

SOUTHERN GEORGIA REGIONAL COMMISSION



U.S. DEPARTMENT OF COMMERCE
ECONOMIC DEVELOPMENT ADMINISTRATION

2009 ANNUAL REPORT

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)



SEPTEMBER 2009

Award Number(s):

04-83-05869 - South Georgia Regional Development Center
04-83-05853 - Southeast Georgia Regional Development Center

Grant Period:

October 1, 2008 - September 30, 2009

SOUTHERN GEORGIA REGIONAL COMMISSION

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I. EXECUTIVE SUMMARY

On July 1, 2009, the South Georgia Regional Development Center (RDC) located in Valdosta, Georgia, and the Southeast Georgia Regional Development Center (RDC) located in Waycross, Georgia, were dissolved and replaced with a new single Regional Commission, known as the Southern Georgia Regional Commission (SGRC).

This action was a result of the passage and enactment of State of Georgia House Bill 1216 that reduced the number of state service delivery regions from sixteen to twelve. Simultaneously, this legislation affected designated Economic Development Districts (EDD's) in Georgia.

The Southern Georgia Regional Commission's planning district includes the eighteen county governments of Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Cook, Clinch, Coffee, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and Ware Counties, and the municipal governments within those counties.

The 2009 CEDS Annual Report is provided to the Economic Development Administration as the Annual Report for the SGRC under EDA Investment No. 04-83-05869 (Valdosta) and 04-83-05853 (Waycross). The consolidated report covers the period from October 1, 2008 through September 30, 2009.

Both RDC's are past recipients of 301.b Planning Investments from the U.S. Department of Commerce, Economic Development Administration. In addition, Planning Investment funds provided support to the SGRC through its prior entities for the revision of the 2009-2010 CEDS Annual Report and for the new District to use towards consolidation and implementation of regional goals and objectives, a plan of action, and regional investment priorities and funding sources. The revised strategy for the Annual Report was adopted by Resolution at the September 23rd, 2009, Council meeting of the SGRC.

The Area 18 (Valdosta) and Area 19 (Waycross) Workforce Investment Boards continue to serve as the CEDS Strategy Committee for the SGRC 2009 planning initiative. This organizational structure has been in place since the inception of the CEDS planning process for each of the prior RDC districts. The WIB Boards made up of a professionally diverse group of regional leaders, view job creation, economic initiatives and incentives to assist business and industry, and workforce training and education as top needs or priorities in the region. For this reason the CEDS Strategy Committee are invaluable for their input into the CEDS process.

The SEGRDC (Waycross) 2005-2012 CEDS and previous Annual Reports were incorporated into the larger 2005-2012 SGRDC (Valdosta) CEDS and Annual Reports with revisions and adjustments made. The consolidated information has been incorporated in to the Southern Georgia Regional Commission (SGRC) 2009 CEDS Annual Report.

The 2009 CEDS Annual Report provides organizational information on the staffing and divisions

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of the regional commission. It also identifies the Workforce Development Boards for Areas 18 (Valdosta) and 19 (Waycross), who serve as the CEDS Committee and provide community and private sector participation in the CEDS effort. In addition, the Annual Report gives an overview of the region briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a revised list of achievable Goals and Objectives for the new region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2009 CEDS. A complete CEDS analysis will not be undertaken until the upcoming five year plan is prepared in 2012.

The Southern Georgia Regional Commission's (SGRC) 2009 CEDS Annual Report is a compilation of efforts by volunteers and staff to inventory all economic development activities within the new region, regardless of the source of funding, and report on changing economic conditions. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

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II. INTRODUCTION

Southern Georgia local government officials and community leaders acknowledge the need for, and advantages of, an economic development strategy in effecting positive changes in the District. This realization manifests in the coordinated efforts of two previous Districts, now united as one new District, and the resulting 2009 CEDS Annual Report. Staff and volunteers of the Southern Georgia Regional Commission worked towards the consolidation of each of the previous District's CEDS into one single document with revisions and adjustments to be used in the new planning year of October, 2009 through September 30, 2010. This document is the 2009 CEDS Annual Report.

The report provides a description of the new District known as the Southern Georgia Regional Commission. It also identifies consolidated regional goals, changes to those goals, and progress made by the membership and staff of the Southern Georgia Regional Commission toward the goals, objectives, and actions outlined in each organization's 2007-2012 Comprehensive Economic Development Strategy (CEDS).

The Regional Commission created and maintains its own Website. This Annual Report will be available on the Southern Georgia RC website, www.sgrc.us, for the public and decisions makers to use to keep track of the CEDS and its implementation. The organization will continue to advance and update its Website as information is made available.



III. SGRC-EDD COUNCIL

The Southern Georgia Regional Commission (SGRC) is a multi-jurisdictional planning agency whose membership includes public officials, private individuals, post-secondary education representatives, workforce development representatives, economic development leaders, and other stakeholders from throughout the region. The recently created organization serves as the Economic Development District (EDD) providing technical, planning, community and economic development assistance, and aging and workforce development services assistance to eighteen counties in South Central and Southeast Georgia.

The Southern Georgia Economic Development District (EDD) coincides with the area served by the Southern Georgia Regional Commission. In effect, the District and the Region are the same, and the governing authority, or “Council,” of the Regional Commission functions as the District Council in administering the District EDA programs.

The membership of the Commission includes representation from Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and Ware Counties. All eighteen counties are represented on the council, as well as 17 of the 59 (RC) municipalities in the Region. The membership includes: (1) “County Official” - The chief elected official of each county’s governing body; (2) “Municipal Official” - Mayor of the county seat; (3) “Private Official” - One private-sector official from each county representing any for-profit enterprise, management official, or executive holding a key decision-making position (or designee); (4) Three (3) At-Large Appointments by the Governor of Georgia, (5) One (1) At-Large Appointment by the Lieutenant Governor of Georgia; and, (6) One (1) At-Large Appointment by the Speaker of the House. Currently the SGRC Council representation includes: 35 public officials (Echols County has a vacancy), 18 private officials, and 4 At-Large officials. (The Governor’s office has a vacancy). The Southern Georgia Regional Commission is in compliance with EDA and State of Georgia governing membership requirements.

There have been changes to the governing authority as reflected in the 2009 CEDS plan (either a result of local elections in November 2008, or due to the creation of the Regional Commission). A detailed list of council members is included on the following page. An asterisk (*) denotes a change to the governing body or “council.”



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A. COUNCIL MEMBERSHIP

Local Government Reps.	Non-Government Reps.	At-Large Reps.
Atkinson Tommy Guthrie, County* Ellie Morris, Municipal	Atkinson Felton Morris, Private *	Governor's Appointment
Bacon Roger Boatright, County * Wayne Williams, Municipal	Bacon Jackie Welch, Private *	Terri Lupo * Gary Strickland *
Ben Hill Philip Jay, County Gerald Thompson, Municipal	Ben Hill Lavonia Stepherson, Private	Vacancy
Berrien Elna Bragdon, County Travis Harper, Municipal	Berrien Crissy Staley, Private	
Brantley Ronald Ham, County * Ronnie Jacobs, Municipal	Brantley Marvin Peeples, Private	Lt. Governor's Appointment
Brooks Howard Lawson, County Curtis Pickels, Municipal	Brooks Jackie Shelton, Private	Keith Stone *
Charlton Jesse Smith, County Bill Staeger, Municipal	Charlton Austin Hickox, Private	
Clinch Wayne Clifton, County * Carol Chambers, Municipal	Clinch Willie Hardee, Jr., Private	Speaker's Appointment
Coffee Jimmy Kitchens, County Johnnie Lee Roper, Municipal	Coffee Adam Smith, Private *	Randy Crenshaw *
Cook Michael Dinnerman, County Buddy Duke, Municipal	Cook Willie Batchelor, Private	
Echols Leon Zeigler, County Vacancy	Echols Willie Collier, Private	
Irwin Joey Whitley, County Lamar Royal, Municipal	Irwin Lemoria Moses, Private	
Lanier Ronnie Bennett, County Bill Darsey, Municipal	Lanier Ruth May, Private	
Lowndes Joyce Evans, County John Fretti, Municipal	Lowndes Robert Jefferson, Private	
Pierce - James Dennison, County Tom Davis, Municipal	Pierce Richard Larson, Private *	
Tift Grady Thompson, County Jamie Cater, Municipal	Tift Ronald Nixon, Private	
Turner Daryl Hall, County Sandra Lumpkin, Municipal	Turner Charles Kinney, Private	
Ware Carlos Nelson, County Clarence Billups, Municipal *	Ware Richard Henderson, Private*	

* Denotes change to the membership

B. COUNTY FACTS

Atkinson County

Area: 338.1 square miles
 Population: 7,609
 County Seat: Pearson
 Incorporated Communities:
 Pearson, Willacoochee,
 Established: August 15, 1917

Bacon County

Area: 285 square miles
 Population: 10,103
 County Seat: Alma
 Incorporated Communities:
 Alma
 Established: July 27, 1917

Ben Hill County

Area: 251.8 square miles
 Population: 17,484
 County Seat: Fitzgerald
 Incorporated Communities:
 Fitzgerald
 Established: July 31, 1906

Berrien County

Area: 452.5 square miles
 Population: 16,235
 County Seat: Nashville
 Incorporated Communities:
 Nashville, Alapaha, Enigma, Ray City
 Established: February 25, 1856

Brantley County

Area: 444.4 square miles
 Population: 14,629
 County Seat: Nahunta
 Incorporated Communities:
 Nahunta, Hoboken
 Established: August 14, 1920

Brooks County

Area: 493.7 square miles
 Population: 16,450
 County Seat: Quitman
 Incorporated Communities:
 Quitman, Barwick, Morvin, Pavo,
 Established: December 11, 1858

Charlton County

Area: 780.8 square miles
 Population: 10,282
 County Seat: Folkston
 Incorporated Communities:
 Folkston, Homeland
 Established: February 18, 1854

Clinch County

Area: 809.4 square miles
 Population: 6,878
 County Seat: Homerville
 Incorporated Communities:
 Homerville, Argyle, Dupont, Fargo
 Established: February 14, 1850

Coffee County

Area: 602.4 square miles
 Population: 37,413
 County Seat: Douglas
 Incorporated Communities:
 Douglas, Ambrose, Broxton, Nicholls
 Established: February 9, 1854

Cook County

Area: 299.1 square miles
 Population: 15,771
 County Seat: Adel
 Incorporated Communities:
 Adel, Cecil, Lenox, Sparks
 Established: July 30, 1918

Echols County

Area: 404.2 square miles
 Population: 3,754
 County Seat: Statenville
 Incorporated Communities:
 None
 Established: December 13, 1858

Irwin County

Area: 356.8 square miles
 Population: 9,931
 County Seat: Ocilla
 Incorporated Communities:
 Ocilla
 Established: December 15, 1818

Lanier County

Area: 186.8 square miles
 Population: 7,241
 County Seat: Lakeland
 Incorporated Communities:
 Lakeland
 Established: August 7, 1920

Lowndes County

Area: 504.3 square miles
 Population: 92,115
 County Seat: Valdosta
 Incorporated Communities:
 Valdosta, Dasher, Hahira, Lake Park
 Established: December 23, 1825

Pierce County

Area: 343 square miles
 Population: 15,636
 County Seat: Blackshear
 Incorporated Communities:
 Blackshear, Offerman, Patterson
 Established: December 18, 1857

Tift County

Area: 265.1 square miles
 Population: 38,407
 County Seat: Tifton
 Incorporated Communities:
 Tifton, Omega, Ty Ty
 Established: August 17, 1905

Turner County

Area: 286.1 square miles
 Population: 9,504
 County Seat: Ashburn
 Incorporated Communities:
 Ashburn, Rebecca, Sycamore
 Established: August 18, 1905

Ware County

Area: 902.6 square miles
 Population: 35,483
 County Seat: Waycross
 Incorporated Communities:
 Waycross
 Established: December 15, 1824

Source: www.georgia.gov/

SOUTHERN GEORGIA REGIONAL COMMISSION

STAFF

Valdosta Office
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Waycross, Georgia 31503
(912) 285-6097
(912) 285-6126

ADMINISTRATION AND FINANCIAL DIVISION

John L. Leonard, Executive Director

Lisa Cribb, Asst. Executive Director

Administration

Jackie Bennett, Administration

Dorothy Miles, Administration

Sherry Olson, Administration

Ernest Styles, Administration

Finance

Kelly Schultz, Finance Director

Evi Estep, Administration

Carol Royal, Administration

Tish Hardee, Administration

COMMUNITY, ECONOMIC DEVELOPMENT AND PLANNING

Sherry Davidson, Community and Economic Development Director

Community Development

Tonia Hendricks, Community Development
Grants Specialist

Kimberly Hobbs, Community Development
Grants Specialist

Economic Development

Justin Devane, Economic
Development Specialist

Genie Lee, Economic
Development - Project Developer

Richard Welch, Economic
Development - Project Developer

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GEOGRAPHIC INFORMATION SERVICES

	Julia Shewchuk, Planning Director	
	Chris Storm, Director	
Michael Jacobs, Historic Preservation, Catherine Bradley, Regional Zakkiyyah Osuigwe, Planner Michael Rivera, Regional Richard Batten, Environmental Planner Rachel Strom, VALOR	Janice McKinnon, Planning Justin Jacobs, Regional Amanda Peacock, Planner Joe Bendis, VALOR David Morgan, Transportation Planner	Todd Miller, Planner Chris Mock, Regional Corey Hull, AICP - MPO Coordinator Lisa McAleer, VALOR Angela Wall, Environmental Planner Amira Wiggins, VALOR

HUMAN RESOURCES

INFORMATION TECHNOLOGY SERVICES

	Wanda Taft, Director	
	Vance Roberts, ITS / DP Director	
	Area Agency on Aging (AAA)	
Larry Adams, ITS / DP	Richard J. Bolduc, ITS / DP	Judith Camp, ITS / DP
Laura Sapp, Lead RN	Scott Courson, Program Manager	Glenda Lang, Program Manager
James Grubbs, ITS / DP	Dieter Lisse, ITS / DP	Greg Nazworth, ITS / DP Bridget Delaney, Wellness Coordinator
Claire Larson, Program Manager	Ryan Thomas, Program Manager	David Vondersmith, ITS / DP
Brendan Sims, ITS / DP	Charlotte Turner, ITS / DP	Susan Bowen, Screening Specialist
Marsha Stacy, Program Specialist	Sabrina Boatright, Screening Specialist	
Brenda Butler, Screening	Wes Highsmith, ITS / DP Sabrina Carver, Screening	

WORKFORCE DEVELOPMENT DIVISION

Specialist	Specialist	
Meca Hunter, Gateway Counselor	Maria Skins, Director - Waycross	Cecelia Nelson, Social Worker
Jennifer New, Workforce Development	Tina Joiner, Workforce Development	Sonja Bracewell, Workforce Development
Marie Bryant - Workforce Development	Mary Rowland, Transportation	Gathyn Daniels - Workforce Development

**SOUTHERN GEORGIA AREA RESOURCE DEVELOPMENT AGENCY, INC.
(ARDA) - LOAN PROGRAM**

	Michelle Frey, Loan Program Cindy Eblin, Director - Waycross	
Elizabeth Colvin, Workforce Development	Virginia R. Peagler, Workforce Development	John Holcombe, Sr., Loan Officer Robertta Lovett, Workforce Development

D. CEDS STRATEGY COMMITTEE

The CEDS Strategy Committee for the Southern Georgia Regional Commission (SGRC) is served by members of the Area 18 Workforce Investment Board (Valdosta) and the Area 19 Workforce Investment Board (Waycross). The combined membership of 49 public and private sector individuals represents governments, business and industry, higher education, organized labor, housing authorities, and other community based organizations. Additionally, a Chief Elected Officials Executive Committee, made up of Mayors and County Commission Chairmen, provides oversight to the Workforce Investment Boards (WIB).

The WIB Boards and each CEDS Strategy Committee for Areas 18 and 19 meet bi-monthly, or as needed. The Area 18 WIB is comprised of 23 community leaders and business/industry volunteers (due to vacancies). Area 19 WIB is comprised of 26 community leaders and business/industry volunteers. A majority of the CEDS membership represents for-profit business/industry, education, and Chamber of Commerce/Development Authorities.

In order to maximize the Districts' strengths and opportunities while diminishing the results of weaknesses and threats, the regional CEDS committee continually analyzes the CEDS plan through two on-going examinations. (1) The Council of the SGRC meets monthly to discuss relevant events, accomplishments, and complications. (2) A quarterly report of accomplishments is also generated by the SGRC Council and regional CEDS committee that identify the goals, objectives, and implementation strategies utilized to accomplish each objective. These tools provide benchmarks by which area officials, economic development stakeholders, and the community can measure performance.

The utilization of input and ideology from diverse groups of public officials and community business leaders and volunteers insures the inclusiveness of all demographic segments of the region in the CEDS planning process. On the following page is a detailed list of the current 2009 CEDS Strategy Committee.



**Southern Georgia Regional Commission
Workforce Investment Board (WIB)
Areas 18 & 19**

1. Area 18 WIB - Valdosta

Pauline Council,
Chairman
Valdosta - Private Sector
Rep

Joyce Aigen
Valdosta - Private Sector
Rep

Buddy Duke
Adel - Private Sector
Rep

Darryl Anderson
Valdosta - Dept. of Labor
Title V Older American
Act.

