I am pleased to present the FY 2008 Annual Report for the Middle Georgia Regional Development Center. This past year, the RDC provided to its 33-member governments a wide range of assistance in the areas of aging services, economic development, information technology, planning, and public administration.

While this report could not possibly detail all of the ways that the Middle Georgia RDC provided services to our member governments, it does provide an excellent overview of the service areas and highlights significant contributions across the region. In particular, during 2008, the Middle Georgia RDC:

- Through the Area Agency on Aging received funding from a private foundation to implement a pilot project focused on Relatives as Parents, a growing issue facing Middle Georgia.
- Guided each of our member governments through the 2010 LUCA program, an initiative of the U.S. Census Bureau.
- Assisted the City of Milledgeville with the establishment of an Opportunity Zone/Enterprise Zone, which was selected by the National Association of Development Organizations for the 2008 Innovation Award.
- Provided expert technical assistance to foster economic development, including the award of over $3,000,000 in federal and state grants.
- Through the Georgia Small Business Lender, assisted seven businesses with loans to either start or expand their business operations in Georgia.
- Operated in a fiscally responsible manner with a net increase in assets and the reserve fund balance.

During 2008, the Board of Directors was clearly focused on the future of regional organizations in Georgia as legislation was introduced and signed into law that will once again change the face of our organization. HB 1216 calls for the creation of Regional Commissions to replace Regional Development Centers beginning July 1, 2009. Fortunately for us, we were able to keep our 11 county region intact as a result of a cooperative regional effort—- a great example of regionalism at work! The Board will work with staff over the upcoming year to complete the transition to the Middle Georgia Regional Commission. We are excited about the new opportunities that this change creates.

Sincerely,

Tom McMichael, Chairman
The Middle Georgia RDC serves as an extension of the local governments’ staff in community development, personnel, grant writing and administration, and general operational assistance. Our goal is to provide specialized, professional services tailored to meet the needs of our communities. Below is a sampling of the public administration projects completed by the Middle Georgia Regional Development Center in 2008.

**Community Development**

Community and Economic Development is a broad characterization of the work that community leaders embark upon for their future. As a highlight, during 2008, the Middle Georgia RDC assisted with the following recreation, housing, and public safety projects:

- Assisted local governments with expansions of existing recreation facilities and development of strategies for new recreational programs and facilities.
  - Recreational Trails Grant for North Peach Park
  - Land and Water Conservation Grants for Baldwin County, Peach County, Pulaski County, and Wilkinson County
  - Hawkinsville-Pulaski County Ocmulgee River Corridor Master Concept
  - Peach County Greenspace Plan
  - Assistance to Bibb County with the development of a process for enhancements to Lake Tobesofkee
  - Assistance to Putnam County in evaluating the operation of Uncle Remus Golf Course.

- Housing Activities to assist in the development of housing programs
  - City of Fort Valley Gano Neighborhood Targeted Housing Assessment
  - City of Perry Housing Assessment

Uncle Remus Golf Course
• Public Safety/Emergency Management
  o Assistance to Firefighters Grant for Danville, Forsyth, and Peach County.
  o Staffing for Adequate Fire and Emergency Response grant for Centerville.
  o Local Law Enforcement and Fire Services for Baldwin County, City of Byron, Crawford County, Jones County, and Wilkinson County

**General Government**
RDC staff is available to provide assistance in general government operations, whether it is completing a required survey for the State, researching other communities’ solutions to problems, or assistance with the routine functions of local government. For example, in 2008 RDC staff:

• Assisted Wilkinson County with the development and adoption of the 2008 budget, including analysis of 2007 expenditures and compliance with State law governing budget adoption.
• Facilitated a planning retreat for Baldwin County Board of Assessors and the Wilkinson County Board of Commissioners.
• Conducted analysis on possible annexation areas for the Cities of Allen-town, Macon and Roberta.
• Researched the creation of a tax allocation district.
• Conducted East Peach Infrastructure Analysis for City of Fort Valley, which analyzed the costs and benefits of infrastructure improvements to east Peach County.

**Grant Writing and Administration**
RDC staff is available to work with community leaders in the development of projects, including researching funding opportunities, and grant writing and administration. During 2008, $3,018,629 was awarded to cities and counties in Middle Georgia for grant applications prepared with the assistance of the Middle Georgia RDC.

Through our grant e-mail newsletter, we advise communities of public and non-profit funding opportunities on a wide variety of project areas from infrastructure to social services.

