistency with National Environmental Policy Act (NEPA), land acquisition, permitting etc., as applicable) is thorough and well documented;
- _____ Discussion of the status of all necessary project financing (in place, committed, applied for, etc.) is clear and documentation (commitment letters, grant awards, etc.) is included;
- _____ The status of all necessary property acquisition (fee simple and easement) is clearly explained with supporting documentation, as applicable;
- _____ Discussion of potential development that is part of or will result from this project is included, as applicable;
- _____ Discussion of project's long-term impact on the local tax base is included;
- _____ Discussion/evidence of any particularly beneficial aspect of project, such as location of a target industry, headquarters location, etc. is clear and well documented, as applicable;
- _____ Discussion of the need for OneGeorgia assistance is thorough, and evidence that all other possible sources of funding have been leveraged and/or eliminated is included.

4. Attachments

- _____ Preliminary and/or final engineering/architectural reports including professional construction and inspection cost estimates, etc. as applicable;
- _____ Independent appraisal and review appraisal of any real estate to be acquired. Evidence that property is controlled (deed, purchase option, sales agreement, etc.);
- _____ Project sketch;
- _____ Copy of lease between applicant and private sector airport operator as applicable;

4. Attachments (continued)

- _____ Copy of Memorandum of Understanding(s) between applicant, co-applicants, implementing agencies and sub-recipient(s), as applicable;
- _____ Firm commitment letter(s) from business or industry specifying job creation/retention within a specific time period and acknowledging OneGeorgia AIRGeorgia improvements as a consideration in location decision;
- _____ Description of jobs to be created by type, skill levels, wage rates/salary range, and benefits to be provided by the project beneficiary (job creating entity);
- _____ LOCI Level II analysis, REMI analysis or other acceptable public benefit analysis;
- _____ 10 year projections of state tax revenues from corporate income and payroll taxes as well as projected tax credits (if not provided in analyses listed above);

ONEGEORGIA AUTHORITY

Scoring Summary • AIRGeorgia Application

Name of Applicant: _____

For OneGeorgia Authority Use Only

(Included in the application package for information purposes and may be used as a reference by the Applicant.)

| | |
|---|--|
| General Information These criteria may be used to assist with the review and rating of AIRGeorgia applications which meet the Rating and Selection criteria under Section 413.1.09 of the AIRGeorgia Regulations. | <p style="text-align: right;">Maximum Points Available</p> Threshold Requirements.....0 points Demographics.....100 points Project Feasibility.....120 points Project Impact.....110 points Program Strategy.....110 points Regional Bonus.....100 points Total Points Available.....540 points |
| Threshold Requirements 413.1.09(1) _____ | Eligible County Yes..... Conditionally Eligible County Yes..... |
| Demographics 413.1.09(2) County Population _____ Demographic % Poverty _____ Demographic Per Capita _____ Demographics Total: _____ (100 points maximum) | County Population Factor.....Maximum 45 points ____ Population less than 10,000.....45 points ____ Population between 10,000 and 19,999.....35 points ____ Population between 20,000 and 29,999.....30 points ____ Population between 30,000 and 39,999.....25 points ____ Population greater than 40,000.....20 points Demographic Need Factor/% people in poverty.....Maximum 45 points ____ County with overall poverty rate of 20% or greater.....40 points ____ Counties with a poverty rate less than 20%, scores will be obtained by dividing each county's % of persons in poverty by the highest % of persons in poverty of any applicant in the joint application and multiplying by 40.....Calculation Demographic Need Factor/Per Capita Income.....Maximum 15 points ____ Scores will be obtained by dividing each county's per capita income into the lowest per capita income of any county in the joint application and multiplying by 15.....Calculation |

ONEGEORGIA AUTHORITY

Scoring Summary • AIRGeorgia Application

Project Feasibility 413.1.09(3)

| Level | Score | Points |
|-------|---------------|--------|
| One | Poor | 0 |
| Two | Below Average | 30 |
| Three | Average | 60 |
| Four | Good | 90 |
| Five | Excellent | 120 |