Dr. David C. Bridges
Tifton - Education

Susan Dukes
Valdosta - Dept. of Labor
WIA Title I

Diane Kilgore
Public Services Director

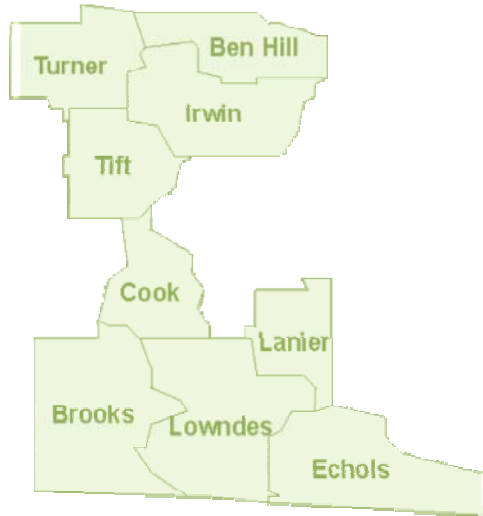
Dr. Ray Perren
Valdosta - Education

Carmen Wilkinson
Valdosta - WIA Title I.

Jo Wingate, Vice Chairman
Tifton - Private Sector
Rep

Vascoe Chadwick
Lakeland - Private Sector
Rep

Bill Leverette
Ashburn - Private Sector
Rep



Linda A. Ray
Valdosta - Organized Labor

Andy Wortham
Valdosta - Community
Based Org

Bernice Street, Parliamentarian
Fitzgerald - Private Sector
Rep

Sandra Cooper
Quitman - Private Sector
Rep

Beth Veal
Valdosta - Private Sector
Rep

Myrna Ballard
Valdosta - Economic
Development

Dr. Amanda Brown
Valdosta - Community
Based Org.

Larry Gregory
Valdosta - Voc. Rehab. Act

Tony Miller
Valdosta - Organized Labor

Jan Sanchez
Adel - Economic Development

Shelley Zorn
Ashburn - Economic
Development

Southern Georgia Regional Commission Workforce Investment Board

2. Area 19 WIB - Waycross

Keith Bryant, Chairman
Waycross - Private Sector Rep

John Moore, Vice Chairman
Willacoochee - Private
Sector Rep

Darlene Strickland,
Parliamentarian
Waycross, Private Sector
Rep

Amy Baldwin
Blackshear - Private Sector Rep

Eddie Bennett
Baxley - Private Sector Rep
& Old Americans Act

Laura Bloom
Douglas - Private Sector
Rep

Sheila Braddock
Waycross - Private Sector Rep

Wayne Cribb
Willacoochee - Private
Sector Rep

David Pritchett
Waycross - Private Sector
Rep

Darlene Strickland
Waycross - Private Sector Rep
& Economic Development

Gary Strickland
Nahunta - Private Sector
Rep
& Economic Development

Betsy Tillman
Nashville - Private Sector Rep

Phil Tyre
Alma - Private Sector Rep
& Economic Development

Jay Williams
Alma - Private Sector Rep

Darryl Anderson
Alma - Older Americans Act

Steve Arnold
Waycross - Organized Labor

Neil Aspinwall
Waycross - Education

Susan Dukes
Valdosta - Dept. of Labor

Renee Giedl
Waycross - Disabled Persons

Austin Hickox
Homeland - Welfare to Work

Melvin Johnson
Blackshear - Community
Based Org

Benny Lariscy
Waycross - Organized Labor

Lisa Lariscy
Waycross - DFCS

Myrtice Moore
Douglas - Migrant & Seasonal
Farm workers

Kim Vickers
Alma - Community Based Org.

Valerie Webster
Valdosta - Education



3. Executive Committee of the Chief Elected Officials

Area 18 - Valdosta

Jim Hedges
Mayor - City of Ashburn

J. G. (Jamie) Cater
(CEO Chairman)
Mayor - City of Tifton

Richard Barr
Mayor - City of Adel

Executive Committee of the Chief Elected Officials

Area 19 - Waycross

Clarence Billups
Mayor - City of Waycross

Roger Boatright
Chairman - Bacon County
Commission

Carol Chambers
Mayor - City of Homerville

Brenda Denison
Mayor - City of Offerman

Ronald Ham
Chairman - Brantley County
Commission

Travis Harper
Mayor - City of Nashville

Austin Hickox
Mayor - City of Homeland

Jim Mills
Mayor - City of Willacoochee

Jackie Wilson
Mayor - City of Douglas

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IV. THE REGION

WHERE ARE WE TODAY?

The Southern Georgia Regional Commission (SGRC) is an economic development planning district located in southern Georgia. The vast region covers South Central to Southeast Georgia. The two districts, now formed as one planning district, are not that dissimilar. Agriculture, commercial timber production, and other rural development initiatives are all cornerstones of the Southern Georgia economy. However, the evidence of manufacturing is seen throughout the region and has helped to raise the per capita income, jobs creation and retention, and capital investments within the region. Valdosta, the major city and county seat of Lowndes, County, is the only designated Metropolitan Statistical Area (MSA) located in the District. The counties of Lowndes, Brooks, Echols, and Lanier are associated with the MSA. Valdosta has a growing manufacturing, warehouse, and distribution base. It is also home to Moody Air-force Base and Valdosta State University. The City of Fitzgerald (including Ben Hill County and Irwin County), City of Douglas (including Atkinson County and Coffee County) and City of Waycross (including Pierce County and Ware County) are defined as Micropolitan Statistical Areas. Micropolitan cities do not have the economic or political importance of large cities, but are nevertheless significant centers of population and production, drawing workers and shoppers from a wide local area. One county, Brantley, is associated with the Brunswick MSA, located outside the SGRC District.



Source: www.wikipedia.org/wiki/Georgia_census_statistical_areas . The District has three additional retail trade centers other than Valdosta, including Tifton, Douglas, and Waycross. Southern Georgia has several four-lane transportation arteries and is connected directly to one interstate highway system (I-75) on the western side of the region.

The economies of the new region have become more diversified over the past twenty years. During the CEDS planning year the District experienced numerous plant closures and resulting high unemployment that is partially the result of the national recession. However, these trends also reflect structural changes in the region's economy that suggest decreased economic competitiveness. The economic base for the south-central area of the region is generated from within the south-central area and from north-central Florida. The southeastern economic base is generated from within the southeast area, the Georgia coastal area, and northeast Florida.

Barriers to economic prosperity in southern Georgia are numerous. One of many barriers continues to be the lack of adequate funding to fully serve the planning and economic development needs of this extremely large and distressed region. Planning grants, such as those offered by EDA, are essential for providing the tools necessary to assist the southern Georgia area in realizing its fullest potential. Southern Georgia is well known for its abundant and accessible natural resources. The region is rich in fertile soils for growing row crops; its timber plantations and pasture land; forestry and agro forestry; ample water that feeds from the underground aquifer; lakes; rivers; streams; and vast amounts of available land. The missing link in southern Georgia's development is the critical

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need for adequate funding so that economic prosperity can be realized, not just in the metro-Atlanta area, but for all of Georgia.

An analysis of the new District included in the Southern Georgia Regional Commission's Annual Report clearly demonstrates that the majority of the eighteen counties in the SGRC have experienced persistent economic distress. Many of the counties in the region have also experienced long-term population declines; some of which will never regain their 1940 populations. Southern Georgia must find ways, through economic development initiatives, to reverse the past negative trends and move the region forward.

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A. GEOGRAPHY

The Southern Georgia Regional Commission stretches from the central portion of South Georgia, where it borders the State of Florida on Interstate-75, and then spans across the State to the eastern portion of Southern Georgia, where it borders the State of Florida at the northeast Florida line on US #1. This vast (approximately) 8,000 square mile region is the largest Regional Commission and Economic Development District in Georgia, both in number of member counties served, and in land area.

The entire region is located in the Southern Coastal Plain physiographic province, which occupies the southern two-thirds of the State of Georgia. The Coastal Plain province is broken down into more detailed provinces. The majority of the eighteen counties in the region are situated in the Tifton Uplands classification. The balance of the region is divided somewhat equally among the Vidalia Upland, Bacon Terraces, and the Okefenokee Basin classification. Finally, Brantley County is situated in the Barrier Island Sequence classification. With exception of the Okefenokee Basin and the Barrier Island Sequence, most of the region's land surface is nearly level to gently sloping and is dissected with numerous shallow rivers and streams, which generally flow north and south. The largest of these rivers are the Alapaha, Ocmulgee, Suwannee, Satilla, St. Mary's, Willacoochee, and Withlacoochee Rivers. The region ranges from level to gentle slopes except in the Okefenokee Basin and the Barrier Island Sequence Districts, which are generally flat and poorly drained with numerous small ponds and swamps ranging in size from a few hundred square feet to the 660 square miles of the Okefenokee Swamp.

For the most part, the region's topography and vegetation cover is such that notable views and vistas are not present. However, in the southeastern portion of the region lies the 375,829 acre Okefenokee Wildlife Refuge. The Refuge is located in southern Ware County, western Charlton County, and eastern Clinch County. Vast tracts of watery "prairie," cypress and oak hammocks, new growth cypress, and some upland pine forests characterize these three counties. The Barrier Island Sequence, found in Brantley County, features a low, flat, and swampy terrain with mostly slash and loblolly pine and oak-gum-cypress forest in low-lying area and pasture land. Most of the region is greater than 200 feet above sea level, with the lowest elevations found generally in the southeastern portion of the District and the highest elevations found in the north. The region's highest elevation is greater than 480 feet along hilltops in western Turner County. The region's lowest elevation is 20 feet below sea level at Burnt Fort in Charlton County near the St. Mary's River.

B. POPULATION

An understanding of the eighteen-county Southern Georgia Regional Commission's past and future population changes, characteristics, and spatial distribution provides insight for economic development professionals, elected officials and



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community leaders. An increase in population will initiate the planning process required for utilities, streets, schools, housing, public safety, emergency services, recreation, and other public services and facilities. Items addressed in this section include: total population and projections, ethnicity, growth centers, and balance of the region.

Using the most current U.S. Census Bureau population count (2000), a ten year base population was used to analyze population and changes. NOTE: Although eight RDC's merged in July 2009, in the population comparison table, the Southern Georgia Regional Commission (formerly South Georgia RDC District, and Southeast Georgia RDC District) are the only two merging Districts reflected in the table. For this reason, population information for the two Districts is listed separately for comparison, and then totaled together to understand the population trends taking place within the new District. Additionally, city information is included in the total county information in each of the tables listed.

1. Total Population

On the following page, Tables 1-A and 1-B of the U. S. Census Population Projections 1980-2010, the population for the nation, the state, the SGRDC (Valdosta), SEGRDC (Waycross), SGRC (new District), SWGRDC (Camilla), and HGRDC (Baxley and Eastman) as well as the Population Change by Region, state, and nation for the period is identified. "Even though Regional, State, and National comparisons are valuable, they can sometimes be misleading due to geographic changes." Source: 2007 SGRDC CEDS. For example, the significant growth in the Heart of GA RDC-HRGRD (145.4 percent) from 1980-2000, was not a result of natural growth, but from the addition of eight new counties to the region during that period. The same is true for the SEGRDC, which experienced growth (15.4 percent) as a result of Berrien County joining its EDD in 2004. Another reason for the population differences between the rural Georgia RDCs is that some of the Districts have done better at transitioning from agriculture to the agribusiness and industrial/service sector economy, as is the case with the SGRDC (Valdosta) and SWGRDC (Albany).

The 2010 population projections for the Regional Commissions, the state, and the nation are shown in Table 1-A and 1-B. The information shows in Table 1-A that the new SGRC District is projected to increase from 364,925 people in 2000 to 371,785 in 2010, or an increase of only 1.9 percent. The regional growth reflects that it will lag behind the state projection of 14.2 percent and the national projection of ten percent for the same period. Of the two remaining Regional Commissions (RC) shown in Table 1-B, the Heart of Georgia Regional Commission is expected to increase its population by 12.5 percent, and the Southwest Georgia Regional Commission will realize a 6.5 percent population increase.

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Table 1-A: Population By Region - 1980-2010

	1980	1990	2000	2010
Nation	224,810,192	248,032,624	282,421,920	310,519,000
State	5,463,105	6,478,216	8,186,453	9,349,660
SGRDC	185,553	195,448	226,892	212,533
SEGRDC	114,195	119,903	138,033	159,252
SGRC			364,925	371,785
SWRDC/RC	321,799	320,499	353,396	376,313
HGRDC/RC	111,386	120,615	273,287	289,220

Table 1-B: Population Change By Region - 1980-2010

	1980-1990	1980-1990	1990-2000	1990-2000	2000-2010	2000-2010
Nation	23,222,432	10.3%	34,389,296	13.9%	28,097,080	10.0%
State	1,015,111	18.6%	1,708,237	26.4%	1,163,207	14.2%
SGRDC	9,895	5.3%	31,444	16.1%	-14,359	-6.3%
SEGRDC	5,708	6.8%	18,130	15.1%	21,219	15.4%
SGRC					6,860	1.9%
SWRDC/RC	-1,300	-0.4%	32,897	10.3%	22,917	6.5%
HGRDC/RC	9,229	8.3%	152,672	126.6%	34,074	12.5%

Source: U S Census Bureau Statistical Data 1980-2000 & 2010 Projections

SGRDC 2007 CEDS

SGRDC (South Georgia Regional Development Center) included 10 counties (until 2004): Ben Hill, Berrien, Brooks, Cook, Echols, Irwin, Lanier, Lowndes, Tift, and Turner. After 2000 Berrien was included in the SEGRDC.

SEGRDC (Southeast Georgia Regional Development Center) included 8 counties (until 2004): Atkinson, Bacon, Brantley, Charlton, Clinch, Coffee, Ware, Pierce, and Ware.

SWGRDC (Southwest Georgia Regional Development Center) includes fourteen counties: Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Seminole, Terrell, Thomas, and Worth.

HGRDC (Heart of Georgia Regional Development Center) included eight counties in 1990: Bleckley, Dodge, Laurens, Montgomery, Pulaski, Telfair, Treutlen, Wheeler, and Wilcox. In 2000 Pulaski was in another region and nine counties were added – Appling, Chandler, Emanuel, Evan, Jeff Davis, Johnson, Tattnall, Toombs, and Wayne.

MFRDC (Middle Flint Regional Development Center) includes eight counties: Crisp, Dooly, Macon, Marion, Schley, Sumter, Taylor, and Webster

SGRC (Southern Georgia Regional Commission) includes the eighteen counties: Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and Ware

2. Growth Centers and Balance of Region

Table 2 on the following page shows that between 1940 and 2000 the ten counties included in the South Georgia RDC gained a total of 81,747 people, or an increase of 56 percent in population. During the sixty-year period, two counties (Lowndes and Tift) grew by 80,063 people, while the balance of the region gained population by only 1,684 people. Three counties (Brooks, Irwin, and Turner) lost population (-8,393 persons) during the sixty year period, and had not regained their 1940 population in the 2000 Census. The counties of Ben Hill, Berrien, Cook, Echols, and Lanier,

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increased their total populations between years 1940 – 2000 by 10,077 persons to become the balance of the regional population. It is evident that the majority of the population gains made in the region (97.3 percent) were in the growth centers of Lowndes and Tift Counties.

For that same period the eight counties in the Southeast Georgia RDC showed a slow but steady population growth increasing by 43,010 people, or 45.3 percent increase. The populations of Atkinson County and Pierce County dropped below the 1940 population in 1980. However, during the next twenty years, these two counties regained and then exceeded their 1940 population in 2000. Ware County realized a population decline in 1990, the result of several manufactured housing industry closures, and the downsizing of CSX Railroad in Waycross.

The majority of the population gains for the SEGRDC District from 1940-2000 were in the counties of Brantley, Charlton, and Coffee who experienced tremendous growth at 113 percent, 96 percent and 73 percent respectively. The population increase evidenced in Brantley County and Charlton County is due to their “in-land coastal/bedroom community location”. Many people are choosing to live in the in-land counties because it is more affordable; yet these counties are close enough to communities offering higher paying jobs to make a commute worthwhile; and, these counties are in close proximity to the coast. The growth reflected in the Coffee County population increase is attributed to the aggressive economic development efforts of community leaders and elected officials. Further, the leadership ensured that a successful transition and diversification from a primarily agrarian economy to an industry/service sector economic base was achieved.

During the period identified (1940-2000) the growth centers for the Southeast Georgia RDC were in Brantley, Charlton, and Coffee counties. The remaining counties are categorized as the “balance of the region”, increasing slowly, but steadily in population.

According to the U.S. Census Bureau the population of the new region for 2000 – 2010 will realize relatively static growth of 1.9 percent during this period, or growth of only 6,860 persons with minimal pockets of growth throughout the District. The majority of the projected population growth taking place in the SGRC District is occurring in Brantley County at 11.8 percent; Charlton County at 12.2 percent; and, in Lowndes County at 9.8 percent. Turner County will increase by 8.7 percent, and Irwin County will increase by 8.1 percent. Tift County will only grow by 4.2 percent. This reflects a population shift from Tift County to the adjacent two counties of Turner and Irwin. Losses of 4,201 people are projected for Atkinson, Bacon, Ben Hill, Brooks, Clinch, Echols, and Lanier. Of these counties, Brooks County is expected to have the most significant population loss by 1,680 people, or a -9.6 percent decline, and Bacon County will decline by 772 people, or a loss of -7.6 percent population.