Funding sources routinely used by the RDC are:
Personnel Services
Personnel management is a key component of local government. In this area, the RDC assists communities with the development of accurate job descriptions, fair policies, and comparable salaries. During 2008, RDC staff completed the following projects in the area of personnel services:

- Development of the Georgia National Fairgrounds and Agricenter Pay Plan
- Recruitment for Wilkinson County Economic Development Director
- Recruitment for City of Forsyth City Administrator
- Training for City of Gordon employees
- Development of administrative tools for personnel management

Demographic Data
The RDC is a repository for demographic data that is of interest to our communities. Whether it is for grant applications, plans, studies, or for general information purposes, this data is important to our communities. To this end, we maintain population, housing, educational attainment, labor, economic, and other data sets. Common sources used include:

- Bureau of Labor Statistics
- Georgia County Guide
- Georgia Department of Community Affairs
- Georgia Department of Labor
- Georgia Department of Education
- U.S. Census Bureau

This information is provided to local governments, community groups, educational institutions, businesses, or the general public upon request.
The Middle Georgia RDC provides a multitude of planning-related services to its member local governments. Examples include regional and local land use planning, solid waste management planning, transportation planning, and historic preservation.

**Community Planning**

In FY 2008, RDC staff assisted five counties and eight cities in updating their local comprehensive plans. This action also included a review and update of each community’s Short-Term Work Program (STWP) and Service Delivery Strategy (SDS).

The RDC staff also accomplished an annual update to the Middle Georgia Regional Plan Work Program. The Regional Plan is used to coordinate the activities of the RDC, local governments, public agencies, and other interested parties in the region in furtherance of mutually agreed upon regional goals and objectives. Plan implementation measures undertaken by the RDC in FY 2008 included conducting reviews of 13 Developments of Regional Impact (DRIs) for multi-use projects in Middle Georgia and reviews of projects required of the State Intergovernmental Review Process.

Other community planning activities undertaken by RDC staff included the preparation of Redevelopment Plans, a Corridor Management Study, a National Scenic Byways Program (NSBP) grant application, and development of several local ordinances. RDC staff also served as facilitators at the Annual Jones County People Looking Ahead Now (PLAN) Retreat as well as sponsoring and hosting a Quality Growth Workshop that focused on implementing quality growth principles through the use of conservation subdivisions and options for decentralized wastewater treatment systems.

The Middle Georgia RDC assisted Wilkinson County and the cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre, and Toomsboro with their successful application to the Department of Community Affairs for the Signature Community Program. This two-year program of targeted technical assistance from state agencies focused on economic development and is designed to assist the County and the cities with their efforts to take comprehensive planning to the next level. In FY 2009, the Middle Georgia RDC will continue to work with these communities on the implementation of their Signature Community Initiatives.
Historic Preservation
In FY 2008, the RDC assisted and supported many local historic preservation commissions, Better Hometowns, and Main Streets; provided assistance, guidance, and training to the Middle Georgia Historic Preservation Advisory Committee; assisted in the completion of a Georgia Heritage Grant application for restoration of the Crawford County Courthouse; and prepared a National Register Nomination for the downtown and industrial/railroad sections of the City of Fort Valley.

In addition, an RDC staff member serves on the A.L. Miller High School Steering Committee. This group, working closely with the Bibb County Board of Education, is dedicated to finding a viable use for the historic A.L. Miller High School that will also serve as a catalyst for the revitalization of the surrounding neighborhood.

Transportation Planning
In the area of transportation planning, RDC staff completed an update to the Socio-Economic Database for the Warner Robins Area Transportation Study (WRATS) as well as provided technical assistance and expertise to the Macon Area Transportation Study (MATS) Technical Coordinating and Policy Committees.

In partnership with the Georgia Department of Transportation (GDOT), through an annual Planning Services Contract, RDC staff prepared Rural Transit Development Plans for Monroe and Putnam Counties, Pedestrian Facility/Sidewalk Infrastructure Improvement Plans for the Cities of Forsyth and Hawkinsville, and a Safe Routes to School (SRTS) Plan for Riley Elementary School in the City of Macon. In addition, RDC personnel served on the Advisory Committee for the Tri-County (Monroe, Jones, and Butts) Multi-Modal Transportation Study; completed several Section 106 Historic Preservation Reviews; monitored eight Transportation Enhancement projects within the region; assisted communities in the development of Scenic By-Way designation applications and corridor management plan guidelines; prepared Biennial Reviews for the Historic Piedmont and the Ocmulgee-Piedmont Scenic Byways; accomplished quarterly updates to the Regional Bicycle/Pedestrian website (www.middlegeorgiaambiqueped.org), and assisted Macon-Bibb County Planning and Zoning staff in the development of the Bibb County Coordinated Human Services Transportation Plan.

The Middle Georgia RDC also serves as the primary contractor for the Department of Human Resources (DHR) Coordinated Transportation System. The RDC is responsible
for administering the transportation of consumers for the Division of Aging Services; Division of Family and Children Services; Division of Mental Health, Developmental Disabilities and Addictive Diseases; Division of Public Health; the Georgia Department of Labor’s Vocational Rehabilitation Services Program and participants of the “Good Works” program and any other passengers in DHR Region 6 deemed eligible by the DHR Regional Transportation Office.