- _____ The description of the proposed project and activities are clearly described and documented.
- _____ The project will generate positive net public benefits as quantified by an acceptable public cost-benefit analysis, model or methodology; or a minimum of five letters of intent from potential business users of the airport.
- _____ The responsibilities for carrying out each activity are clearly ascribed to a participating entity and each entity has firmly committed in writing to carry out its part.
- _____ Project readiness concerns are addressed (as applicable):
i)engineering/architectural/environmental, ii)infrastructure/utility access issues, iii)specific job and investment commitments, iv)commitments to fund operations/maintenance, etc.; v)other public and private sector investors are committed and ready to invest, vi)all needed real property is acquired or under option, vii) environmental, regulatory and liability concerns addressed (phase 1, government permits, etc.), viii)administrative capacity is adequate, and ix)(soft projects)professional service providers have adequate credentials and work history, etc.
- _____ For regional projects, provisions are in place for joint ownership and revenue or cost sharing.
- _____ Underwriting analysis (as applicable) has determined that the: i) organizational status of benefiting entity is documented and reputable; ii) development entity's performance and standing is secure in the following areas: capital management, debt capacity, management character and experience, collateral value, economic and market conditions; iii) development entity's proposed development or business plan uses reasonable assumptions; iv) development entity's proposed development team (developer, contractor, property managers, syndicator, etc.) has a successful record of accomplishment; and v) proposed business plan, marketing strategy and proforma are realistic; and vi) the development entity will be able to repay the OneGeorgia assistance (as applicable).
- _____ Project costs are verified through original source documents, architectural and engineering reports, or certified appraisals.
- _____ Applicant certifies that project complies (or will comply) with all applicable federal, state, and local law and regulations.

Feasibility Total: _____
(120 points maximum)

Project Impact 413.1.09(4)

| Level | Score | Points |
|-------|---------------|--------|
| One | Poor | 0 |
| Two | Below Average | 27.5 |
| Three | Average | 55.0 |
| Four | Good | 82.5 |
| Five | Excellent | 110.0 |

- _____ The number and quality of jobs to be created or retained.
- _____ The percent increase in corporate flight operations, based aircraft and sale of aviation goods and services at the project airport.
- _____ The amount of new private leverage or investment.
- _____ The amount of new and/or retained taxes to be generated.
- _____ The improvement of regional competitiveness through the project's implementation.

Impact Total: _____
(110 points maximum)

ONEGEORGIA AUTHORITY

Scoring Summary • AIRGeorgia Application

Program Strategy

413.1.09(5)

| Level | Score | Points |
|-------|---------------|--------|
| One | Poor | 0 |
| Two | Below Average | 27.5 |
| Three | Average | 55.0 |
| Four | Good | 82.5 |
| Five | Excellent | 110.0 |

Strategy Total:

(110 points maximum)

1. _____ a. The proposed project will increase the accessibility of the community by developing new capacity for the area's corporate and general aviation fleet. In general, the proposed project should serve at least 85% of the area's corporate aircraft fleet
2. _____ The proposed project is likely to lead to indirect local and regional impact by: i) attracting related development/investment; ii) supporting/enhancing local or regional development strategies and priorities; and iii) supporting/enhancing local or regional institutions and quality of life.
3. _____ Financial and programmatic alternatives have been considered for the proposed project and have been leveraged or eliminated.
4. _____ The proposed project supports the overall objectives of the OneGeorgia Authority and supports the state's development strategy for: i) rural development; ii) targeted industries and sectors; iii) tourism development; iv) environmental preservation; and v) regional impact.
5. _____ For non-construction projects, no similar studies, plans or documents have been produced in the last ten years, and if they have, they have been used to the extent possible and/or are in need of updating or expanding.
6. _____ The project represents an innovative approach to the development and retention of employment opportunities in rural Georgia.

Regional Bonus

413.1.09(6)

Regional Cooperation _____

Regional Impact _____

Regional Bonus Total:

(100 points maximum)

Regional Cooperation.....Maximum 60 points

The proposed project is a regional initiative that evidences either: a) significant multi-jurisdictional cooperation through ownership by a development authority comprised of multiple jurisdictions or two or more counties; or b) a revenue and cost sharing agreement or other intergovernmental agreement by two or more counties; or c) a revenue and cost sharing agreement or other intergovernmental agreement by multiple jurisdictions that results in regional impacts, benefits, or service delivery.

Regional Impact.....Maximum 40 points

The proposed project will result in significant and quantifiable public benefits and impacts in multiple rural counties. The benefits must meet or exceed one of the following thresholds: a) a substantial net increase in employment or employment opportunities (with BEST qualified jobs); b) a substantial net increase in the tax-base or opportunities for public revenue generation; c) a substantial increase in development opportunities.

SCORING SUMMARY

Demographics _____
Project Feasibility _____
Project Impact _____
Project Strategy _____
Regional Bonus _____

TOTAL SCORE: _____

Panel Initials: _____

AIRGeorgia Manager: _____

Date Scored: _____