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Table 2: 1940-2010 Southern Georgia Regional Commission Population

County	1940	1960	1980	1990	2000	# of Change 1940-2000	% of Change 1940-2000	2010 Projections	# of Change 2000-	% of Change
Ben Hill	14,523	13,633	16,000	16,245	17,484	2,961	20.4%	15,804	-1680	-9.6%
Berrien	15,370	12,038	13,525	14,153	16,235	865	5.6%		-16,235	
Brooks	20,497	15,292	15,255	15,398	16,450	-4,047	-19.7%	16,153	-297	-1.8%
Cook	11,919	11,822	13,490	13,456	15,771	3,852	32.3%	16,369	598	3.8%
Echols	2,964	1,876	2,297	2,334	3,754	790	26.7%	3,577	-177	-4.7%
Irwin	12,936	9,211	8,988	8,649	9,931	-3,005	-23.2%	10,740	809	8.1%
Lanier	5,632	5,097	5,654	5,531	7,241	1,609	28.6%	6,536	-705	-9.7%
Lowndes	31,860	49,270	67,972	75,981	92,115	60,255	189.0%	93,018	903	9.8%
Tift	18,599	23,487	32,862	34,998	38,407	19,808	16.5%	40,003	1,596	4.2%
Turner	10,845	8,439	9,510	8,703	9,504	-1,341	-12.4%	10,333	829	8.7%
Total	145,145	150,165	185,553	195,448	226,892	81,747	56%	212,533	-14,359	-6.3%
Atkinson	7,093	6,188	6,141	6,213	7,609	516	7%	7,354	-255	-3.4%
Bacon	8,096	8,359	9,379	9,566	10,103	2,007	25%	9,331	-772	-7.6%
Brantley	6,871	5,891	8,701	11,077	14,629	7,758	113%	16,360	1,731	11.8%
Charlton	5,256	5,313	7,343	8,496	10,282	5,026	96%	11,537	1,255	12.2%
Berrien								15,229	15,229	0%
Clinch	6,437	6,545	6,660	6,160	6,878	441	6.9%	6,563	-315	-4.6%
Coffee	21,541	21,953	26,894	29,592	37,413	15,872	73%	40,750	3,337	8.9%
Pierce	11,800	9,678	11,897	13,328	15,636	3,836	33%	16,077	441	2.8%
Ware	27,929	34,219	37,180	35,471	35,483	7,554	27%	36,051	568	1.6%
Total	95,023	98,146	114,195	119,903	138,033	43,010	45.3%	159,252	21,219	15.4%
SGRC Total					365,925		51%	371,785	6,860	1.9%
State of GA	3,123,723	3,943,116	5,463,105	6,478,216	8,186,453	5,062,730	162%	9,349,660	1,163,207	14.2%
U.S.	132,164,569	179,323,175	224,810,192	248,032,624	282,421,920	150,257,351	114%	310,519,000	29,097,080	10.0%

Source: U. S. Census Decennial Census: 1940 to 1990

U. S. Census Bureau: Total Populations in 1980 and 1990, 2000 and 2010 (projections)

Analysis: South Georgia Regional Development Center, 2003

SGRC (Southern Georgia Regional Commission) includes the eighteen counties: Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and Ware

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Table 3: 2010-2025 Southern Georgia Regional Commission Population examines the regional growth through an additional fifteen years, or until 2025. This is a necessary measure for the District to consider when planning for future population growth or decline. From the table below, it is apparent that the majority of the region will continue to realize steady growth, between 9 percent in Clinch County, to 34.7 percent in Brantley County. Ben Hill County will realize the largest population growth of 38 percent, or by 5,928 persons, Brantley County's growth will increase by 34.7 percent, and Lowndes County is expected to grow by 34 percent, or 31,498. Two counties in the region are expected to lose population by 2025 including Turner County (-1.98 percent), and Ware County (7.46 percent). As a whole, the SGRC District is expected to increase population during this period by 22.4 percent, exceeding the State of Georgia growth of 20 percent and the national population growth of 15 percent.

TABLE 3: 2010 - 2025 Southern Georgia Regional Commission Population						
County	2010	2015	2020	2025	# Change 2010-2025	% Change 2010-2025
Ben Hill	15,804	19,933	20,800	21,732	5,928	38%
Brooks	16,153	16,996	17,292	17,524	1,421	8.5%
Cook	16,369	17,339	17,923	18,551	2,182	13%
Echols	3,577	4,237	4,396	4,580	1,003	28%
Irwin	10,740	11,969	12,715	13,512	2,772	26%
Lanier	6,536	8,155	8,466	8,811	2,275	35%
Lowndes	93,018	110,999	117,613	124,516	31,498	34%
Tift	40,003	43,949	45,979	48,106	8,103	20%
Turner	10,333	9,784	9,938	10,128	-205	-1.98%
Atkinson	7,354	8,710	9,077	9,444	2090	28.4%
Bacon	9,331	10,646	10,827	11,008	1,677	18%
Berrien	15,229	18,268	18,945	19,623	4,394	29%
Brantley	16,360	19,075	20,557	22,039	5,679	34.7%
Charlton	11,537	12,486	13,221	13,956	2,419	21%
Clinch	6,563	7,042	7,096	7,151	588	9%
Coffee	40,750	45,302	47,932	50,562	9,812	24%
Pierce	16,077	18,440	19,375	20,310	4,233	26%
Ware	36,051	34,210	33,786	33,362	-2,689	-7.46%
SGRC Region	371,785	417,540	435,938	454,915	45,988	22.4%
State	9,349,660	9,940,380	10,550,700	11,185,100	82,174	20%
Nation	310,519,000	325,658,000	341,658,000	358,301,000	75,480	15%

Source: U. S. Census Bureau: Total Populations in 1980 and 1990, 2000 and 2010 (projections)

SGRC (Southern Georgia Regional Commission) includes the eighteen counties: Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner and Ware

C. ETHNICITY

The ethnic distribution in Southern Georgia is predominantly diverse between two races; white (or Caucasian) and Black (or African American). Table 4 demonstrates that approximately 71 percent of the region is classified as White, or Caucasian, and approximately 24 percent of the region is classified as Black, or African American.



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Hispanics make up slightly 4.5 percent of the regional population, and other races including American Indian and Asian make up the remainder of the population in the District.

The highest percentage of the White population is found in the counties of Bacon (90 percent), Berrien (98 percent), Brantley (94 percent), Echols (95 percent), and Pierce (95 percent). The highest percentage of the Black population is found in Turner (43 percent), Brooks (37 percent), Ben Hill (35 percent), and Brooks County (37 percent). Blacks make up less than 1 percent of the population in Brantley County and Echols County.

A significant trend to watch is the projected growth of the Hispanic population in counties that are relatively unpopulated or are heavily involved in agriculture and agri-business. As the table shows, Atkinson County with a 20 percent Hispanic population and Echols County with a 23 percent Hispanic population are facing a crucial time in the near future. The “rapid growth” taking place in Atkinson County requires more classrooms, healthcare, law enforcement, and housing. And, while Echols County is relatively undeveloped, the County will also have to address housing and first responder issues in the near future.

Other than the White, Black, and Hispanic populations in the region, the remaining ethnic groups identified in Table 4 include American Indian, and Asian. In analyzing these ethnic distributions, Coffee and Lowndes have the largest number of American Indians in the region, and both counties also have the largest Asian population in the region, though each group populates less than 1 percent of these counties.

TABLE 4: 2010 Population Projections by Race

COUNTY	POPULATION	WHITE	%	BLACK	%	AM. IND.	%	ASIAN	%	HISPANIC	%
Atkinson	7,354	5,404	73%	1,393	17%	42	05%	11	001%	1,493	20%
Bacon	9,331	8,370	90%	1,682	16%	18	002%	43	004%	352	3.8%
Berrien	15,229	14,924	98%	1,939	11%	60	003%	82	005%	585	3.8%
Ben Hill	15,804	11,022	70%	6,361	35%	46	003%	70	003%	727	4.60%
Brantley	16,360	15,420	94%	589	.04%	25	001%	19	002%	307	1.88%
Brooks	16,153	9,948	62%	6,310	37%	69	004%	57	003%	664	4.11%
Charlton	11,537	7,999	69%	3,432	29%	59	005%	60	005%	202	1.75%
Clinch	6,563	4,777	73%	2,065	30%	44	006%	7	001%	94	1.43%
Coffee	40,750	28,316	69%	11,115	26%	171	004%	321	008%	2,750	6.75%
Cook	16,369	11,390	70%	4,836	29%	48	003%	96	006%	542	3.31%
Echols	3,577	3,407	95%	200	.04%	45	001%	6	001%	825	23%
Irwin	10,740	7,629	71%	2,464	24%	8	0001%	48	005%	254	2.36%
Lanier	6,536	5,658	87%	2,089	26%	55	007%	40	005%	193	2.95%
Lowndes	93,018	62,313	67%	36,662	35%	458	004%	1,585	02%	3,169	3.41%
Pierce	16,077	15,292	95%	1,728	10%	56	003%	50	003%	380	2.36%
Tift	40,003	25,577	64%	11,875	29%	94	002%	535	01%	3,099	7.75%
Turner	10,333	5,041	49%	4,093	43%	20	002%	43	004%	304	2.94%
Ware	36,051	22,756	63%	10,721	31%	63	002%	231	006%	864	2.40%
SGRC Total	371,785	266,476	71.3%	109,554	23.8%	1,381	.005%	3,304	.4%	16,804	4.5%

Source: U S Census Bureau 2010 Population Projections by Race

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D. ECONOMY

1. Per Capita Income (PCI)

“Per capita income is one of the most widely used indicators for gauging the economic performance and changing fortunes of local economies. It is used as a yardstick to assess the economic well being of a region’s residents and the quality of consumer markets and it serves as a barometer for calibrating the economic performance of a region over time. Shifting trends in per capita income growth have important social and political ramifications and significant implications in formulating local economic development strategies and initiatives. “Source: <http://www.pnreap.org/PNREAP>.

The LSGL (*Leading, Slipping, Gaining, and Lagging*) analysis is a versatile way to compare, portray, and classify the patterns of real per capita income growth across the eighteen counties of Southern Georgia. In the LSGL – Leading, Slipping, Gaining, and Lagging analysis found in Table 5, per capita income growth information for the 18 county area is compared against the backdrop of their last growth over the past decade (1998 – 2007).

Leading counties are counties whose average annual real per capita income growth rate surpassed the statewide average in both long-term (1.32%) and near term (1.08 %). Of Georgia’s 159 counties, 32 (21%) are classified within the *Leading* category.

- Three of the eighteen counties in the SGRC District are classified as *Leading* including Brantley, Charlton, and Lowndes.

Slipping counties are counties whose long-term average annual real per capita income growth rate exceeded the statewide average (1.32%), but whose near-term growth has “slipped” by falling below the states average (1.08%).

- Lanier County, located in the SGRC District is one of only 23, or (14%) Georgia counties that is classified as *Slipping*.

Gaining counties are counties whose long-term average annual real per capita income growth rate fell below the statewide average (1.32%), but whose near-term growth has “gained” by registering above the average (1.08%) statewide. Of Georgia’s 159 counties, 21% (33) are featured as *Gaining*.

- Two counties, Bacon County and Irwin County, located in the SGRC District, are classified as *Gaining* in the Table below.

Lagging counties are counties whose average annual real per capita income growth rate fell under the statewide average both long-term (1.32%) and near-term (1.08%). Forty-three percent (43%) of Georgia counties or 69 of 159 are characterized as *Lagging*.

- The majority of counties located in the SGRC, or twelve counties including Atkinson, Ben Hill, Berrien, Brooks, Coffee, Cook, Echols, Irwin, Pierce, Tift, Turner and Ware are classified as *Lagging* counties.

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Table 5: Per Capita Income Growth Analysis: LSGL

	Leading		Slipping		Gaining		Lagging	
	1998-2007	2007	1998-2007	2007	1998-2007	2007	1998-2007	2007
	Percent		Percent		Percent		Percent	
Atkinson							-0.36	0.32
Bacon					0.28	1.26		
Ben Hill							.89	-2.57
Berrien							0.72	0.38
Brantley	1.94	1.74						
Brooks							0.83	0.61
Charlton	1.51	2.28						
Clinch							0.33	0.49
Coffee							-0.10	0.51
Cook							0.06	0.62
Echols							1.01	0.40
Irwin					-0.18	3.29		
Lanier			1.87	0.79				
Lowndes	1.50	1.85						
Pierce							0.76	0.88
Tift							0.37	-0.84
Turner							1.12	-1.30
Ware							1.22	0.12
Georgia							1.32	1.08
Nation	2.12	2.29						

Source:-GA-REAP: Real per Capita Income Growth: LSGL Analysis

Just as the State of Georgia is classified as *Lagging* in per capita income growth, so are the twelve counties of Atkinson, Ben Hill, Berrien, Brooks, Clinch, Coffee, Cook, Echols, Pierce, Tift, Turner and Ware as shown in Table 5. However, the Counties of Brantley, Charlton, and Lowndes are shown as *Leading* in per capita income growth (PCI), and the Counties of Bacon and Irwin are *Gaining* in PCI.

Table 6 on the following page reveals the Per Capita Income (PCI) for the years 2005, 2006, and 2007 as provided by the U. S. Department of Commerce, Bureau of Economic Analysis. The information is separated by past RDC District due to the reporting periods available.

For 2007, or the most recent year shown, Lowndes County, located in the SGRDC (Valdosta) area had the highest per capita income in the District of \$27,351, ranking Lowndes 48th out of 159 Georgia Counties. The County with the lowest PCI in the SGRDC District was Echols with a PCI of \$19,838 and a ranking of 153 out of 159 counties. The SGRDC District’s per capita analysis demonstrates that the region had one county (Lowndes) ranking in the top 53 Georgia counties for highest PCI, 4 counties ranking in the middle 53 counties for average PCI (Ben Hill, Brooks, Lanier,

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and Tift), and 4 counties ranking in the bottom 53 counties for PCI (Cook, Echols, Irwin, and Turner). The average PCI for the SGRDC District in 2007 was \$23,231.

The SEGRDC (Waycross) District has struggled with low per capita income for decades and this economic challenge has been identified repeatedly in past CEDS Reports. According to information found in Table 6, the average PCI for the SEGRDC District was \$22,316 in 2007. Berrien County had the highest PCI at \$25,214 and ranked 84th out of 159 Georgia counties. Charlton County had the lowest PCI at \$19,864 ranking it 152nd of 159 Georgia Counties. The SEGRDC District per capita analysis identified that the region had no counties to rank in the top 53 Georgia counties; three counties ranked in the middle 53 counties for average PCI (Berrien, Pierce, Ware); and six, or the majority of SEGRDC counties ranked in the bottom 53 counties for PCI (Atkinson, Bacon, Brantley, Charlton, Clinch, and Coffee). The average PCI for the SGRDC District in 2007 was \$23,231.

For 2007, the average PCI for the SGRDC District (Valdosta) was \$23,234, and the SEGRDC's PCI average was \$23,231 (Waycross). Both Districts were 69 percent of the State of Georgia PCI at \$33,499, and the U.S. PCI at 60 percent.

Table 6: Per Capita Income by County

SGRC County (Valdosta)	2005 PCI	2006 PCI	2007 PCI	2007 Rank by County	Tier
Ben Hill	\$24,335	\$24,465	\$24,455	93	2
Brooks	\$22,946	\$23,316	\$24,068	99	2
Cook	\$19,389	\$19,940	\$20,586	148	3
Echols	\$18,374	\$19,258	\$19,838	153	3
Irwin	\$20,789	\$20,249	\$21,460	139	3
Lanier	\$22,258	\$23,276	\$24,070	98	2
Lowndes	\$25,391	\$26,173	\$27,351	48	1
Tift	\$24,352	\$24,738	\$25,168	85	2
Turner	\$21,304	\$21,836	\$22,114	129	3
SGRDC Avg.	\$22,126	\$22,583	\$23,234		
SEGRC County (Waycross)					
Atkinson	\$20,088	\$19,570	\$20,143	151	3
Bacon	\$20,720	\$20,912	\$21,727	135	3
Berrien	\$24,106	\$24,482	\$25,214	84	2
Brantley	\$21,045	\$22,153	\$23,106	114	3
Charlton	\$18,237	\$18,926	\$19,861	152	3
Clinch	\$18,597	\$19,952	\$20,573	149	3
Coffee	\$22,267	\$22,024	\$22,713	122	3
Pierce	\$21,987	\$22,857	\$23,569	104	2
Ware	\$22,853	\$23,303	\$23,939	101	2
SEGRDC Avg.	\$21,100	\$21,575	\$22,316		
Georgia	\$31,260	\$32,299	\$33,499		
U.S.	\$34,586	\$36,714	\$38,611		

Source: Bureau of Economic Analysis U. S. Department of Commerce

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2. Recession and Regional Changes

a. Plant Closures

During the planning period for the 2009 CEDS the region experienced several plant closures, a majority of which are a result of the national recession that is taking its toll on rural areas as well as the more urban developed areas.

Table 7 provides a listing of the plant closures that have taken place in the past year. According to the Georgia Department of Labor there were 2,597 jobs lost due to plant closures during this CEDS reporting period (October 01, 2008-September 30, 2009), not to mention the 549 jobs lost in the prior reporting year.

Table 7: SOUTHERN GEORGIA REGIONAL COMMISSION
PLANT CLOSURES (2008 - 2009)

CEDS Planning Year 2008-2009

Commissary Operations, Inc. (COI)	Tifton	Tift	210	8/18/2008
Fuji Film	Tifton	Tift	99	9-17-2008
CentraPak	Ashburn	Turner	200	9-05-2008
Pace American	Fitzgerald	Ben Hill	40	8-26-2008
Estimated Total Number Affected:			549	

CEDS Planning Year 2008-2009

Company Name	City	County	Est. Number Affected	Date
Fleetwood Homes	Willacoochee	Atkinson	113	11-25-2008
Julie Hat Company, Inc.	Patterson	Pierce	26	1- 29-2009
Pilgrim's Pride	Ambrose	Coffee	900	2-27-2009
Pilgrim's Pride	Douglas	Coffee	900	2-27-2009
West Fraser, Inc.	Folkston	Charlton	100	3-23/2009
Shaw Industries, Plant WL	Valdosta	Lowndes	226	3-25-2009
Wayne Farms	Douglas	Coffee	153	5-14-2009
Hood Packaging Corporation	Valdosta	Lowndes	103	5-29-2009
Fleetwood Homes	Alma	Bacon	76	8-03-2009
Estimated Total Number Affected:			2,597	

Source: GA Dept of Labor: Business Layoff/Closure Listing

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SOUTHERN GEORGIA REGIONAL COMMISSION

b. Pilgrim’s Pride Closure and Its Effect on the Region

The closing of Pilgrim’s Pride in Douglas, Coffee County has had the most significant adverse effect on the regional economy and employment.