Environmental Planning
In FY 2008, the RDC contracted with the Georgia Department of Natural Resources, Environmental Protection Division to perform a scope of services under the Clean Water Act, Section 604(b). Specifically, Planning Department staff prepared Status Reports for 26 local Total Maximum Daily Load (TMDL) Implementation Plans pertaining to impacted stream segments in the Middle Georgia region.

RDC staff also prepared Solid Waste Management Plans for four counties and their six respective municipalities, in addition to providing on-going technical assistance to the Middle Georgia Clean Cities Coalition and the Middle Georgia Clean Air Coalition.

Technical Assistance
The RDC also offers the following services to its member governments:

- Assistance in implementing comprehensive plan and Short-Term Work Program goals and objectives (examples include neighborhood or small area development plans, downtown improvement plans, transportation corridor plans, greenway plans, bicycle/pedestrian plans, etc);
- Natural resource protection planning, to include preparation of Environmental Criteria Ordinances, Source Water Assessment Plans, and Source Water Protection Plans;
- Preparing and/or updating Pre-Disaster Mitigation Plans and other emergency response or community preparedness plans;
- Developing and/or updating local Zoning and Land Use Regulations;
- Creating community design guidelines;
- Assistance with instituting Quality Growth Initiatives; and
- Arranging and hosting training workshops for local officials.

RDC Staff actively participates in several professional planning organizations to remain current on the latest trends and developments in the field. This helps ensure the timely delivery of best practices to member governments.
ECONOMIC DEVELOPMENT

The Middle Georgia Regional Development Center, designated an Economic Development District by the U.S. Department of Commerce, provides an array of economic development services to its member governments. Activities include economic impact modeling, industrial recruitment support, strategic economic planning, research, financing, and special projects.

Economic Impact Modeling
The RDC can assist its members and local economic development agencies, such as industrial development authorities, with estimating the impact of locating a company in a community. The impact models used by the RDC are the Local Economic Impact Analysis (LOCI) developed by the Georgia Institute of Technology and the RDC Tax Revenue Impact Model developed by the Middle Georgia RDC. The LOCI model, which meets the requirements of most state grant programs, is an extensive tool that requires detailed information from the prospective firm. The RDC model is usually used to get a quick estimate on tax revenues generated by a potential industry and can be completed with some basic information about the prospect. In FY 2008, the RDC prepared four tax revenue impact models.

Industrial Recruitment Support
The staff of the RDC works extensively to assist our member governments and the economic development partners with industrial recruitment. The services offered include:

- Providing demographic information requested by prospects;
- Meeting with prospects;
- Mapping of available properties and buildings;
- Negotiating and structuring deals;
- Assisting with the industrial site certification process;
- Serving as a liaison between federal, state and local economic development resources; and
- Assisting with site selection and development.

Strategic Economic Planning
During 2008, the Middle Georgia RDC assisted its member governments and their economic development partners with economic development projects and an update to the Comprehensive Economic Development Strategy. The CEDS plan assists member governments with short- and long-term economic planning. The RDC staff worked with local officials and other interested parties in each county to update the strategy for each county for the region in its entirety.
This year was full of economic development successes across the region—both large and small. Highlights for 2008 include:

- Academy Sports and Outdoors broke ground on its $70 million warehouse and distribution facility in Twiggs County. The installation of water and sewer infrastructure at Twiggs County Industrial Park has been initiated. EDA, One-Georgia, CDBG/EIP, and SPLOST funds are being used to fund the infrastructure improvements.

- Kumho Tire Georgia announced the construction of its first U.S. manufacturing facility to be located in Sofkee Industrial Park in Bibb County. Kumho will invest $225 million and create 450 jobs.

- The City of Warner Robins continued the development of a plan to create a Maintenance Repair and Overhaul facility (G-Ramp) adjacent to Robins Air Force Base. During this period, preliminary design of the facilities has been completed, cost estimates have been developed, and private industry need has been determined. In addition, the City of Warner Robins and Robins Air Force Base executed a Strategic Partnership Agreement outlining a willingness to share resources and services in support of G-Ramp.

- The Development Authority of Monroe County sold the remaining 257 acres of Rumble Road Industrial Park for the development of a warehouse/distribution industrial park.

- Middle Georgia Economic Development District facilitated the development of a foreign trade sub-zone for the 11-county district. Funding for the foreign trade zone application was secured from the Central Georgia Joint Development Authority. When approved, the sub-zone will consist of 950 acres of land with the foreign trade zone designation and benefits. Four potential users have been identified throughout the region.

- Jones County secured funding to construct the entrance road into the Georgia Regional Industrial Park, a joint venture with Jones, Bibb, and Twiggs Counties.

- Landmark Assets, LLC acquired the Pillowtex Mill property in downtown Hawkinsville for the development of loft housing, a community market, and retail space.
ECONOMIC DEVELOPMENT CONTINUED...

