

## SPECIAL OLYMPICS GEORGIA - NORCROSS, GEORGIA

### Project Description

New construction of a 16,000-square foot combined office headquarters and sports facility for Special Olympics Georgia (SOGA).

The new SOGA-owned facility allowed the organization to relocate from a rented

warehouse in Atlanta. The facility is easily accessible and highly visible, and provides expansive athletic training and conference space. Also education/resource rooms and warehouse space/storage spaces. The project allows SOGA to expand their reach to serve 29,000 participants across Georgia. Some key components include:

- An approximately 3,000-square-foot Sports and Training Lab to include equipment and gymnasium space
- Approximately 2,000 square feet of warehouse/equipment storage space
- 16 private offices plus flexible space able to accommodate an expanding staff
- Collaboration and Brainstorming Hub for public events and volunteer training
- Educational resource space for coaches, volunteers and families

SOGA's new facility connects individuals experiencing intellectual disabilities to supportive services through the joy of sport, helping them find confidence and fulfillment on and off the field. The building will be certified through Green Globes sustainability standards ensuring it costs less to operate the building through lower energy and water bills and increased recycling.



## Financing

Enterprise provided a \$7.3 million New Markets Tax Credit (NMTC) allocation. PNC New Markets Investment Partners, LLC, was the equity investor for the full NMTC allocation. Special Olympics Georgia, Inc. raised funds through a capital campaign and contributed sponsor equity to the project.

## Market

The new headquarters and Special Olympics Georgia will serve individuals with intellectual disabilities in 120 counties. Norcross has an ideal location within the Atlanta metro area with close and fast access to downtown Atlanta.

## Community Impact

The new facility helps Special Olympics Georgia fulfill their mission and address the challenges of individuals with intellectual disabilities:

- Provides physical fitness and healthcare screenings (including vision, hearing, oral health, bone density and physical therapy) for over 1,000 SOGA participants annually.
- Provides the opportunity for regular physical activity with athletes participating in 500 statewide sporting competitions annually and an average of 5 hours of training per athlete, per week.
- Provides training for public speaking and self-advocacy.

SOGA anticipates serving 29,000 participants across Georgia with approximately 41 percent from low-income communities.

## Sponsor

Special Olympics Georgia was established in 1970 with a mission to provide year-round sports training and athletic competition in a variety of Olympic-type sports for all children and adults with intellectual disabilities. The organization gives them continuing opportunities to develop physical fitness,

demonstrate courage, experience joy, and participate in the sharing of gifts, skills and friendship with their families, other Special Olympics athletes and the community. Special Olympics Georgia invests in people with intellectual disabilities, helping them to develop athletic skills, while also promoting the abilities of the athletes off the field.

## **Investor**

PNC is one of the largest diversified financial services institutions in the United States, organized around its customers and communities for strong relationships and local delivery of retail and business banking including a full range of lending products; specialized services for corporations and government entities, including corporate banking, real estate finance and asset-based lending; wealth management and asset management.

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