Pilgrim’s Pride, a Fortune 500 company, ran a processing plant, hatchery, and feed mill in Douglas, Coffee County. Its closure affected the industrial community, the business community, and the farming community in ten of the eighteen counties in the Southern Georgia Regional Commission (SGRC). In February, 2009 the plant had a total payroll of \$34 million dollars and employed approximately 1,800 people at the plant. In addition, the company had contracts with 129 poultry producers (grower farms) with revenues of \$23 million; a feed mill operation employing 40 people; and, transportation and distribution services employing 32 people.

The Douglas, Coffee County Industrial Development Authority requested an Economic Impact Statement to assess the impact the closing would have on the City, the County, and the region. The study was completed by Georgia Southern University: Bureau of Business Research with assistance from the SEGRDC. The Analysis used the REMI (Regional Economic Model, Inc.) for the basis of its calculations.

The following is information taken from the study as it reflects the most current information available to the majority of the region.

- Based on the expected path of the national recession, the area known as the SGRC is expected to experience a decline in jobs of about 13%.
- The recession losses are therefore, on top of long run structural changes in the region’s economy that suggest decreased economic competitiveness.
- The loss of such a significant industry as Pilgrim’s Pride, and one with many backward and forward linkages represents a significant blow to the region.

Figure 1 reflects the direct jobs lost (900) that result in a total job loss of 1,495 jobs in 2009. Potential jobs loss is predicted to rise reaching an estimated 1,670 jobs in the region.

Figure 1: Change in Employment

INDUSTRY SECTOR	2009	2010	2011	2012	2013	2014	2015
Agriculture, Mining, Utilities, Construction	-129	-157	-171	-177	-178	-177	-174
Manufacturing	-921	-918	-915	-912	-010	-909	-907
Retail and Wholesale Trade	-108	-111	-113	-114	-114	-115	-114
Transportation, Information, Real Estate	-87	-86	-84	-83	-81	-79	-77
Services	-222	-232	-239	-245	-250	-255	-260
Government	-28	-52	-73	-92	-108	-122	-135
Total Employment	-1,495	-1,557	-1,596	-1,622	-1,641	-1,656	-1,667
Total Employment In Thousands							

Source: BBR

SOUTHERN GEORGIA REGIONAL COMMISSION

Manufacturing and agriculture are the two economic sectors that drive the regional economy and the primary sources of job creation and retention in the area.

Figure 2: Change in Gross Regional Product and Income

Change In Gross Regional Product & Income	2009	2010	2011	2012	2013	2014	2015
Gross Regional Output	-307.32	-314.82	-320.95	-326.83	-332.45	-337.83	-343.08
Personal Income	-55.79	-64.90	-72.82	-79.74	-85.97	-91.73	-97.19
Real Disposable Personal Income (2000\$)	-36.50	-40.92	-44.79	-48.02	-50.81	-53.31	-55.54

•All Dollar are in Millions
Source: BBR

The loss of jobs and the closure of the plant resulted in a decrease in Gross Regional Output, which fell by about \$307.0 million. The decrease in Gross Regional Output resulted in a loss of about \$56.0 million in personal income and a decrease in real disposable personal income of about \$37.0 million, in base year 2000 dollars.

At the present time, Pilgrim’s Pride has not been required by the State of Texas Bankruptcy Courts to sell the plant and other facilities in Douglas, Coffee County. If the plant is not sold, or if a large company purchases the Pilgrim’s Pride holdings, but the plant is not reopened by 2015, annual losses will persist and increase to about \$343.0 million in GDP and lost real disposable personal income of \$56.0 million

A region that is losing jobs tends to lose population as families migrate to other locations where opportunities for employment are better. Figure 3 shows the expected out-migration due to economic conditions, of about 359 people. The rate of out-migration decreases steadily overtime; however, the loss of the younger more mobile population in a region with high older population results in an accelerating rate of population loss due to decreases in births and the mortality rate for the aging population.

Figure 3: Change in Population and Economic Migrants

Change In Population and Economic Migrants	2009	2010	2011	2012	2013	2014	2015
Total Population	-363	-670	-938	-1172	-1376	-1555	-1710
Total Migrants	-359	-296	-25-	-211	-178	-149	-123
Economic Migrants	-359	-296	-250	-211	-178	-149	-123

Source: BBR

The regional impacts of the closure of the Pilgrim’s Pride plant are spread across the 18 counties in the SGRC. Regional losses in real personal disposable income are estimated at \$37.0 million. Initially, the value of homes and businesses in the region are expected to decrease by between \$3.9 million and \$4.6 million respectively. Losses in the value of homes and businesses persist and increase to approximately \$48.3 and \$47.2 million respectively. Losses in these areas will persist as Gross Regional Product falls and as long as population continues to leave the area.

E. LABOR

1. Unemployment

Unemployment rates are reviewed to determine the trends in the region compared with other regions. Because the two Districts of South Georgia RDC (Valdosta) and Southeast Georgia RDC (Waycross) had not merged during the period covered, the unemployment information is reflected by each of the previous RDC Districts. Table 9 (2000-2008) presents the unemployment rate for the nation, state, and regions, including (separately) the South Georgia Regional Development Center and the Southeast Georgia Regional Development. The counties in the South Georgia region generally were either the same rate or below the national employment rate turning the 2008 year. It was noted that the counties located in the South Georgia RDC District reported unemployment rates lower than the Southeast Georgia RDC District for seven out of nine years.

As Table 8 shows, the State, the South Georgia RDC, and the Southeast Georgia RDC unemployment rates have been on a fairly steady incline since 2000. For that year, Georgia's average unemployment rate was 4.0 percent, while the South Georgia region was slightly higher at 4.4 percent and the Southeast Georgia region was at 4.6 percent. Regional Commission staff performed an analysis of year 2008 unemployment trends to determine how the recession has affected the South and Southeast Georgia regions. For year 2008, the nation's average unemployment rate was 5.8 percent, and the State of Georgia had an annual unemployment rate of 6.2 percent for the same period. The South Georgia region rose above the state and nation at 7.2 percent, as did the Southeast Georgia region, whose unemployment rate was 6.8 percent.

In 2008 the SGRDC (Valdosta) had two counties whose annual unemployment went to double digits; Ben Hill had an unemployment rate of 10.9 percent for the year, and Irwin County had an unemployment rate of 10.0 percent for 2008. This is attributed to the CentraPak closing in Ashburn and the resulting loss of at least 200 jobs, and the Pace America closing in Ben Hill County and its job loss of 40 jobs. As demonstrated in Plant Closures, the South Georgia region had several plant closures in 2008 which affected the employment roles. The SEGRDC had no closures in 2008. The Southwest Georgia RDC District in Camilla reflected the lowest annual unemployment rate of 6.3 percent for 2008. The Heart of GA RDC and Middle Flint RDC each showed the same annual unemployment rate of 7.4 percent for 2008. When compared to the adjacent regions, as shown on Figure 4, the previous South Georgia RDC maintained a lower employment rate than in other regions.

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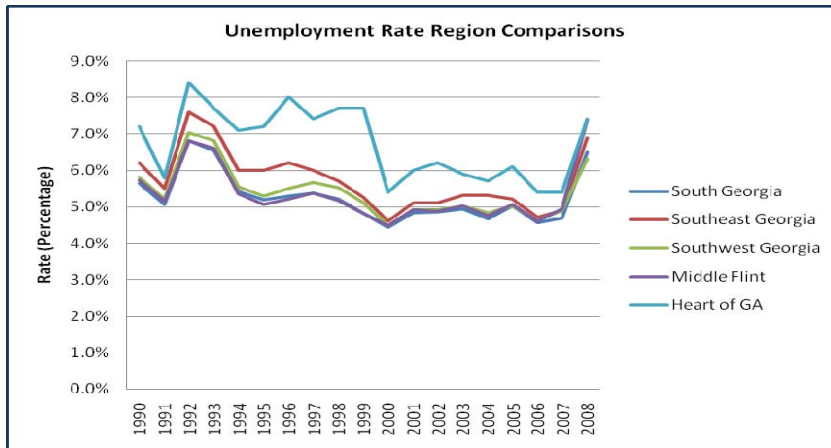
SOUTHERN GEORGIA REGIONAL COMMISSION

TABLE 8: UNEMPLOYMENT RATE COMPARISONS 2000 - 2008

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Atkinson	5.3%	6.0%	5.7%	5.9%	7.7%	5.2%	5.3%	5.7%	8.2%
Bacon	4.5%	5.4%	6.0%	5.3%	5.2%	5.2%	4.5%	4.8%	6.3%
Berrien					4.1%	4.1%	4.1%	4.4%	6.4%
Brantley	4.2%	4.7%	5.3%	5.3%	5.0%	5.3%	4.6%	4.5%	6.3%
Charlton	4.1%	4.2%	4.8%	5.3%	4.9%	5.2%	4.5%	4.8%	6.7%
Clinch	5.3%	7.1%	5.5%	5.8%	5.8%	6.0%	4.9%	5.3%	7.1%
Coffee	4.7%	5.4%	5.2%	6.9%	6.0%	5.6%	5.3%	6.0%	8.2%
Pierce	4.0%	4.3%	4.6%	4.3%	4.3%	4.6%	4.1%	4.0%	5.4%
Ware	5.0%	5.0%	5.3%	5.2%	5.1%	5.3%	4.9%	4.9%	6.6%
SEGRDC Avg.	4.6%	5.3%	5.3%	5.5%	5.3%	5.2%	4.7%	4.9%	6.8%
Ben Hill	4.8%	5.1%	5.5%	6.6%	4.8%	5.5%	5.6%	6.6%	10.9%
Berrien	3.9%	4.1%	3.4%	3.7%					
Brooks	4.5%	4.6%	4.5%	3.3%	3.5%	4.2%	4.1%	4.2%	5.6%
Cook	4.5%	4.9%	4.6%	5.2%	5.3%	5.8%	5.2%	6.5%	7.8%
Echols	3.4%	3.7%	3.3%	3.0%	3.0%	3.3%	3.1%	2.7%	4.1%
Irwin	4.6%	5.4%	5.5%	5.9%	4.7%	5.6%	5.0%	5.7%	10.0%
Lanier	4.8%	4.2%	4.2%	3.5%	3.6%	3.9%	3.8%	4.0%	5.8%
Lowndes	4.4%	3.8%	3.7%	3.5%	3.5%	3.9%	3.8%	3.8%	5.4%
Tift	4.1%	4.5%	4.3%	4.3%	4.4%	5.1%	5.0%	5.6%	7.0%
Turner	5.5%	6.2%	6.4%	6.3%	5.4%	6.4%	5.7%	6.7%	8.1%
SGRDC Avg.	4.4%	4.7%	4.5%	4.5%	4.2%	4.9%	4.6%	5.1%	7.2%
Nation	4.0%	4.7%	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%
Georgia	4.0%	4.8%	4.7%	5.2%	4.8%	5.2%	4.6%	4.6%	6.2%
SGRDC Valdosta	4.4%	4.7%	4.5%	4.5%	4.2%	4.9%	4.6%	5.1%	7.2%
SEGRDC Waycross	4.6%	5.3%	5.3%	5.5%	5.3%	5.2%	4.7%	4.9%	6.8%
SWGRDC	6.0%	5.5%	5.5%	4.6%	4.5%	5.0%	4.6%	4.9%	6.3%
Heart of GA	7.0%	6.4%	6.6%	5.5%	5.0%	6.1%	5.4%	5.4%	7.4%
Middle Flint	6.0%	6.3%	6.69%	6.3%	5.3%	5.1%	4.6%	4.9%	7.4%

Source: US Census Bureau and Georgia Department of Labor and Georgia Department of Labor

Figure 4: Unemployment Rate Region Comparisons 1990-2008



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The most recent unemployment information from the Georgia Department of Labor is for July 2009, the month that the Southern Georgia Regional Commission came into effect. As Table 9 reflects, Coffee County (16.9%) and Irwin County (16.5%) have the highest unemployment rates in the region. Ben Hill County is close behind at 15.1 percent.

Echols County has been the least affected by the economic downturn with an unemployment rate of 7.3 percent. According to the Department of Labor Plant Closure reporting, the SEGRDC region (Waycross) has lost approximately 1,700 jobs during the CEDS reporting year (2008-2009). The SGRDC region lost approximately 549 jobs during 2007-2008. The region, with an average unemployment rate of 11.8 percent for July 2009, rose above the State of Georgia at 10.6 percent and the nation at 9.7 percent.

TABLE 9: UNEMPLOYMENT RATE COMPARISONS for the SGRC July 09

Counties	July 09			
	Labor Force	Employment	Unemployment #	Unemployment Rate
Atkinson	3,433	2,974	459	13.4
Bacon	4,969	4,537	432	8.7
Ben Hill	7,532	6,396	1,136	15.1
Berrien	8,400	7,275	1,125	13.4
Brantley	7,942	7,027	915	11.5
Brooks	8,453	7,720	733	8.7
Charlton	4,645	4,122	523	11.3
Clinch	2,798	2,457	341	12.2
Coffee	17,395	14,457	2,938	16.9
Cook	7,307	6,401	906	12.4
Echols	2,259	2,093	166	7.3
Irwin	4,221	3,523	698	16.5
Lanier	4,087	3,743	344	8.4
Lowndes	54,135	49,534	4,601	8.5
Pierce	8,742	7,868	874	10.0
Tift	19,122	16,884	2,238	11.7
Turner	5,005	4,279	726	14.5
Ware	15,517	13,769	1,748	11.3
SGRC- 18 County/Avg	185,962	165,059	20,903	11.8
State of GA	4,808,105	4,298,003	510,102	10.6
U.S.	156,255,000	141,055,000	15,201,000	9.7
Source: GA Dept of Labor, Civilian Labor Force: July 2009				
<i>Counties at or lower than State in July 2009: Bacon, Brooks, Echols, Lanier, Lowndes</i>				
<i>Counties highest in unemployment in July 2009: Atkinson, Ben Hill, Berrien, Brantley, Charlton, Clinch, Coffee, Cook, Irwin, Pierce, Tift, Turner, and Ware</i>				

Source: Georgia Department of Labor July, 2009

2. Commuting Patterns

Commuting Patterns were reviewed to examine where the residents of a selected community travel to find work. In 2000, 42.7 percent of the workers in the South Georgia RDC region left their home counties to work in another county, and 38.0 percent of the workers in the Southeast Georgia RDC region left their home counties to work in another county.

Table 10 examines the South Georgia and Southeast Georgia regions by county and compares it with each other and to the State of Georgia. Lowndes County is doing an excellent job in keeping its residents employed in their home county, as it had the lowest percentage of workers, or only 8.6 percent of the population, leaving the county to work. Echols County had the highest percentage of workers (85 percent) leaving to find work. Lowndes County also had the lowest increase of commuting, while Echols experienced the highest from 1990-2000. This is most likely due to rapid development taking place in the Valdosta metropolitan region.

Similarly, in the Southeast Georgia RDC region, Coffee County had the lowest percentage of workers (12.4 percent) leaving the county for work, while Brantley County had the highest percentage of workers (71.1 percent) leaving for work. Coffee County had the lowest increase in commuting, while Brantley experienced the highest increase in commuting for the same period.

It is important to note that from 1990-2000, Lowndes County, located in the South Georgia RDC, decreased the number of workers leaving the county by 0.5 percent. Charlton County, located in the Southeast Georgia RDC, decreased its number by 17.5 percent. For many workers in the region, employment opportunities are located outside their county of residence. Workers without dependable means of transportation to commute outside their county of residence are at a serious disadvantage with regard to their employment and earning prospects.

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TABLE 10: COMMUTING PATTERNS

	1990	2000	% Increase/ Decrease Since 1990	# of Workers 16 +	Worked In Home County	% Worked In County of Residence	In State	Out of State	% Worked In State/ Out of State
Atkinson	41.9	42.9	1.0%	3,146	1,796	57.1	1,341	9	42.9
Bacon	26.1	32.0	5.9%	4,195	2,852	68.0	1,257	86	32.0
Brantley	64.8	71.1	6.3%	6,080	1,759	28.9	4,154	167	71.1
Charlton	68.4	50.9	-17.5%	3,484	1,711	49.1	752	1,021	50.9
Clinch	14.5	19.6	5.1%	2,545	2,045	80.4	464	36	19.6
Coffee	11.7	12.4	0.7%	15,350	13,446	87.6	1,754	150	12.4
Pierce	53.3	56.4	3.1%	6,847	2,987	43.6	3,703	157	56.4
Ware	13.2	18.7	5.5%	13,562	11,024	81.3	2,277	261	18.7
SEGRDC Avg.	36.7	38.0	10.1%	55,209	37,620	62.0	15,702	1,887	38.0
Ben Hill	14.2	21.4	7.2%	7,203	5,660	78.6	1,483	60	21.4
Berrien	33.5	44.7	11.2%	7,286	4,026	55.3	3,198	62	44.7
Brooks	40.8	51.5	10.7%	6,767	3,284	48.5	3,310	173	51.5
Cook	32.4	40.2	7.8%	6,616	3,955	59.8	2,552	109	40.2
Echols	83.5	85.0	1.5%	1,661	249	15.0	1,298	114	85.0
Irwin	47.6	56.6	9.0%	4,021	1,744	43.4	2,257	20	56.6
Lanier	50.7	65.3	14.6%	2,985	1,036	34.7	1,889	60	65.3
Lowndes	9.1	8.6	-0.5%	41,303	37,756	91.4	2,923	624	8.6
Tift	10.6	15.5	4.9%	16,912	14,291	84.5	2,488	133	15.5
Turner	32.0	38.3	6.3%	3,842	2,370	61.7	1,456	16	38.3
SGRC Avg.	35.4	42.7	5.9%	98,596	74,371	57.3	22,854	1,371	42.7
Region	36.0	40.4	8.0%	153,805	111,991	59.7	38,556	3,258	40.4
State	37.7	41.5	3.8%	3,832,803	2,240,758.0	58.5	1,496,272	95,773	41.5

Source: U S Census Bureau 1990-2000 Commuting Patterns

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SOUTHERN GEORGIA REGIONAL COMMISSION

3. Place of Work Destinations

Table 11 provides a breakdown of the counties in the Southern Georgia Regional Commission and the communities to which the population commutes to work each and every day and the number of people commuting to each place.