Economic Development Financing

Another service provided by the Middle Georgia RDC is financing for economic development through federal and state economic development programs, including but not limited to OneGeorgia, Georgia Department of Community Affairs (DCA), U.S. Department of Commerce Economic Development Administration, U.S. Department of Agriculture Rural Development.

During 2008, RDC staff:

- Secured funding from the Economic Development Administration for the Academy Sports and Outdoors warehouse and distribution center located in the Twiggs County Industrial Park.
- Submitted applications to OneGeorgia, Georgia Department of Community Affairs and the Economic Development Administration for Kumho Tire Project in Sofkee Industrial Park in Bibb County.
- Secured funding for the construction of a rail spur to serve Alterra Bioenergy LLC in Tremon Street Industrial Park in Wilkinson County.

Special Economic Development Projects

An example of an ongoing project is the assistance the RDC provides to the 21st Century Partnership. The 21st Century Partnership mission is to support Robins Air Force Base (RAFB). The Base is the largest economic engine in the region, and the Partnership works to provide an environment that will promote its continued existence and expansion.

During 2008, the Middle Georgia RDC:

- Conducted research on alternative energy initiatives for RAFB.
- Updated the housing database.
- Updated the economic impact model.
- Coordinated semi-annual Joint Land Use Study Committee meetings.

Two additional special economic development projects are the development of a regional marketing and cooperation plan and support of the City of Warner Robins to establish an aerospace maintenance and repair facility known as G-Ramp.
RDC LOAN PROGRAMS

The small business loan programs operated by the RDC and its affiliate the Georgia Small Business Lender (GSBL) is another important tool to help promote economic growth in the region.

The RDC created the Georgia Small Business Lender (GSBL) in 1982 as the lending arm of the agency. The GSBL is a private nonprofit corporation. While the four loan programs offered by the GSBL have different regulatory requirements, the goals of job creation and private investment are the same for each program. The staff works with each applicant to find the best fit for that particular business.

SBA 504

The U.S. Small Business Administration 504 Loan is the GSBL’s largest loan program. The SBA created this economic development loan program in 1980, and the GSBL became a Certified Development Company (CDC) in February of 1983. This certification allows the Georgia Small Business Lender to make SBA 504 loans in the State of Georgia.

The Small Business Administration developed the 504 loan program to help small businesses in obtaining financing for hard assets (land, building, and equipment with a useful life of ten years or more). Under the program, a private sector lender lends the applicant up to 50 percent of the eligible project cost. The small business contributes at least 10 percent of the project cost (start-up businesses or special purpose facilities must contribute 15 percent, businesses that are both a start-up and are located in a special purpose facility must contribute 20 percent). The borrower obtains the remaining 30 percent to 40 percent from the SBA. The interest rate on the SBA loan is fixed for the term of the loan and, depending on the collateral, the borrower has a choice of ten or twenty years for the term.

In FY 2008, the GSBL closed four SBA 504 Loans for a total of $1,958,000. Those four businesses invested a total of $4.8 million and will create or save 40 jobs. At the end of the fiscal year, there were an additional seven loans approved but not closed. Once these loans are closed, the GSBL will lend these companies a total $3,162,000. The companies will invest $11,375,000. Since 1983, the GSBL has closed 130 SBA 504 loans a total of $39,610,000. The companies assisted have invested $114,000,000 and have created or saved over 1,300 jobs. Examples of the types of businesses that this fund has helped include restaurants, manufacturers, car dealerships, construction contractors, daycare centers and dentists.

The three additional loan programs that the GSBL operates are the EDA Revolving Loan Fund, the Rural Development Revolving Loan Fund, and Robert Wood Johnson Rural Healthcare Revolving Loan Fund.
EDA Revolving Loan Fund

In 1992 the Economic Development Administration assisted the Middle Georgia RDC in developing the EDA Revolving Loan Fund (EDA RLF). This Fund lends money to businesses in the following counties: Baldwin, Bibb, Crawford, Houston, Jones, Monroe, Peach, Pulaski, Putnam, Twiggs, and Wilkinson.

The EDA RLF is designed to help businesses in obtaining financing for primarily hard assets (land, building, and equipment with a useful life of ten years or more). Under certain circumstances, the RLF will finance working capital provided there is sufficient collateral to secure the loan. The program participates with private sector lenders to fund projects. The typical funding scenario is the private sector lender lends the applicant up to 57 percent of the eligible project cost. The applicant contributes at least 10 percent of the project cost with the RLF lending the remaining 33 percent. The interest rate and term of the loan is determined by the Loan Review Committee and depends on the project and the assets being financed.

This past fiscal year, the GSBL approved and closed two EDA RLF loans for a total of $155,000. The total investment by the businesses was $1,200,000. In the history of this EDA Revolving Loan Fund, the GSBL has made 40 loans to businesses for a total of $6,561,000. The businesses assisted have contributed $30,809,000 and have created or saved 495 jobs.

USDA Rural Development Revolving Loan Fund

In the same year that the EDA RLF was created, the GSBL with the assistance of the U.S. Department of Agriculture’s Rural Development established the Rural Development Revolving Loan Fund. This Fund lends money to businesses in rural areas of the GSBL service area. Businesses in the following counties and areas are eligible for assistance: Baldwin, Crawford, Jones, Monroe, Peach, Pulaski, and Twiggs and the areas of Bibb and Houston outside the city limits of Macon and Warner Robins.

The RLF is designed to help businesses in obtaining financing for primarily hard assets (land, building, and equipment with a useful life of ten years or more). Under certain circumstances, the RLF will finance working capital provided there is sufficient collateral to secure the loan. The program participates with private sector lenders to fund projects. The typical funding scenario is the private sector lender lends the applicant up to 50 percent of the eligible project cost. The applicant contributes at least 10 percent of the project cost with the RLF lending the remaining 40 percent. The interest rate and term of the loan is determined by the Loan Review Committee and depends on the project and the assets being financed.

This past year the GSBL made one Rural Development RLF Loan to assist with the expansion of a daycare center in Hawkinsville. The GSBL loan was $128,000, and the project cost was $375,000.
Since its inception, the Rural Development RLF has helped 17 businesses in Middle Georgia. The amount of the loans is $1,779,000 with the businesses investing over $7 million and creating 200 jobs.

**Georgia Rural Healthcare Revolving Loan Fund**

In 2003 with the assistance of the Robert Wood Johnson Foundation, the Department of Community Health/Office of Rural Health Services (ORHS), the Georgia Rural Enrichment and Access Program (REAP) at Mercer University School of Medicine, and the GSBL established the Georgia Rural Healthcare Revolving Loan Fund (RLF). This Fund lends money to healthcare providers in rural and underserved areas across the State of Georgia.

The goal of the RLF is to sustain and increase access to healthcare as well as improve the quality of healthcare in rural and medically underserved areas of Georgia. Providers can obtain financing for primarily hard assets (land, building, and equipment with a useful life of ten years or more). Under certain circumstances, the RLF will finance working capital provided there is sufficient collateral to secure the loan. The program participates with private sector lenders to fund projects. The typical funding scenario is the private sector lender lends the applicant up to 50 percent of the eligible project cost. The applicant contributes at least 10 percent of the project cost with the RLF lending the remaining 40 percent. The interest rate and term of the loan is determined by the Loan Review Committee and depends on the project and the assets being financed.

In FY 2008, the GSBL made one Robert Wood Johnson Rural Healthcare RLF loan in the amount of $175,000 to assist with the opening of a doctor’s office in Peach County. The cost to complete the project was $1.1 million.

To date, the fund has assisted four medical practitioners for a total of $482,000. The healthcare providers have invested a total $2,326,000 and have created 15 jobs.

In addition to the four programs operated by the GSBL, it also acts as the servicing agent for the Crawford County Employment Incentive (EIP) Revolving Loan Fund. The GSBL Board of Directors reviews applications for this fund and makes recommendation to Crawford County.

More information about the loan programs is available at www.gsbl.org.
INFORMATION TECHNOLOGY

The Middle Georgia RDC provides Information Technology (IT) services to its member governments in the areas of GIS mapping analysis, GPS data collection, multi-media development, graphical design, and printing. The local governments in Middle Georgia made extensive use of RDC IT services during FY 2008. The following provides more detail about some of the IT project initiatives undertaken last year.

Local Update of Census Addresses (LUCA)
2010 LUCA was a federal program, developed by the U.S. Census Bureau, to provide local governments with an avenue to review and update the master address database and population maps that will be used to conduct the 2010 decennial census. The program was designed to increase the accuracy of the population counts for local governments. Accurate population counts affect grant eligibility and congressional representation—both of which are important to local governments.

In FY 2008, the RDC used a combination of GIS and other information technology services to assist each of its member governments with completing the 2010 LUCA program. Following are examples of the LUCA assistance provided:

- Served as the official liaison between its member governments and the U.S. Census Bureau;
- Conducted a series of training workshops from October 2007 to January 2008 on LUCA program options;
- Completed and submitted LUCA participation packets to the U.S Census Bureau;
- Acquired, compiled, and integrated local address lists from each community into one local master address database;
- Used GIS and SQL scripting to address-match and edit each local master address database into acceptable U.S. Census Bureau formats; and
- Submitted local master address databases and worked with the U.S. Census Bureau staff to perform post-processing and quality control services.