TABLE 11: SOUTHERN GEORGIA REGION PLACE OF WORK DESTINATIONS

ATKINSON		BACON		BEN HILL	
Ben Hill	48	Appling	2852	Ben Hill	5,660
Berrien	64	Coffee	485	Atkinson	23
Coffee	872	Duval, Fla.	49	Coffee	233
Clinch	139	Glynn	33	Crisp	26
Irwin	28	Jeff Davis	44	Irwin	584
Lowndes	16	Pierce	88	Dougherty	18
Elsewhere	81	Ware	279	Pierce	19
		Elsewhere	210	Pulaski	30
				Tift	187
				Turner	57
				Ware	26
				Wilcox	58
				Elsewhere	262
 BERRIEN		 BRANTLEY		 BROOKS	
Atkinson	100	Camden	157	Brooks	3,284
Coffee	62	Charlton	129	Leon, FL	61
Cook	438	Duval, Fla.	59	Madison, FL	53
Irwin	73	Glynn	2,129	Colquitt	145
Lanier	136	Pierce	174	Cook	112
Lowndes	992	Ware	1,295	Lowndes	2,490
Tift	1,120	Wayne	90	Thomas	443

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Elsewhere	320	Elsewhere	274	Tift	15
				Elsewhere	163

CHARLTON

Baker	98
Brantley	30
Camden	506
Duval, Fla.	519
Glynn	55
Nassau, Fla.	328
Elsewhere	146

CLINCH

Atkinson	78
Berrien	13
Clayton	11
Coffee	63
Lanier	36
Lowndes	96
Ware	144
Elsewhere	59

COFFEE

Atkinson	429
Bacon	258
Ben Hill	233
Clinch	46
Irwin	133
Jeff Davis	80
Ware	173
Elsewhere	549

COOK

Cook	3,955
Colquitt	98
Brooks	39
Berrien	467
Ben Hill	14
Atkinson	20
Dougherty	72
Lowndes	1,004
Tift	718
Lanier	26
Thomas	13
Elsewhere	187

ECHOLS

Echols	249
Lowndes	1,203
Hamilton, Fla	82
Madison, Fla	10
Clinch	35
Lanier	30
Thomas	13
Tift	8
Elsewhere	39

IRWIN

Irwin	1,744
Atkinson	10
Ben Hill	1,079
Berrien	43
Coffee	202
Dougherty	26
Tift	750
Turner	24
Elsewhere	151

LANIER

Lowndes	1,257
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LOWNDES

Lowndes	37,756
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PIERCE

Bacon	144
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Atkinson	73	Duval, Fla	65	Brantley	77
Berrien	262	Hamilton, Fla	153	Coffee	111
Clinch	128	Madison, Fl	80	Duval, Fla.	71
LANIER		LOWNDES		PIERCE	
(Cont.)		(Cont.)		(Cont.)	
Coffee	26	Berrien	296	Glynn	145
Cook	34	Brooks	481	Pierce	2,98
Dougherty	19	Clinch	104	Ware	2,70
Tift	47	Coffee	48	Wayne	156
Lanier	1,036	Colquitt	190	Elsewhere	452
Elsewhere	86	Cook	589		
		Dougherty	59		
		Echols	47		
		Lanier	255		
		Thomas	128		
		Tift	310		
		Elsewhere	749		
TIFT		TURNER		WARE	
Tift	14,291	Turner	2,370	Atkinson	153
Atkinson	35	Ben Hill	117	Bacon	161
Ben Hill	188	Crisp	281	Clinch	186
Berrien	171	Dooly	31	Coffee	321
Coffee	70	Dougherty	143	Duval, Fla.	158
Colquitt	159	Irwin	68	Glynn	144
Cook	242	Tift	677	Pierce	625
Crisp	57	Wilcox	14	Elsewhere	790
Dougherty	420	Worth	36		
Irwin	229	Elsewhere	105		
Lowndes	104				

Elsewhere

425

Source: 2000 U. S. Bureau of Census

SGRC (Southern Georgia Regional Commission) includes the eighteen counties: Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner and Ware

F. EDUCATION

1. Workforce Development and Use

Workforce Development through education and training is a critical need for economic development in Southern Georgia. Statistics show that a high poverty, low diversity region can turn away both potential employers and a potential workforce. Low literacy and educational attainment can cripple attempts at industry diversification towards high skill/high wage job growth. Poverty levels may indicate corresponding problems in healthcare and future educational attainment. A highly disparate growth between neighboring counties may indicate a trend toward a “have” and “have not” region. However, a higher than average unemployment can indicate a ready workforce --- but only if they have ready skills. If higher paying industries are to be recruited to the region, then higher skilled employees must be trained and made available. Education and training are recognized as critical needs. Fortunately, there are a number of regionally significant programs available that are making a difference in the lives of many uneducated and/or untrained worker in the region.

Workforce Investment Act (WIA) – The program(s) have been administered by both planning districts on behalf of their private Workforce Investment Board of Directors—the South Georgia Workforce Development Board (Area 18) and the Southeast Georgia Workforce Development Board (Area 19). For the past reporting period, both Workforce Development offices (Valdosta, Waycross) brought over \$4 million in federal job training funds to adults and youth in the eighteen county Southern Georgia area. The summer youth program is an “earn and learn” work program for disadvantaged youth. Those helped by WIA include teens in the summer youth program; economically disadvantaged people in year-round job training programs, which lead to permanent private sector employment; and dislocated workers who find immediate re-employment after participating in WIA. The program offers long-term vocational training at one of the four area vocational colleges and at some colleges as well. It also offers some intensive short-term occupational training, work experience, work readiness skills, and basic skills for youth.

In addition, the program offers intensive aptitude testing and career counseling at its four Skill Center locations in Fitzgerald, Tifton, Valdosta, Douglas, and Waycross. These Centers also feature state-of-the-art computer learning labs and instruction in brush-up of basic reading and math skills. GED courses are offered there as well. The Valdosta WIB places the WIA Service Providers under the same roof as the Technical College, forming a “once stop center” for those seeking training programs and jobs. Career counselors at the Skill Centers in Fitzgerald, Tifton, and Valdosta circuit-

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ride all the counties in the South central part of the District in order to provide services to all area residents. WIA addresses the school dropout issue with several programs and initiatives throughout the region. The WIA program provides work readiness and basic skills training to in-school youth. This program is designed to “keep them in school and enhance their future employability.” There are several opportunities for higher education in the Southern Georgia Region. The following is a list of the Vocational Colleges located in the SGRC.

A. POST SECONDARY SCHOOLS

1. East Central Technical College (Located in Fitzgerald and Douglas)
2. Moultrie Technical College (Located in Moultrie and Tifton)
3. Okefenokee Technical College (Located in Waycross and Alma)
4. Valdosta Technical College (Located in Valdosta and Adel).

All of the Technical Colleges in the Southern Georgia District operate satellite facilities in communities throughout the region, occupying space in abandon schools, empty office buildings, or wherever they can set up shop to reach the regional population. Some of the Technical Colleges are fortunate to occupy new space paid for through local, state, or federal funding through the ONEGeorgia-Equity Program or the Community Development Block Grant Program. The Valdosta Tech Off-Campus Facility in Adel-Cook County and the Okefenokee Tech Off-Campus facility in Alma-Bacon County are examples new facilities occupied by the schools.

- B. Abraham Baldwin Agricultural College (ABAC) - is one of the largest, residential state colleges in Georgia with an enrollment of almost 3,700 students. ABAC offers four year degrees in Diversified Agriculture, and in Turf Grass and Golf Course Management. It also offers college transfer programs, two-year technical degree programs, or twelve different certificate programs. ABAC is over 100 years old, and is one of the largest schools in the University of Georgia system. ABAC is located in Tifton, Georgia.
- C. GMAC – Community College - Georgia Military College (GMC) has a main campus in Milledgeville, with extension centers in Augusta, Atlanta, Columbus, Ware Robins, and in Valdosta. The Community College is one of the fastest growing colleges offering college course to traditional and nontraditional students, days, nights, and weekends. GMAC awards three degrees: Associate in Arts, Associate in Science, and Associate in Applied Science with concentrations in multiple disciplines. Core Curriculum including the humanities, natural sciences, mathematics, and social sciences is also offered.
- D. South Georgia – Community College - South Georgia College is a two-year Community or Junior College. Established in 1906, the college has served the needs of the southeast Georgia population for many years as they begin their entrance into the world of academia. Other than offering the basic CORE courses for a two year degree, the college offers an outstanding Associate Degree Nursing Program that is fully approved by the Georgia Board of Nursing. The program is also accredited by the National League for Nursing Accrediting Commission. South Georgia College is located in Douglas, Georgia.

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- E. Waycross College - Waycross College is a two-year Community or Junior College accredited through the University System of Georgia. The two-year college offers programs of higher education for citizens of the immediate and surrounding communities.
- F. Valdosta State University - Established in 1906 as a teachers' college, Valdosta State is a regional university of the University of Georgia. The mission of the school is to serve a 41-county stretch from the Atlantic Ocean to the Alabama line. It does that and more. VSU is located on three campuses less than two miles apart. The college has one of the most beautiful campuses with its consistency of Spanish Mission-style architecture. VSU is on the cusp of major growth, and enrollment for Fall Semester 2009 was a record breaking 12,372, an increase over Fall Semester 2008 enrollment of 11,472 students.

2. Educational Attainment

The State of Georgia and the Southern Georgia Region have historically lagged behind the Nation in educational attainment. A common measurement of educational attainment is the percentage of adults twenty-five and older who have completed high school with a diploma. The information used to determine this includes all persons that graduated high school. Much of the SGRC is plagued with a poorly educated workforce.

As shown in Table 12, all of the Counties exceed the percentage of high school graduates in the United States and in the State of Georgia workforce. It is important to note, however, that although each of the eighteen counties exceeds the number of high school graduates at the Federal and State levels, and the numbers of workers with less than a high school or equivalency education is well above national or state percentages. Of particular interest are the results in Table 13 for the nine counties in the previous SGRDC (Valdosta) District. All nine counties are, *at least*, in the sixtieth percentile, if not higher, for graduating High School with diploma or equivalent. Lowndes County is out-achieving all of the other seventeen counties with 77.7 percent of the population with a High School Diploma. On the other end of the spectrum is Atkinson County, whose educational attainment numbers are more than two times higher than the state (21.4 percent) or Federal figures (19.6 percent), with 43.7 percent of the population having less than a high school education. Clinch County educational attainment figures are more than two times higher than the Federal numbers, at 41.1 percent, and reflect a disparity almost as large when compared to state educational attainment figures. The gap identified in educational attainment places thousands of jobs beyond the reach of many within the eighteen counties.

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TABLE 12: PERCENT OF HIGH SCHOOL GRADUATES IN POPULATION, YEAR 2000

	Less Than High School	High School
Atkinson	43.7%	36.0%
Bacon	32.3%	44.0%
Brantley	27.5%	47.4%
Charlton	34.9%	42.1%
Clinch	41.1%	32.4%
Coffee	35.2%	33.0%
Pierce	30.2%	41.2%
Ware	29.7%	38.8%
Avg 8 Counties	34.3%	39.4%
Ben Hill	34.0%	66.0%
Berrien	34.2%	34.6%
Cook	35.4%	64.6%
Echols	39.5%	60.5%
Irwin	32.3%	67.7%
Lanier	33.0%	67.0%
Lowndes	22.3%	77.7%
Tift	32.15	67.9%
Turner	32.3%	67.7%
Avg 10 Counties	29.5%	57.4%
Georgia	21.4%	28.7%
U.S.	19.6%	28.6%

Source: U. S. Census Bureau, Fact Sheet

The low educational attainment rates in the region reflect a job market that does not place a great deal of importance upon secondary education. Many jobs in the region provide their own on-the-job training programs and do not require any education beyond high school. Jobs that do not even require a high school diploma are not rare in many portions of the Southern Georgia region. The fact that many older residents placed more emphasis on beginning work early in life than on formal education also contributes to the overall low percentages of persons who hold high school diplomas and college degrees.

Southern Georgia Regional Commission has several post-secondary education colleges, as well as one University in the region. These educational resources affect the economic development potential for the entire region. Access to quality post-secondary education is essential to the preservation of a skilled and effective workforce. It has been suggested that residents of the region would use the region's educational resources more if the region or local governments maintained an affective form of transit.

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Table 13 on the following page shows the educational attainment levels in 2000 for the nation, state, the South Georgia RDC and Southeast Georgia RDC individually. It is important to recognize that historically the State of Georgia, South Georgia, and Southeast Georgia have lagged behind the Nation in educational attainment. A common measurement of educational attainment is the percentage of adults 25 years of age and older who completed high school with a diploma measured by all persons that graduated high school. Educational attainment in the United States rose from 70 percent in 1990 to 71.4 percent in 2000. In Georgia, educational attainment rose from 70.4 percent in 1990 to 71.3 percent in 2000. Educational attainment in the South Georgia RDC rose from 65.7 percent in 1990 to 79.6 percent in 2000. In Southeast Georgia educational attainment fell during this period with 60 percent graduating in 1990, but only 57 percent graduating in 2000. Thus, educational attainment in the region now known as the Southern Georgia Regional Commission continues to lag behind the other three regions, the state, and the nation.

Local comprehensive plans recognize the trends in educational attainment and strive to develop a coordinated strategy with their respective boards of education. The lagging educational levels in the rural regions of Georgia, including the Southern Georgia Regional Commission (formerly South Georgia RDC and Southeast Georgia RDC) and the three adjacent regions presents a serious problem for economic development in these areas. According to a 1997-1999 study performed by the U S Census Bureau, earnings increase with educational attainment as adults, ages 25 to 64, who worked at any time during the study, earned an average of \$34,700 per year. Average earnings ranged from \$18,900 for high school dropouts to \$25,900 for high school graduates, \$45,400 for college graduates and \$99,300 for workers with professional degrees (M.D., J.D., D.D.S., or D.V.M.). With the exception are workers with professional degrees who have the highest average earnings. Each successively higher education level is associated with an increase in earnings.

TABLE 13: 1990 - 2000 EDUCATIONAL ATTAINMENT

Unit	1990 Educational Attainment					2000 Educational Attainment				
	Adults, age 25 and over	High School		College		Adults, age 25 and over	High School		College	
		No Diploma	Graduate	No Degree	Graduate		No Diploma	Graduate	No Degree	Graduat
Atkinson	3,679	20.4%	33.8%	8.3%	9.4%	4,503	21.6%	36.0%	10.3	6.9
Bacon	5,730	24.1	39.9%	8.9%	9.3%	6,525	20.3	44.0%	13.1	6.6%
Brantley	6,609	20.7	44.8%	13.5%	5.8%	9,282	17.9	47.4%	15.5	6.2%
Charlton	5,002	4.3%	36.0%	13.8%	6.4%	6,404	24.0	42.1%	14.1	6.4%
Clinch	3,652	33.3	30.8%	8.7%	6.7%	4,380	21.8	32.4%	13.4	10.5
Coffee	17,427	24.2	29.6%	17.3%	11.1%	22,798	22.9	33.0%	17.1	10.1
Pierce	8,266	21.1	39.1%	14.6%	6.3%	10,131	18.2	41.2%	15.6	10.1
Clinch	3,652	33.3	30.8%	8.7%	6.7%	4,380	21.8	32.4%	13.4	10.5
Ware	22,601	22.3	34.0%	16.7%	10.4%	23,380	19.4	38.8%	16.5	11.1
Avg 8 counties	76,618	28.0	40.0%	12.1%	9.0%	91,783	23.5	43.4%	16.1	8.5%
Ben Hill	9,810	24.8	35.6%	23.6	7.6%	10,990	21.3	37.2%	19.1	9.6%
Berrien	8,782	22.0	34.7%	15.2	7.5%	10,451	22.2	34.6%	17.4	9.4%
Brooks	9,363	22.3	36.0%	13.6	9.1%	10,445	20.6	37.1%	19.1	11.3%
Cook	8,231	23.9	34.6%	14.4	6.5%	9,876	22.6	36.0%	20.5	8.2%
Echols	1,396	20.7	45.3%	10.9	4.7%	2,167	21.7	35.6%	16.5	8.4%
Irwin	5,350	26.0	32.9%	11.9	8.3%	6,196	19.7	38.5%	19.4	9.8%

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Lanier	3,332	26.8	29.9%	16.0	5.4%	4,487	22.3	32.4%	24.0	8.8%
Lowndes	43,540	18.9	31.7%	21.7	16.3%	54,237	15.8	30.6%	27.4	19.7
Tift	20,829	21.5	27.0%	20.3	14.0%	23,433	20.4	30.3%	21.9	15.6%
Turner	5,170	25.5	35.1%	13.0	7.2%	5,707	21.8	38.7%	18.5	10.5%
Avg: 10 counties	1145,803	23.2	34.3%	20.1%	8.7%	137,989	20.8	35.1	20.4	11.13
U.S.	158,868,436	14.4	30.0%	24.9%	20.3%	182,211,639	12.1	28.6%	27.3%	23.8%
Georgia	4,023,420	17.2	29.6%	22.0%	19.3%	5,185,965	13.8	28.7%	25.6%	24.3%

Source: www.censusscopes.org - Census Scopes
U.S. Census Bureau

G. TRANSPORTATION Access

Transport, or transportation, is the movement of people and goods from one location to another. Transport is performed by various modes such as air, rail, road, water, cable, pipeline, and space. The field can be divided into infrastructure, vehicles, and operations. The transportation staff of the Southern Georgia Regional Commission plans for the transport of regional residents and the adequate infrastructure (primarily roads) necessary to transport residents safely and efficiently to and from their destinations. Sufficient highway transportation is essential to commercial and industrial growth. Significant improvements have been made to the highway and road systems in the Southern Georgia Regional Commission in recent years. These improvements have helped to open up areas of the region for various types of development and growth and provide safer more efficient transportation arteries for the population.