GIS Mapping and Analysis
Geographic Information System (GIS) is a technology that combines the visualization power of a computer map with the analysis and reporting capabilities of a relational database. The digital spatial data analysis of GIS is an emerging tool used by local officials to aid their decision-making process. In FY 2008, numerous member governments took advantage of the GIS mapping and data analysis services offered by the RDC.
Following are some examples of GIS Mapping and Analysis projects:

- A population density and land availability map to assist Wilkinson County officials with locating potential sites for a new emergency services headquarters;
- Digital spatial analysis services for the City of Macon in the following areas: annexation maps, demographic analyses, site locations, and property inventory maps;
- Tax parcel (property line) maintenance and update services using coordinate geometry data input techniques for Baldwin, Pulaski, and Putnam Counties;
- Large format land use and zoning maps using professional quality cartographic standards for the City of Gordon;
- Numerous economic development-based map products for the Macon Economic Development Commission (MEDC) showing demographic statistics, available lots, and existing building structures for industrial parks in Bibb County; and
- A series of large format maps and map booklets showing the existing transportation grid of Crawford County to be used by the public safety entities serving the county.

**GPS Data Collection**

Global Positioning System (GPS) is a satellite-based data collection technology that enables users to accurately map and inventory geographic features on the ground. Data collected using GPS equipment can be directly imported into a GIS database and used to update maps.

The RDC is an active user of GPS technology. GPS services provided by the RDC include the collection and map inventory of infrastructure utilities, road centerlines, bridges, building footprints, environmental features, and community facilities. In addition, the RDC provides training to local officials on the operation and use of GPS equipment.

In FY 2008, the RDC completed a GPS inventory of all railroad crossings in Middle Georgia for the Georgia Department of Transportation Office of Traffic Data.
Multimedia Development
The RDC provides multimedia development services to member governments in the areas of web site development, digital media publishing, and custom programming. Web sites are developed for communities to market and disseminate information over the Internet. Reports and other documents are published digitally to CD-ROM, DVD-ROM, and other paperless media formats. The RDC provides custom programming services to develop specialized software applications for local governments in the areas of asset and inventory management.

Following are examples of multimedia-based projects undertaken in FY 2008:

- Macon - Bibb County Planning & Zoning web portal  
  - http://www.maconbibbpz.org
- Crawford County Web Site  
  - http://www.crawfordcountyga.org
- Well and Septic Tank Referencing and Online Mapping  
  - http://216.128.199.77
- Project GANO Neighborhood Assessment (Fort Valley)  
  - Project GANO CD-ROM

Graphics Design and Printing
The RDC provides a wide variety of professional graphics design and printing/reproduction services. Professional graphics editing software is used to create logos, letterhead, large-format presentations, and other graphical display elements. Print shop services such as reproduction, printing, and folding are also provided.

During FY 2008, the RDC provided the following graphics services:

- Digitized the official logo for the Putnam County Planning and Development Department into a vector-based graphics format. Vector-based graphics are very versatile because they can be re-sized without loss of pixel resolution.
- Created several large format presentation-style checks for the Economic Development Administration (EDA) of the U.S. Department of Commerce. The presentation-style checks are used during federal grant award ceremonies.
Mrs. C., an 85-year-old client from Bibb County whose husband was hospitalized for over two months, says, “What would I do without Meals on Wheels?” Mr. C., her primary caregiver, had been shopping for groceries and preparing the couple’s meals. The daily delivery of a hot meal by a cheerful Meals on Wheels volunteer is a lifeline for Mrs. C. and hundreds of older adults throughout Middle Georgia.

The mission of the Middle Georgia Regional Development Center, through its Area Agency on Aging, is to promote a full, dignified life for older people living in Middle Georgia. To fulfill its mission, the RDC/AAA is responsible for planning and developing comprehensive services to adults age 60 and over. It administers more than $12 million in federal and state funding and, in partnership with local agencies, provides a wide range of human services to older adults.

The Middle Georgia Regional Development Center/Area Agency on Aging experienced many “firsts” during Fiscal Year 2008. These included:

- Opening adult mobile day care sites in Crawford and Houston Counties in collaboration with the Middle Georgia Community Action Agency;
- Receiving a $10,000 award from the prestigious Brookdale Foundation in New York City, which led to the development and implementation of a Relatives as Parents Program (RAPP) in Peach County;
- Participating in a senior farmer’s market nutrition program provided vouchers to older adults for fresh local produce;
- Implementing a case management program to serve at risk-older adults;
- Surveying of clients throughout the 11-county area to determine their satisfaction with RDC/AAA-funded services; and
- Forming an Assessment and Referral Team resulting in improved monitoring of the AAA’s waiting lists for key services.

The AAA’s premier event, “Senior Day in the Park,” attracted 802 participants, an increase of 14 percent from 2007. Co-sponsored with the City of Macon Parks and Recreation Department, the theme was “Communities Working Together” and featured over 40 exhibitors, live music, activities, picnic foods, door prizes, and for the first time, a best t-shirt contest won by the Crawford County Senior Center. The full cost of the event was underwritten by corporate sponsorships.
RDC/AAA Services At-A-Glance

- “Gateway,” the AAA’s single point of entry, provides a “one call connection” to aging and disability resources. In FY 2008, more than 2,500 people called Gateway, resulting in 6,620 requests for information. Skilled intake and screening specialists also conduct screenings for programs and services offered in the 11 counties of the Middle Georgia service area. In FY 2008, 1,662 individuals were served.

- The Community Care Services Program (CCSP), a Medicaid-funded program, provided in-home services to 714 older adults at risk of nursing home placement. Services include personal care, light housekeeping, meals, respite care, emergency response systems, and/or 24-hour supervision. Consumer-directed care to promote consumer choice and independence, financial management, and customer satisfaction is available to interested older adults and their caregivers.

- Home and Community-Based Services (HCBS) includes home-delivered meals, congregate meals in a community setting, homemaker, personal care, and respite care services. Senior Centers throughout Middle Georgia provided opportunities for socialization, educational, and recreational activities and provided 61,390 meals to 468 older adults. Individuals unable to leave their homes were served through the home-delivered meal program, which provided 218,761 meals to 1,265 people. More than 18,500 hours of homemaker, personal care, or respite care services were provided to 155 older adults or their caregivers. This represented an increase of 13.5 percent in one year as a result of additional state funding for in-home services.

- The GeorgiaCares Program assists consumers in understanding and accessing Medicare programs, provides information about health insurance and long-term care options, and increases awareness of senior fraud. The GeorgiaCares program successfully met the goals of the Division of Aging Services for FY 08, with consumer savings totaling over $1,000,000. More than 1,000 persons received one-on-one counseling. GeorgiaCares staff made strong efforts to reach the Latino population, with those outreach efforts continuing in FY 2009.

- Community Outreach promotes the RDC/AAA through marketing and public relations. During FY 2008, articles on AAA services were published.
in regional and state publications including “Active Lifestyles,” “Georgia Generations,” “The Senior News,” and local newspapers. RDC staff members were featured on television shows including news broadcasts highlighting AAA programs.

- Elder Rights and Advocacy protects the rights of older adults through programs such as Elder Legal Services, GeorgiaCares, and Ombudsman services (to protect residents in long-term care facilities) and to advocate for additional service options for older adults.

- The Nutrition and Wellness Program promotes healthy aging through education on nutrition, exercise, disease management, and safe usage of medication. Live Healthy Georgia-Seniors Taking Charge was held in September 2007 with a total of 303 participants attending. More than 20 community partners participated in the event by sharing information, conducting health screenings, and providing food or door prizes.

- In partnership with Bibb County Extension Service and Houston Medical Center’s Community Outreach Department, more than 70 older adults from Bibb, Houston, and Jones Counties were chosen to participate in an evidence-based prevention program through Live Healthy Georgia-Seniors Taking Charge.

- A nutrition counseling program for clients at significant nutritional risk was developed and implemented. Under contract with the RDC/AAA, a registered dietitian will work with identified clients to develop a plan for improving health outcomes through improved nutrition.

- The Caregiver Support/Kinship Care Program assists caregivers and grandparents in caring for their loved ones and grandchildren by offering caregiver services, training, and support. During FY 2008, scholarships to the Booker T. Washington Community Center summer camp were awarded to six children receiving full-time care from a relative. School supplies were provided to participants of the Relatives as Parents Program in Bibb and Peach Counties, with additional supplies donated to the Boys and Girls Club and Department of Family and Children’s Services in Peach County and the Booker T. Washington Center and Foster Grandparents Program in Bibb County.
• Home modification is provided by Rebuilding Macon. Using a combination of RDC/AAA funds and other community resources, during FY 2008, Rebuilding Macon repaired 150 homes making adaptive changes such as grab bars and ramps to one-third of those homes.

• The Senior Community Service Employment Program (SCSEP) provides temporary, paid work experience for individuals age 55 and over whose incomes fall at or below the federal poverty line and have poor employment prospects. Participants are given temporary assignments with nonprofit community organizations where they have an opportunity to sharpen and develop skills while searching for a permanent position.

• The Enhanced Service Program (ESP) is a powerful resource database that includes comprehensive information on more than 22,000 service providers throughout Georgia. During the past two years, the RDC/AAA has increased its service entries by 115 percent to more than 2,795 resources specifically related to Middle Georgia. The program provides assistance to older adults, individuals with disabilities, caregivers, and service providers by connecting them with resources for services and programs.

The RDC/AAA contracts with nonprofit, for profit, and government agencies to provide a full continuum of services to older adults.

Community Care Services Program, Care Coordination
- McIntosh Trail Management Services, Inc.