The CEDS Strategy Committee has as a goal for a continued partnership within the Southern Georgia Workforce Development Board—to build municipal and community based coalitions that provide for town-to-town employment of transportation services that serve the needs of low income and/or traditionally marginalized communities with significant percentages of zero-vehicle households. The CEDS Committee will work with transportation planning staff at the Southern Georgia Regional Commission to understand opportunities that exist for input into the transportation planning processes.

H. ENVIRONMENT

The Southern Georgia Regional Commission (SGRC) pays special consideration to the environment when planning for future growth patterns. The characteristics of the natural environment including soils, topography, climate, water supply, and wildlife habitats are essential information in defining the region's attributes and possible shortcomings. Through a regional emphasis and understanding of the environment, regional staff, including an Environmental Planner and a Historic Preservation Planner, assists in maintaining a higher quality of life and protecting the Southern Georgia region's future for residents of the District.

Climate

The region's climate is classified as mild, ranging from almost perfect, to hot and sultry. The District experiences all four seasons; however, winter is fairly short and relatively mild with only occasional snow or sleet (5 percent probability). Spring and autumn are extended and very pleasant, and summer can reach high temperatures of 100 (+) with a very high heat index. Annual precipitation typically ranges from 39 – 55 inches and is spread evenly throughout the year (2-5 inches each month). However, the average temperature throughout the eighteen county District ranges from a low of 44 degrees Fahrenheit in January to a high of 90 degrees Fahrenheit in July. The region's growing season ranges from 8 - 9 months with an average of 250 days that have daily minimum temperatures greater than 32 degrees. The first winter freeze typically occurs in early November and the last freeze typically occurs in mid-March.

I. RESOURCES

The Southern Georgia region has many resources available to assist in planning and development, and in support of economic development projects. Collaboration among the private sector entities, university system partners, and local, state, and federal government organizations speeds the innovation process when planning a project. University partners include the University of Georgia, Valdosta State University, Abraham Baldwin Agricultural College, and the Georgia Institute of Technology. State and local government programs such as the ONEGeorgia Authority, Douglas/Coffee County Development Authority, and Okefenokee Area Development Authority (OADA), Tift County Development Authority, Valdosta/Lowndes County Development Authority, Georgia Department of Agriculture, and the Georgia Department of Economic Development–Office of Science and Technology are also helpful in the planning and development process. And, the U.S. Department of Agriculture also works to adapt current technologies and create job in rural Georgia.

Listed below are several of the local, state and/or federal resources used by the Southern Georgia Regional Commission.

1. **Statewide Economic Developers** - The Southern Georgia Regional Commission works closely with statewide economic development agencies in the regions economic development efforts. The statewide developers include: Georgia Department of Economic Development, Georgia Department of Community Affairs, Georgia Power Company, Oglethorpe Power Company, MEAG Power Company, Norfolk-Southern and CSX Railroad, Georgia Natural Gas, NationsBank, and others. Many of these agencies provide full time staff that work towards the recruitment of new industry into the state, and job retention and expansion of existing industry in Georgia, both nationally, and internationally.
2. **Southern Georgia Regional Commission** has regional significance with a number of programs that directly relate to regional economic development. The role of the Regional Commission is to, “assist all regional local governments in planning and

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development. In addition to its role as the State of Georgia's designated regional planning entity, the Regional Commission is a federally funded Economic Development District (EDD). As the designated planning organization for the EDD, the Regional Commission provides economic development technical assistance and grants writing and administration to local governments and development authorities.

3. **University of Georgia Small Business Development Center (SBDC)** is a business development resource provided by the State of Georgia to meet the needs of small business owners and prospective business owners, and entrepreneurs with questions about the basics of business operations. The SBDC provides trained staff to assist in the development of Business Plans, Market Research, Record Keeping and Accounting, Cash flow Analysis, Financing Alternatives and International Trade. Regional SBDC offices are located in Valdosta and Brunswick, with satellite offices open up to three days each week in Tifton and Douglas.
4. **Georgia Tech Enterprise Innovation Institute** helps companies, entrepreneurs, economic developers, and communities improve their competitiveness through science, technology, and innovation. The Enterprise Innovation Institute provides programs that:
 - Help entrepreneurs launch and build successful companies.
 - Improve the competitiveness of established companies
 - Commercialize technology development in Georgia Tech research labs,
 - Help local and state government adopt innovative practices
 - Assist economic developers with innovative approaches, and
 - Serve as a bridge to Georgia Tech resources.
5. **State of Georgia Regional Staff** –“Team Georgia” is the State of Georgia's approach to delivering coordinated services to all 159 counties in Georgia.

The Georgia Department of Community Affairs – grouped together “super-regions” that share common growth and development issues. This grouping ensures more effective delivery of DCA and other state services. Additionally, each super region has staff available to assist with DCA services including Community Development (CDBG), Economic Development, Environmental Assistance, Quality Growth, Affordable Housing Assistance, Comprehensive Planning, Volunteerism and Community Services, and Downtown Development.

Georgia Department of Economic Development, once considered primarily the marketing division for the State of Georgia, GA Department of Economic Development has broadened its outreach to not only new companies locating in Georgia, but to existing companies with planned expansions. The Department has regional staff available that assists local communities in their industrial and commercial needs.

Assistance to business and industry includes:

–Expansion Assistance

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- Export Assistance
- Site Selection
- New or Available Buildings
- Georgia Tax Credit and Exemptions
- Freeport Exemption on Inventories
- Workforce Recruiting Options
- Labor Training and Retraining
- Financing Options
- Utility Availability and Costs
- Building Layout and Other Industrial Engineering Services
- International Trade Missions

6. **Georgia Center for Innovation – Aerospace, Agribusiness, Energy, Life Sources, Logistics, and Manufacturing** - Georgia's Centers of Innovation provides unique, technology-oriented support to businesses and start-ups in the areas of Aerospace, Agribusiness, Energy, Life Sciences, Logistics and Advanced Manufacturing. Each of the six centers provides direct access to university and technical college applied research, commercialization resources, technology connections, matching grant funds, potential investor networks and key government agencies. Client companies are connected with industry-specific experts who are on the leading edge of technology and new ideas. A common goal across all of the centers is to cut red tape, streamline connections and seek technology solutions to industry-led challenges; within this framework the Centers a pro-growth, innovative business environment for industries critical to Georgia's expansion.
7. **Center for Agriculture Innovation** – The Center for Agriculture Innovation is one of the six business and development centers offered to companies locating or expanding in the State of Georgia. Professional staff at the Center offer business development and growth assistance to companies in the areas of precision agriculture; value-added agriculture such as nutraceuticals and organics; the poultry industry; forest products and biotechnology. The Center assists companies involved in every sector of agribusiness, from agriculture and manufacturing to packaging and distribution, to technology- based solutions. The Center offers direct access to world-class research facilities and the knowledge network, so that business and industries locating or expanding in South Georgia have a competitive edge.
8. **The University of Georgia Test Farms and Research Labs** – Berries, especially blueberries, blackberries, and strawberries has become an important alternative crop for many farmers in Southern Georgia. For instance, Georgia blueberry acreage has increased from 3,500 acres to well over 10,000 acres, with an annual farm gate receipt value approaching \$100 million. Forecasts indicate Georgia blueberry acreage is expected to continue increasing in the next five to ten years. While blueberries have been a bright spot in Georgia's agriculture sect, growers are facing many challenges. Therefore, projects aimed at developing new cultivars and management practices that increase production efficiency and improve quality of

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fruit delivered to consumers are planned. Blueberry producers benefit from access and information from the University of Georgia Blueberry “Test and Research Farm” in Tifton, where research is being performed to determine: 1) development of mechanical harvested blueberry cultivars to reduce hand-labor needs; 2) development of precocious varieties and production systems that achieve meaningful commercial production in 3 years or less; 3) development of cultivars and production systems that rely less on costly inputs such as frost protection and soil amendments; 4) improvement of fruit quality through new cultivars and development of sound pre- and post-harvest management practices. Answers to these questions assist growers in improving overall production efficiency to remain economical and continue to supply the market demand for the fruit.

9. **National Environmentally Sound Production Agriculture Laboratory (NESPAL)** - Pioneering companies benefit from access to a 10,000-square foot laboratory and office space in the business incubator on the University of Georgia’s Tifton Campus. They also benefit from the National Environmentally Sound Production Agriculture Laboratory (NESPAL), which is located next door to the ABAC campus in Tifton. This interdisciplinary research and education center features scientists developing systems for environmentally and economically sound agriculture production aimed at building a better environment for agriculture and America.

10. **Joint Development Authorities and local development Authorities** - Joint Development Authorities are significant resources in economic development initiatives, especially when the authority is successful in industrial recruitment and expansion or in providing a regional service at a reduced cost to the taxpayer. Joint Authorities bridge geographic boundaries that many times can limit development. This is done by joining financial resources with human capital to achieve regional projects including Regional E-911 Call Centers, Regional Industrial Parks, Regional Housing Authorities and Regional water and/or sewer services. Downtown Development Authorities (DDA) exists in seven counties in the District. The DDA is important to the continued growth of a downtown district. A Listing of all Registered Local Authorities and Registered Joint Authorities located in the Southern Georgia District is included at the end of this section under Table 14.

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Table 14: SGRC Joint and Local Development Authorities

<i>County</i>	<i>Authority</i>	<i>Designation</i>	<i>Governments included</i>
	Fitzgerald/Ben Hill County Development Authority	Multi	Ben Hill County, City of Fitzgerald
Atkinson County	Fitzgerald/Ben Hill County Regional Development Authority	Multi	Ben Hill County, City of Fitzgerald
	Downtown Development Authority of Fitzgerald	Single	Coffee County City of Fitzgerald
	Housing Authority of the City of Atkinson, Georgia	Single	Atkinson County City of Fitzgerald
	Solid Waste Management Authority of Atkinson County	Single	Atkinson County
	Tri-County Joint E-911 Development Authority	Multi	Atkinson County, Clinch County, City of Pearson, City of Willacoochee, City of Argyle, City of DuPont, City of Homerville, City of Fargo, City of Lakeland
	Housing Authority of the City of Pearson	Single	City of Pearson
	City of Willacoochee Development Authority	Single	City of Willacoochee
Bacon County	Bacon County Development Authority	Multi	Bacon County, City of Alma
	Bacon Industrial Building Authority	Multi	Bacon County, City of Alma
	Hospital Authority of Bacon County	Single	Bacon County
	Southeast Georgia Regional Development Authority	Multi	Appling County, Bacon County, Jeff Davis County
	Alma Downtown Development Authority	Single	City of Alma
Ben Hill County	Ben Hill - Irwin Area Joint Development Authority	Multi	Ben Hill County, Irwin County, City of Fitzgerald, City Ocilla
	Development Authority of Ben Hill County	Single	Ben Hill County

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<i>County</i>	<i>Authority</i>	<i>Designation</i>	<i>Governments included</i>
Berrien County	Berrien County Airport Authority	Single	Berrien County
	Berrien County Development Authority	Single	Berrien County
	Deep South Regional Municipal Solid Waste Management Authority	Multi	Berrien County, Lanier County, Lowndes County, City of Nashville, City of Lakeland, City of Valdosta
	South Regional Joint Development Authority	Multi	Berrien County, Brooks County, Clinch County, Cook County, Echols County, Lanier County, Lowndes County
	Housing Authority of the City of Nashville	Single	City of Nashville
	Nashville Downtown Development Authority	Single	City of Nashville
Brantley County	Brantley County Development Authority	Single	Brantley County
	Southeast Georgia Joint Development Authority	Multi	Brantley County, Camden County, Charlton County, Glynn County, McIntosh County, Wayne County
	Housing Authority of the City of Nahunta	Single	City of Nahunta
Brooks County	Brooks County Development Authority	Multi	Brooks County and City of Quitman
	Brooks County Hospital Authority	Single	Brooks County
	Quitman-Brooks County Airport Authority	Single	Brooks County
	South Regional Joint Development Authority	Multi	Berrien County, Brooks County, Clinch County, Cook County, Echols County, Lanier County, Lowndes County
	Quitman Development Authority	Single	City of Quitman
	Quitman Urban Redevelopment Authority	Single	City of Quitman
	Housing Authority of the City of Quitman	Single	City of Quitman
Charlton County	Southeast Georgia Consolidated Housing Authority	Multi	Camden County, Charlton County, City of Kingsland, City of St. Mary's, City of Woodbine, City of Folkston

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<i>County</i>	<i>Authority</i>	<i>Designation</i>	<i>Governments included</i>
Charlton (Cont.)	Southeast Georgia Joint Development Authority	Multi	Brantley County, Camden County, Charlton County, Glynn County, McIntosh County, Wayne County
	Development Authority of the City of Homeland	Single	City of Homeland
Clinch County	Clinch County Development Authority	Single	Clinch County
	Clinch County Hospital Authority	Single	Clinch County
	South Regional Joint Development Authority	Multi	Berrien County, Brooks County, Clinch County, Cook County, Echols County, Lanier County, Lowndes County
	Tri-County Joint E-911 Development Authority	Multi	Atkinson County, Clinch County, Lanier County, City of Pearson, City of Willacoochee, City of Argyle, City of Dupont, City of Homerville, City of Fargo, City of Lakeland
Coffee County	Atkinson County-Coffee County Joint Development Authority	Multi	Atkinson County and Coffee County
	Douglas-Coffee County Industrial Authority	Multi	Coffee County and City of Douglas
Cook County	Cook County Airport Authority	Single	Cook County
	South Regional Joint Development Authority	Multi	Berrien County, Brooks County, Clinch County, Cook County, Echols County, Lanier County, Lowndes County
	Tift-Turner-Worth-Cook Joint Development Authority	Multi	Cook County, Tift County, Turner County, Worth County
	Adel Industrial Development Authority	Multi	Cook County and City of Adel
	Downtown Development Authority of Adel	Single	City of Adel
	Housing Authority of the City of Adel	Single	City of Adel
Echols County	South Regional Joint Development Authority	Multi	Berrien County, Brooks County, Clinch County, Cook County, Echols County, Lanier County, Lowndes County

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<i>County</i>	<i>Authority</i>	<i>Designation</i>	<i>Governments included</i>
Irwin County	Ben Hill-Irwin Area Joint Development Authority	Multi	Ben Hill County, Irwin County, City of Fitzgerald, City of Ocilla
	Hospital Authority of Irwin County	Single	Irwin County
	Ocilla-Irwin County Industrial Development Authority	Multi	Irwin County, City of Ocilla
Lanier County	Housing Authority of Ocilla	Single	City of Ocilla
	Deep South Regional Municipal Solid Waste Management Authority	Multi	Berrien County, Lanier County, Lowndes County, City of Nashville, City of Lakeland, City of Valdosta
	Development Authority of Lanier County	Single	Lanier County
	South Regional Joint Development Authority	Multi	Berrien County, Brooks County, Clinch County, Cook County, Echols County, Lanier County, Lowndes County
Lowndes County	Tri-County Joint E-911 Development Authority	Multi	Atkinson County, Clinch County, Lanier County, City of Pearson, City of Willacoochee, City of Argyle, City of DuPont, City of Homerville, City of Fargo, City of Lakeland
	Housing Authority of the City of Lakeland	Single	City of Lakeland
	Deep South Regional Municipal Solid Waste Management Authority	Multi	Berrien County, Lanier County, Lowndes County, City of Nashville, City of Lakeland, City of Valdosta
	Development Authority of Lowndes County	Single	Lowndes County
	Hospital Authority of Valdosta and Lowndes County	Multi	Lowndes County and City of Valdosta
	Lowndes County Public Facilities Authority	Single	Lowndes County
	Regional Care Facilities for the Elderly Authority of Lowndes County	Single	Lowndes County
Lowndes County	Valdosta-Lowndes County Industrial Authority	Multi	Lowndes County and City of Valdosta
	Valdosta-Lowndes County Land Bank Authority	Multi	Lowndes County, City of Valdosta
	Central Valdosta Development Authority	Single	City of Valdosta
	Deep South Regional Municipal Solid Waste Management Authority	Multi	Berrien County, Lanier County, Lowndes County, City of Nashville, City of Valdosta

Source: GA DCA website: www.dca.state.ga.us 2009 Registered Local Government Authorities

SGRC (Southern Georgia Regional Commission) includes the eighteen counties: Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner and Ware

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In recent years, the federal government and the State of Georgia have become increasingly innovative in creating programs to assist in the ever growing demand for planning; housing; public facilities and infrastructure development; education, workforce development, and preparedness; and tourism. The following are some of the programs that the Southern Georgia Regional Commission uses to further economic development efforts in the region.

There are a number of new workforce investment strategies being presented to try and deal with the needs of the Region. The Southern Georgia Regional Commission is actively involved in supporting these programs through the CEDS Committee and the SGRC WIB Boards. These programs include:

- ***Workforce Investment Act*** - The Workforce Development Divisions of the Southern Georgia Regional Commission, utilizing Workforce Investment Act funds, provides training opportunities for adults and dislocated workers. The WDD works closely with local officials and members of the South Georgia Workforce Investment Board (WIB 18) and the Southeast Georgia Workforce Investment Board (WIB 19), and partners with agencies to provide for a one-stop service delivery system for local employers and jobseekers.
- ***The Southern Georgia Workforce Investment Board (SG-WIB) and the Southeast Georgia Workforce Investment Board (SEG-WIB)***, which works with the Georgia Department of Labor to help dislocated workers and train underemployed workers. The *South Georgia Workforce Investment Board (Area 18)* and *SEGa Workforce Investment Board (Area 19)* also serves as the CEDS Committee. Several of these members are also members of the Southern Georgia Regional Commission.
- ***The Certified Literate Community Program***, which works to encourage city and county leaders to work together to ensure that their citizens are literate and have access to literacy training.
- ***The Certified Work Ready Program***, which is sponsored by the Governor's Office to encourage local public and private leaders to work together to ensure current workforce skills training.
- ***The Georgia Entrepreneur Friendly Initiative Program***, which assists communities to develop or enhance a culture that supports entrepreneurs and small businesses.