Congregate and/or Home-Delivered Meals
- Houston County Council on Aging
- Meals on Wheels of Macon and Bibb County, Inc.
- Middle Georgia Community Action Agency
- Overview Community Action Agency
- Pulaski County Council on Aging
- Putnam County Board of Commissioners
- Wilkinson County Board of Commissioners

Home Modifications and Repairs
- Rebuilding Macon

Legal Services
- Georgia Legal Services Program

Long-Term Care Ombudsman
- Middle Georgia Community Action Agency

Senior Employment
- Meals on Wheels of Macon and Bibb County, Inc.
FY 2008 BUDGET INFORMATION

The RDC is funded by federal, state, and local government sources. Local dues support local technical assistance to member governments and provide matching resources to assist the RDC in obtaining and matching available federal and state grants. Local government dues have remained at $.77 per capita since 1992. In April, the Board of Directors approved an increase to $1.00 per capita effective beginning July 1, 2008 in order to secure increased state funding.

In FY 2008, the operating budget for the RDC was $3,813,692. The funding sources ratio for the operating budget was as follows: Local sources 20 percent, state sources 38 percent and federal sources 42 percent. The total budget for FY 2008 was $10,165,947 of which 62 percent was pass-through funds to support the initiatives of the DHR Aging and Community Care Programs, DHR Coordinated Transportation program, the Middle GA Economic Partnership, Clean Air/Clean Cities Coalition, Central Georgia Joint Development Authority, and Georgia Workforce Investment Act.

The RDC is most pleased to report that all financial and program obligations were met for the Year Ended June 30, 2008, and an increase in net assets was realized. The FY 2008 Comprehensive Annual Financial Report (CAFR) will be presented to each member government and the appropriate funding agencies at the November 2008 Board Meeting.
RDC STAFF DIRECTORY

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RDC BOARD OF DIRECTORS

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(Non-Public Representative)

Mr. Andrew Inker
(Non-Public Representative)

*Executive Committee Member
Each year, the National Association of Development Organizations (NADO) issues innovation awards to regional development organizations for projects demonstrating significant impact to regional and local government. In FY 2008, the Middle Georgia RDC received its 11th innovation award. Following is a list of these awards.

- Monroe County WWW Information Server - 1998
- Hawkinsville GIS Mapping System - 1999
- Kid’s Journey: Projecting Juvenile Delinquency - 1999
- Macon - Bibb County Industrial Authority GIS Inventory - 2000
- EDA Grant Application & Resource CD-ROM - 2001
- Middle Georgia Hazard Mitigation Resource CD-ROM - 2002
- Wilkinson County Housing Assessment Needs Study - 2003
- Macon Water Authority GIS Peer Assessment - 2005
- Middle Georgia Historic Preservation Directory Web Site - 2007
- City of Milledgeville Enterprise Zone/Opportunity Zone - 2008

Certificates of Achievement for Excellence in Financial Reporting Awards
Each year, the Government Finance Officers Association (GFOA) presents Certificates of Achievement for Excellence in Financial Reporting to local, regional, and state government bodies that “go beyond the minimum requirements of generally accepted accounting principles to prepare comprehensive annual financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal.”

In FY 2008, the Middle Georgia RDC received a Certificate of Achievement for the preparation of its 2007 Comprehensive Annual Financial Report (CAFR). This is the 13th consecutive year the RDC has received this award from the GFOA.
History of the Middle Georgia RDC
The Middle Georgia Regional Development Center (RDC) was established through the enactment of the Georgia State Planning Act of 1989, commonly known as House Bill 215. The Middle Georgia RDC, effective July 1, 1989, succeeded the former Middle Georgia Area Planning and Development Commission established in 1965. The Official Code of Georgia annotated (OCGA) Section 50-8-31 et al provided for this succession and is the basis for the existence of the Middle Georgia RDC. Membership in the RDC is mandatory for each county and municipality in the Middle Georgia region. The RDC’s membership consists of 11 counties and 22 cities in Middle Georgia. The area consists of both urban and rural counties with Bibb County/Macon and Houston County/Warner Robins being predominately urban.

RDC Board of Directors
The RDC Board of Directors is responsible for establishing policy and direction. The objectives of the RDC are to develop, promote, and assist in establishing coordinated and comprehensive planning in Georgia; to provide local governments on both an individual and regional basis with professional technical assistance to improve local government service programs; to provide professional technical assistance with the development, collection, compilation, and maintenance of a local information base and network; to manage those nonprofit corporations created by the RDC in accordance with Georgia law for the operation of revolving loan programs and to function as a certified development company; and to function as the designated Area Agency on Aging (AAA), responsible for services, advocating on behalf of older persons in need, and contracting with a network of agencies to provide direct services to the elderly in the Middle Georgia region.

The Middle Georgia RDC Member Governments

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<th>Baldwin County</th>
<th>Jones County</th>
<th>Twiggs County</th>
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<tr>
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The Middle Georgia RDC Board of Directors and staff extend a special thanks to all of the sponsors of our 2008 Annual Meeting.

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Ingram & Associates
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Publix Super Market
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