There are a number of planning programs offered by the State of Georgia Department of Community Affairs (DCA), some of which are relatively new to economic developers/planners. These programs are necessary for the coordination of land use planning and transportation planning to support sustainable economic development; protection of environmental, natural and cultural resources; provision of infrastructure and services to support efficient growth and development patterns; access to adequate and affordable housing for all residents in the region; and coordination of other regional planning efforts.

The Southern Georgia Regional Commission is actively involved in many of the planning programs, all of which are supported by the CEDS Committee. These programs include:

- ***Regional Comprehensive Plan***

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- *Quality Growth Programs*
- *Developments of Regional Impact*
- *Regionally Important Resources*

Also offered through the DCA are:

- **Community Development Block Grant Programs (CDBG)** including: *Regular Round Small Cities program* (for low and moderate income areas not designated as urban), and the CDBG set-aside for Economic Development, *Employment Incentive Program*.

Both of the CDBG programs are competitive funding programs. The SGRC submits Small Cities applications each year to assist low and moderate income areas in the region for improved water, sewer, street paving and drainage infrastructure, and to build needed public service facilities including health departments, head start facilities, and Senior Centers in the region. The EIP program is used frequently by the Economic Development Division of the RC to provide needed infrastructure and/or low interest direct loans to new and expanding business and industry in the region. The CEDS Committee supports both of these programs.

GA DCA also offers federal and state programs for downtown redevelopment.

The **ONEGeorgia Authority** has introduced several programs to stimulate the lagging economies of the most rural and economically distressed areas in the State. Programs include:

- **Air Georgia** - integrating airport infrastructure improvements by completing critical infrastructure improvements necessary to upgrade and improve many of rural Georgia's aviation gateways. Several of the communities in Southern Georgia are using this program to lengthen runways to 5,000, installing navigational aids, weather reporting stations and other projects deemed necessary to increase accessibility of Georgia's rural airports.
- **EDGE** – a low interest loan and or infrastructure grant program to aid new and expanding business and industry in rural Georgia. The Economic Development Division of the Southern Georgia Regional Commission utilizes this program often in bridging a gap when financing economic development projects in the region.
- **EQUITY** - a program of financial assistance that include grants, loans and any other forms of assistance to finance activities that will assist applicants in promoting the health, welfare, safety, and economic security of the citizens of the state through the development and retention of employment opportunities in areas of greater need.
- **Strategic Industries Loan Fund (SILF)** - for an emerging or development-stage company in a strategic industry targeted by Georgia. This program is designed to spark expansion and start up of strategic industries offering higher paying wages. Currently the Economic Development Division of the RC is working with a chemical company utilizing this program to assist in the company's expansion.

EDA-Public Facilities Program - The EDA Public Facilities program has enabled the Economic Development Division of the Regional Commission to construct water, sewer, street paving and drainage projects in distressed areas to stimulate job creation and capital investments in several

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regional communities. This program is vital to the continued growth and development of Southern Georgia.

EDA Sponsored - Southern Georgia Area Resource Development Agency Inc. (ARDA) RLF Program – This program is used as a regional incentive to promote economic development in southern Georgia. Used as a gap financing mechanism, the low interest loan program for the RC fills a vital financing niche in regional growth and development. ARDA also packages SBA-504 and SBA 7(a) Program funds, and USDA Rural Development Intermediary Relending Program (IRP) funds to small business and industry in the 18 county area.

Through these and other identified resources, the Southern Georgia Regional Commission strives to bridge the gap in rural Georgia. Many of the programs are identified in the 2009 CEDS Objectives and Actions and Strategic Projects, Programs, and Activities.

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V. REPORT ON PREVIOUS YEARS ACCOMPLISHMENTS

“STRATEGIC PROJECTS, PROGRAMS, AND ACTIVITIES ACCOMPLISHED”

Oct. 1, 2008 - Sept. 30, 2009

The Southern Georgia Regional Commission (SGRDC and the SEGaRDC) prepares a Benchmarks Report each year identifying the accomplishments for each District as part of the Regional Associations-Regional ED-Pro Committee Update. The report summarizes the activities of the organization into service areas.

The SGRDC (Valdosta) summarized the activities of its District in six service areas categorized as Information Technology, Community Development (including *Historic Preservation, Planning Services, and Growth Management*), Workforce Development, Economic Development, Transportation, and GIS Services.

The SEGaRDC report summarized the activities of its District in seven service areas categorized as Aging Services, Planning Services (including *Historic Preservation, and Growth Management*), Community Development, Workforce Development, Economic Development, Transportation, and GIS Services. NOTE: *The IT staff person at the SEGRDC did not provide any specialized IT services to local governments in the Southeast Georgia region. Additionally, the SEGa RDC provided an Aging Services Division that covers all of the 18 member counties currently in the Southern Georgia Regional Commission (SGRC) District. The new District will continue offering Aging Services to its region.*

The following is the report of the previous year’s economic development activities and accomplishments, as well as any significant changes in the new Southern Georgia Regional Commission’s economic conditions.

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SGRC - Valdosta

The SGRDC staff was able to partner \$6,793,766 in federal funds, \$2,908,837 in state funds, and \$1,764,188 in local funds, or \$11,466,791, to create \$11,968.868 in private investment. When compared to the SGRDC local dues investment of \$283,754, the regional grant investment of \$53,000 has a rate of return of \$226 to \$1. In total, SGRDC programs assisted in 261 projects that created 224 jobs.

- Information Technology RDC staff worked on 42 technology projects that benefited 28 area local governments with \$825,254 of local funding.
- GIS staff established 25 new data basis and updated 89 existing data basis to complete 114 projects that benefited 124 local governments with partnership funding of \$151,930 federal and \$509,945 local funds.
- Workforce Development staff assisted 1,104 clients with \$3,109,237 in federal funds and \$17,430 in state funds to ensure that the unemployed and underemployed children and youth in the region, as well as dislocated workers would be retrained or educated in preparation to re-enter the workforce.
- Transportation Planning consisted of 20 projects that benefited 42 local governments with partnership funding of \$256,046 in federal funds, \$25,685 in state funds, and \$38,326 in local funds.
- Community Development, which includes *Planning Services*, *Historic Preservation*, *Environmental Services*, and *Growth Management Services*, completed 39 projects, with partnership funds of \$ 634,985 federal funds, \$990,722 state funds, and \$390,663 local funds. The 5 infrastructure projects included water, fire protection, solid waste facility improvements, and street paving of \$170,615 federal funding (passed through the Georgia Department of Community Affairs), \$881,732 in state funds, and \$200,212 in local funds. Five local governments benefitted from this assistance resulting in 2 new facilities built, and 3 facilities expanded or improved.
- Economic Development includes infrastructure projects to assist in the location or expansion of business or industry, and direct loans to assist business and industry. The region was involved in the development of 4 Industrial Park projects totaling \$1,875,000 in state funds leveraged with \$9,800,000 in private investment to create 190 new jobs, serve 2 businesses, and assist 2 local governments. Additionally, 8 loans were packaged totaling \$2,588,568 and leveraged with \$2,168,868 in private investment. Thirty-four jobs were created and 8 businesses were served by the loans. In total SGRDC programs completed 261 projects that created 224 jobs or served 1,104 clients.

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SGRC - Waycross

The SEGaRDC staff was able to partner \$8,396,431 in federal funds, \$2,661,948 in state funds, and \$1,390,921 in local funds, or \$12,449,308, to create \$39,081,716 in private investment. Therefore, when compared to the SEGaRDC local dues investment \$202,801, the regional grant investment of \$52,000 has a rate of return of \$614 to \$1. In total, SEGaRDC programs assisted in 134 projects that created 124 new jobs and retained 359 existing jobs.

- GIS Services staff completed 11 projects that benefited 28 local governments with partnership funding of \$1,000 state funds and \$9,000 local funds.
- Workforce Development staff assisted 481 clients with \$1,135,145 in federal funds and \$22,236 in state funds.
- Transportation planning staff completed 14 projects that benefited 22 local governments with partnership funding of \$500,000 federal funds, and \$33,072 state funds.
- Planning Services, *which includes Historic Preservation, Environmental and Growth Management*, completed 69 plans, with partnership funds of \$49,000 state funds.
- Community Development completed 8 projects, with partnership funds of \$1,805,463 federal funds, (primarily passed through the Georgia Department of Community Affairs) \$318,000 state funds, and \$218,101 local funds. The 8 infrastructure projects included sewer improvements, street paving and drainage improvements, and law enforcement assistance. Five local governments benefitted from this assistance resulting in 2 new road facilities built, and 2 sewer facilities expanded or improved. Fifty-one jobs were created and the private investment was \$37,000,000.
- Economic Development staff partnered EDA, local funds, and leveraged private funds to begin construction of water and sewer infrastructure at 1 Industrial Park project. The project totaled \$750,000 in federal funds, \$808,704 in local funds with a leveraged private investment of \$1,500,000. Five industries will be served and 2 local governments assisted. The EDA project will create 42 new jobs and retain 37 existing jobs. Staff partnered local funds of \$3,000 to assist in 1 Economic Impact Analysis. Additionally, staff packaged 2 CDBG-RLF projects creating 31 jobs and utilizing \$341,716 passed through to state and to local in federal funds and \$581,716 in private funds.
- Aging Services staff assisted 9,327 clients with partnership funding of \$3,812,107 in federal funds, \$2,227,390 in state funds, and \$332,907 in local funds. Transportation, Elderly Legal Assistance, Adult Day Care, Nutritional Services, Homemaker/Personal Care, Respite Care, Family Caregiver Education, Support, and Counseling saving the consumer \$1,200,000.

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VI. ACHIEVABLE GOALS & OBJECTIVES

Where Do We Want To Be?

1. *Goal:* Coordination of local, state, and federal economic development planning and implementation.

Objective: Coordination of local, state, and federal economic development planning initiatives in an effective manner to improve economic conditions throughout the 18 county region.
2. *Goal:* Effective communication and economic development marketing and access to local, regional, and statewide data bases.

Objective: Accessible economic development information for the 18 county region and implementation of an effective marketing campaign.
3. *Goal:* Public services and facilities adequate to accommodate existing and future economic growth.

Objective: The Southern Georgia planning district must be pro-active in its understanding of existing public services and facilities within the region, and its implementation of improved or new services and facilities to accommodate expanding and future economic growth.
4. *Goal:* Workforce Development support for education and training resulting in higher paying salaries.

Objective: Recruitment of higher paying industries.
5. *Goal:* Consideration of natural resources. Southern Georgia is naturally diverse. The region has thousands of acres of farmlands, lakes, rivers, and swamp, fish, wildlife, conservation lands, and clean air.

Objective: To ensure that all natural resources in the Southern Georgia planning district are protected and preserved for current and future generations.
6. *Goal:* Retiree Attraction

Objective: Increase the retirement population, and thereby expand the local economies of counties in the Southern Georgia planning district.
7. *Goal:* Economic Development

Objective: To increase the standard of living through jobs creation and retention, an increased capital investment, and higher per capita income.

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8. *Goal:* Education (See Workforce Development)

9. *Goal:* Agriculture Diversity

Objective: Assist in the development and implementation of projects to broaden agriculture opportunities including “Value-Added” farming opportunities

10. *Goal:* Tourism Development

Objective: The new region has a network of tourism opportunities from Wild Adventures in Valdosta, to the Okefenokee Swamp and the Okefenokee Wildlife Refuge in Ware County and Charlton County. Other opportunities include Banks Lake and Little River State Park in Lanier and Cook Counties, where tournament fishing, boating and skiing take place; the Georgia Agrirama in Tift County that is the state’s official agriculture and living history museum; and, General Coffee State Park in Coffee County that is a camper’s paradise. For rail fan enthusiasts the Folkston Funnel and Rail Watching Platform offers the best of train watching.

11. *Goal:* Transportation access

Objective: A continued partnership within the Southern Georgia Workforce Development Board, to build municipal and community based coalitions that provide informed advocacy employment of transportation services that serves the needs of low income and/or traditionally for town-to-town marginalized communities with significant percentages of zero-vehicle households. The CEDS Committee will work with transportation planning staff at the Southern Georgia Regional Commission to understand opportunities that exist for input into the transportation planning processes.

Projects have been identified to match the Goals and Objectives (listed above) for the 2009 Planning Year. The update allows the Executive Director to benchmark the progress made in reaching each of the goals identified. This is necessary to track the region’s annual accomplishments.

The Southeast Georgia CEDS Committee’s met and reviewed the goals and objectives identified in the 2005-2012 CEDS Document previously submitted by the South Georgia Regional Development Center (Valdosta) and the Southeast Georgia Regional Development Center (Waycross). For the preparation of the 2009 CEDS Annual Report, all were in agreement that there were similarities with the Goals and Objectives of the two CEDS documents and that by merging the similar Goals and Objectives of the SEGRDC and SGRDC together would be the most efficient and effective way to approach the 2009 CDS Annual Report. NOTE: SEGRDC Goals #3, #4, #5, #6, and #7 were incorporated into the SGRDC Goals, which have now become the Southern Georgia Regional Commission Goals and Objectives. On the following pages is a complete list of the Goals and Objectives as identified by the CEDS Committee for the Southern Georgia Regional Commission’s 2009 Annual Report. The Goals and Objectives have been revised to provide a working document for the new region to use in initiatives to strengthen and advance the District.

VII. ADJUSTMENTS TO THE CEDS

*SGRDC and *SEGRDC ADJUSTMENT: To the CEDS – Boundary Changes (New District)

The South Georgia Regional Development Center (RDC) located in Valdosta, Georgia, and the Southeast Georgia Regional Development Center (RDC) located in Waycross, Georgia, were dissolved and replaced with a new single Regional Commission known as the Southern Georgia Regional Commission (SGRC).

*SGRDC and *SEGRDC - District - Professional Staff Changes

In July, John Leonard was hired as the Executive Director, and Lace Futch as the Transition Director. In September, Lace Futch and Marty LeFiles, Assistant Executive Director, retired. Andrea DeSantiago resigned her position and has since then been replaced, and Bonnie Hayes resigned her position as an Aging Program Specialist. As a result of the American Recovery and Reinvestment Act (ARRA) three positions were added in Workforce Development, including Bruce Edwards, Virginia Peagler, and Roberta Lovett.

The Southern Georgia Regional Commission has two office locations—one in Valdosta and one in Waycross—where it is assisted by a professional staff of 87 referenced as an Adjustment to the CEDS. Additionally, special purpose committees serve as necessary, making recommendations that are presented to the Council for approval. The CEDS Committee is one such committee who serves the region in this capacity.

The staff of the South Georgia RDC and Southeast Georgia RDC were retained as staff for the Southern Georgia Regional Commission. However, there have been staff changes referenced as an adjustment to the CEDS.

*SGRDC and *SEGRDC ADJUSTMENT: To the CEDS – CEDS Strategy Committee Changes to incorporate both Workforce Investment Boards (18 & 19) into one regional CEDS Committee.

CEDS Strategy Committee: The CEDS Strategy Committee for the SGRC is served by members of the Area 18 Workforce Investment Board (Valdosta) and the Area 19 Workforce Investment Board (Waycross). The combined membership of 49 public and private sector individuals represents governments, business and industry, higher education, organized labor, housing authorities, and other community based organizations. Additionally, a Chief Elected Officials, Executive Committee is made up of Mayors and County Commission Chairmen and provides oversight to the WIB Boards.

*SGRDC ADJUSTMENT: To the CEDS – Addition of Aging Services

*SEGRDC ADJUSTMENT: To the CEDS - Goals and Objectives

1 - SEGRDC Goals and Objectives: Adequate Healthcare Facilities

ELIMINATE: ADEQUATE HEALTHCARE FACILITIES IN THE SOUTHEAST GEORGIA REGION

Goal Statement: *Promote quality and affordable health care for all counties in the region.*

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2 - SEGRDC ADJUSTMENT: To the CEDS - Goals and Objectives

ELIMINATE: Adequate and Affordable Workforce Housing

Goal Statement: *Promote quality and affordable housing, through education and public relations to meet market demand.*

A Private Housing consultant is assisting the entire region with adequate and affordable workforce housing as needs arise. However, the SGRC will continue to assist local governments by informing them of state and national workforce and low to moderate income housing programs that are available.

3 - SEGRDC Goals and Objectives - Downtown Development Needs

ELIMINATE: DOWNTOWN DEVELOPMENT NEEDS AND GOALS IN THE SOUTHEAST GEORGIA REGION

To foster viable, sustainable, and aesthetically pleasing downtowns throughout the region.

Through the regional Community, Economic Development, and Planning Department of the SGRC, downtown improvements projects will continue as funds are available through the Georgia Department of Community Affairs programs including CDBG and Downtown Redevelopment. Further, streetscape and greenspace improvements will be made with the assistance of GDOT-Transportation Enhancement (TE) Program funds as they become available. Additionally, the Historic Preservation Planner will continue to assist in downtown redevelopment, and placement of downtown properties on the State Historic Register for the State of Georgia.

OTHER:

*SGRDC - South Georgia Regional Development Center (Valdosta) - 9 County Area - Organization has been dissolved.

*SEGRDC - Southeast Georgia Regional Development Center (Waycross) - 9 County Area - Organization has been dissolved.

*SGRC - Southern Georgia Regional Commission - Newly Created planning district for the 18 County area that once was SGRDC and SEGRDC.

* SEGRDC- Southeast Georgia Regional Development Center (Waycross) – SEGa Financial Services, Inc. (SEGaFS) – The lending authority for the RDC; primarily for the EDA-RLF award #04-39-03653. Request has been made for the EDA-RLF funds to be combined with the SGARDA Authority (Valdosta) EDA-RLF funds and for its lending authority (SGARDA) to market, service, and package RLF loans.
(SEGaFS) organization has been dissolved.

* SGRDC- South Georgia Regional Development Center (Valdosta) - South Georgia Area Resource Development Agency, Inc. has been reconstituted as the “Southern Georgia Area Resource Development Agency, Inc.,” (SGARDA) for EDA –RLF award #04-39-02010.01, #04-39-02010.02 and #04-05-11005.96. Request has been made to EDA to recapitalize all awards under #04-39-02010.01 (Name change to SGARDA).

* Organizational name change

VIII. EFFECTIVENESS AT MEETING GOALS

“Evaluation Of Performance Measures”

The Quarterly and Annual Report of accomplishments acts as the evaluation tools utilized by the regional CEDS Committee. This document is maintained by the support staff of the Regional Commission under the guidance of the regional CEDS Committee and Regional Commission Council.

Following EDA guidelines, the Southern Georgia Regional Commission uses the following performance measures to evaluate successful development and implementation of the CEDS.

- Number of Jobs Created - Approximately 348 new jobs have been created in the region since the 2008 CEDS (224 - SGRDC and 134 - SEGRDC).
- Number and types of investments undertaken in the region. Twenty-one companies invested approximately \$14,050,584.00 to perform start-ups or expansions in the region (10 companies with \$11,968,868 invested - SGRDC and 11 companies with \$2,081,716 invested - SEGRDC).
- Number of regional jobs retained - 359 (42 - SGRDC and 317 - SEGRDC)
- Amount of public sector investment in the region- All of the above mentioned public sector funding provided \$6,489,322.00. (\$4,516,568 - SGRDC and \$1,972,744 - SEGRDC)
- Changes in the economic environment of the region – The construction of infrastructure and improvements, including water and sewer, street paving and drainage, rail spurs , and new industrial facilities, have been constructed in the many of the counties in the region during this planning period to better accommodate business and industrial growth and expansion.
- Diversification of the regional economy – Diversification is an ongoing effort to ensure that the region is not solely dependent on one business/industrial sector.

These are not meant to be the only performance measures used. A CEDS can benefit from developing additional quantitative and qualitative measures that will allow the evaluation of progress towards achieving the identified goals and projects.

1. INVESTMENT ANALYSIS

1. **Market-based:** During the past three decades, the economies of the two Districts now combined as the Southern Georgia Regional Commission have begun to shift from agriculture and forestry to processing, manufacturing, and retail sales.

The Planning and Community/Economic Development Division of the SGRC District continues to achieve market-based programs by identifying necessary resources for new and/or expanding industries and businesses. The EDA Planning Investment will allow the SGRC District to continue focusing on planning and economic development initiatives as the region continues to “transform” from the old agribusiness to new economic development opportunities, and from two Districts into one Mega District.

2. **Proactive Investments:** The SGRC District is proactive in both nature and scope of services, focusing on identifying financial resources, further enhancement of the qualified regional workforce, improvement to public infrastructure, and development of workforce training programs necessary to attract and retain regional industry and business. In the most cost-effective manner possible, the Planning Program for the District takes a lead position in coordinating efforts to identify the necessary resources for business and industry. Local chambers of commerce and development authorities, local elected officials, and local leadership who do not have the necessary assets to attract business and industry into the region work closely with the proactive efforts made possible by the planning district.
3. **Economic Changes and Diversification:** The SGRC coordinates Quarterly Regional Planning Sessions initiated through the Comprehensive Economic Development Strategy “CEDS” process, and made possible through EDA Planning funding to allow the District “as a whole” to plan for economic changes and diversification of both the local and regional economies by defining strategies for change in the areas of 1) Economic Initiatives; 4) Public Infrastructure; 6) Overall Strengths and Weaknesses; and, 7) Challenges and Opportunities for Change.
4. **Private Capital Investment:** Anticipating economic change and striving to diversify the regional economy is the focus of the District. Not only has the geography of the District changed, but the economic climate is changing in the District just as it is changing nationally. The District is experiencing a slow-down in activity. The EDA investment funds two staff positions that provide technical assistance to the private sector by identifying needs (infrastructure improvements, direct loan packaging, etc) and assisting local governments in locating grants and/or low interest funding to partner with the private sector. Without EDA Planning assistance, the SGRC District would not be able to respond to the needs of private sector investment initiatives in the region.
5. **High probability of success and includes:** A high level of local, state, and private matching funds; a high degree of commitment of local political "capital" by elected officials; and a high level of commitment of human resources to project outcomes: The local match generated by the eighteen counties and its municipalities in the Southern Georgia Region demonstrates the region’s commitment to the EDA Planning investment

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towards enhancing the regional economy, stimulating capital investment, creating new jobs, and retaining existing jobs. The eighteen-county region provides financial commitment, political resources, and human resource support to the SGRC. Elected officials on the local, state, and federal level lend their support, when requested, to SGRC projects. And finally, the talents of the SGRC Staff are utilized to the fullest, including, but not limited to, GIS Planning and Mapping, Planning including Regional and Local Comprehensive Plans, Zoning, Environmental Issues, Historic Preservation, Transportation, Aging, Workforce Development, Community and Economic Development, and Administration.

6. **Higher-Wage/Higher-Skill Jobs Created:** The District continues to working on higher-wage/higher-skill jobs creation. The Workforce Development programs are assisting in this effort.
7. **Return on Taxpayer Investment:** AS taken from the Oct 1-September 30, 2009 SGRC (2 ED Districts) accomplishments:
 - *The SGRDC staff was able to partner \$6,793,766 in federal funds, \$2,908,837 in state funds, and \$1,764,188 in local funds, or \$11,466,791, to create \$11,968,868 in private investment. When compared to the SGRDC local dues investment of \$283,754, the regional grant investment of \$53,000 has a rate of return of \$226 to \$1. In total, SGRDC programs assisted in 261 projects that created 224 jobs.*
 - *The SEGaRDC staff was able to partner \$8,396,431 in federal funds, \$2,661,948 in state funds, and \$1,390,921 in local funds, or \$12,449,308, to create \$39,081,716 in private investment. When compared to the SEGaRDC local dues investment \$202,801, the regional grant investment of \$52,000 has a rate of return of \$614 to \$1. In total, SEGaRDC programs assisted in 134 projects that created 124 new jobs and retained 359 existing jobs.*

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XI. PROJECT LIST 2009 – 2010
How Are We Going To Get There?

INFORMATION TECHNOLOGY

Description	Location	Estimated Costs	Funding Source(s)
Promotion and expansion of technical data holdings and consumption of this data throughout the 18 counties	Regional	825,000.00	Federal / State / Local
Subtotal:		\$825,000.00	

GEOGRAPHIC INFORMATION SYSTEMS PROGRAM

Description	Location	Estimated Costs	Funding Source(s)
Promotion and expansion of geospatial data holdings and consumption of this data throughout the 18 counties	Regional	70,000.00	Federal / State / Local
Subtotal:		\$70,000.00	

WORKFORCE DEVELOPMENT

Valdosta Office

Description	Location	Estimated Costs	Funding Source(s)
Workforce Investment Act (WIA) Adult - Case Management , ITAs	Regional	485,710.00	USDOL
Workforce Investment Act (WIA) Adult - Case Management , ITAs - ARRA - Stimulus Funds	Regional	340,972.00	USDOL
Workforce Investment Act (WIA) Youth - Year Round Training Case	Regional	528,447.00	USDOL
Workforce Investment Act (WIA) Youth - Summer Employment (STEP) - ARRA Stimulus Funds	Regional	861,665.00	USDOL
Workforce Investment Act (WIA) Summer Youth - Case Management / ITAs	Regional	39,138.00	GADOL
Workforce Investment Act (WIA) Dislocated Worker - Case Management / ITAs	Regional	650,442.00	USDOL
Subtotal:		\$2,906,374.00	

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WORKFORCE DEVELOPMENT

Waycross Office

Description	Location	Estimated Costs	Funding Source(s)
Workforce Investment Act (WIA) Dislocated Worker - Case Management / ITAs / GED Training - ARRA - Stimulus Funds	Regional	969,641.00	USDOL
Workforce Investment Act (WIA) Adult - Case Management / ITAs	Regional	533,738.00	USDOL
Workforce Investment Act (WIA) Adult - Case Management / ITAs - ARRA - Stimulus Funds	Regional	311,942.00	USDOL
Workforce Investment Act (WIA) Youth - Year Round Training Case	Regional	339,759.00	USDOL
Workforce Investment Act (WIA) Youth - Summer Employment (STEP) - ARRA - Stimulus Funds	Regional	436,629.00	USDOL
Workforce Investment Act (WIA) Summer Youth - Case Management / ITAs	Regional	26,638.00	GADOL
Workforce Investment Act (WIA) Dislocated Worker - Case Management / ITAs	Regional	261,648.00	USDOL
Workforce Investment Act (WIA) Dislocated Worker - Case Management / ITAs/ GED Training - ARRA - Stimulus Funds	Regional	434,365.00	USDOL
Subtotal:		\$3,314,360.00	

TRANSPORTATION

Description	Location	Estimated Costs	Funding Source(s)
Widening of SR 89/US 441 fm CR 101/Clinch Co. to SR 520 in Pearson	Atkinson / Clinch	2,324,147.00	Federal / State
Bridge Replacement on CR 42 @ Pudding Creek 4 mi. NW of Pearson	Atkinson	2,004,568.00	Federal / State
Resurface and Maint. on SR 32 fm W of CR 317 to E of Hurricane Creek	Bacon	1,915,833.00	Federal / State
Const. Of parallel taxiway at airport in Alma	Bacon	469,247.00	Federal / State
Const. Of parallel taxiway at Bacon County Airport	Bacon	734,000.00	Federal
Subtotal:		\$7,447,795.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

**TRANSPORTATION
(Continued)**

Description	Location	Estimated Costs	Funding Source(s)
Preservation of 1906 AB & A RR Bldg. In Fitzgerald	Ben Hill	556,250.00	Federal / State
Crack seal, re-marking, and consultant srvs. At airport in Nashville	Berrien	76,526.00	Federal / State / Local
Resurface & maint. On SR. 23 fm S of Humphries Rd. in Charlton to N of SR 520	Brantley / Charlton	4,881,333.00	Federal
Resurface and maint. on SR 520 fm E of CR 5 to Ware County line	Brantley	1,451,691.00	Federal
Airfield electrical improve. and access rd. at airport in Nahunta	Brantley	602,212.00	Federal / State / Local
Streetscape in Quitman	Brooks	200,000.00	Federal / Other
Bridge replacement on CR 305 @ CSX RR approx. 7 mi. W of Quitman	Brooks	3,451,648.00	Federal / State / Local
Bridge replacement on CR 305 approx. 2. mi. W of Quitman	Brooks	2,904,298.00	Federal / State / Local
Construction of runway extension on airport in Quitman	Brooks	746,606.00	Federal / State / Local
Widening of SR 40 fm E of St. Mary's cutoff to CR 61	Charlton	251,134.00	Federal / State
Drainage improvements on SR 4/US 301 @ Main St. & SR 23 @ Main St. in Folkston	Charlton	201,014.00	Federal / State
Widening of SR 40 fm E of St. Mary's cutoff to CR 61	Charlton	3,115,000.00	Federal / State
Misc. improvements to Swamp Island Rd. & 3 add. Rds. & parking areas	Charlton	650,000.00	Federal
Resurface & maint. on SR 4/US 1 fm N of SR 4 to Ware County line	Charlton	5,004,817.00	Federal
Resurface and maint. On SR 40 conn. From SR 40 to SR 3	Charlton	246,728.00	Federal
Restoration of RR Depot in Homerville	Clinch	500,000.00	Federal
Widening of SR 38/US 84 fm W of Woodyard Ck/Clinch to W of Grassy CK/Ware	Clinch / Ware	2,621,592.00	Federal / State
Subtotal:		\$27,460,849.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

**TRANSPORTATION
(Continued)**

Description	Location	Estimated Costs	Funding Source(s)
Widening of SR 89 / US 441 fm Orange St. in Homerville to CR 101/ Cowart Rd.	Clinch	2,258,979.00	Federal / State
Replace bridge on SR 64 at 17 Mile River 12 mi. NE of Pearson	Coffee	65,540.00	Federal / State
Replace bridge on SR 158 at Satilla River 12 mi. W of Douglas	Coffee	193,662.00	Federal / State
Replace bridge on SR 158 at 17 Mile River 3.5 mi. E. of Douglas	Coffee	57,245.00	Federal / State
Broxton Rocks restoration in Coffee and Jeff Davis Co.	Coffee	2,447,500.00	Federal / Local
Constr. Of multi-use trail in Douglas	Coffee	200,000.00	Federal / Local
Replace bride on SR 135 / US 221 at Tiger Cr. Approx. 6 mi. NE of Douglas	Coffee	1,757,262.00	Federal
Resurfacing and maint. on SR 31/US 441 NB fm SR 135 to McNeal Dr.	Coffee	1,141,947.00	Federal
Electrical improvements at airport in Douglas	Coffee	309,016.00	Federal / State / Local
Replace bridge on SR 7/US 41 at Giddens Mill Cr. In North Adel	Cook	3,867,000.00	Federal
Constr. Of parallel taxiway airport in Adel	Cook	967,744.00	Federal / State
Sidewalks, lighting, and landscape in Ocilla	Irwin	556,250.00	Federal / Local
Intersection improvement on SR 31/US 221 at SR 37 and SR 11/ US 129 E of Lakeland	Lanier	3,129,018.00	Federal
Replace bridge on SR 64 at Ten Mile Creek 6.5 mi. NW of Lakeland	Lanier	257,074.00	Federal / State
Intersection improvements on SR 125 at Davidson Rd.	Lowndes	2,000,000.00	Federal / State
Replace bridge on Tucker Bridge Rd. at Dukes Bay Canal	Lowndes	742,456.00	Federal / State
US 84 grade separation at Norfolk Southern RR	Lowndes	9,332,868.00	Federal / State
Replace bridge on Sr 31 at the Withlacoochee River	Lowndes	7,534,732.00	Federal / State
Subtotal:		\$36,818,293.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

**TRANSPORTATION
(Continued)**

Description	Location	Estimated Costs	Funding Source(s)
Widening of Jerry Jones Dr. fm Gornto Rd. to Jaden Pl.	Lowndes	5,000,000.00	Federal / State
Replace bridge on CR 305 at Satilla Creek at Appling-Pierce County line	Pierce	100,514.00	Federal / State / Local
Replace bridge on CR 305 at Satilla Creek overflow	Pierce	563,462.00	Federal / State / Local
Replace bride on CR 309 at Little Hurricane Creek 3 mi. SE of Bacon Co. line	Pierce	332,242.00	Federal / State / Local
Intersection improvement on SR 203 / Strickland St. at CR 309/Old Alma Rd.	Pierce	1,471,152.00	Federal
Replace bridge on CR 4121/Scooterville Rd. at Ty Ty Creek, 6.5 mi. NW of Omega	Tift	3,218,173.00	Federal / Local
Widening of CR 75/Carpenter Rd. in Tifton fm SR 520/US 82 to Davis Rd.	Tift	13,145,590.00	Federal / Local
Realignment of CR 299 / Omega Rd. fm SR 35/ US 19 to I-75	Tift	4,527,834.00	Federal / State / Local
Sidewalks, lighting, and landscaping in Tifton	Tift	834,375.00	Federal / State / Local
Interchange on I-75 fm N of Tifton to Turner Co. line-Phase I	Tift	4,450,000.00	Federal / State
Interchange on I-75 fm SR 159 near Ashburn to SR 300/ Crisp Co.	Turner	11,604,000.00	Federal / State
Sidewalks along Wheeler Ave. and Carlos Ave. in Ashburn	Turner	625,000.00	Federal / Local
Streetscapes in Ashburn	Turner	224,975.00	Federal / Local
Replace bridge on CR 467, Bickley Hwy at Cane Creek	Ware	1, 716,104.00	Federal / State / Other
Widening of SR 38 / US 84 fm W of CR 88 / Ruskin Rd. to E of CR 294/ Wadley Rd.	Ware	6,278,953.00	Federal / Local
Resurface & maint. on SR 4 BU/US 1 fm S or CR 341/Short St. to N. of CR 255/Smith Rd.	Ware	1,980,285.00	Federal
Construction of T-Hangar Tways, T-Hangers and corporate hangars	Ware	312,901.00	Federal / Local
Rural Transit funds	Regional	5,737,470.00	Federal / State / Local
Subtotal		\$60,406,926.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

HISTORIC PRESERVATION

Description	Location	Estimated Costs	Funding Source(s)
Historic Preservation Planning Program	Regional	17,000.00	State
Begin Develop. Of new Ind. Park	Tift	6,000,000.00	State / Local / Private
Ashburn Historic Guidelines	Turner	12,500.00	State
Heritage Grants (3)	Regional	150,000.00	State
Historic Preservation Funds (2)	Regional	20,000.00	State
Valdosta Design Guidelines and Historic Preservation. Ord. Review	Lowndes	18,000.00	Local
Subtotal:		\$6,217,500.00	

REGIONAL PLANNING

Description	Location	Estimated Costs	Funding Source(s)
10-Year Comp. Plan/Service Deliv./ Solid Waste Updates	Ben Hill	60,000.00	State / Local
10-Year Comp. Plan / Service Deliv. / Solid Waste Updates	Charlton	60,000.00	State / Local
10-Year Comp. Plan / Service Deliv. / Solid Waste Updates	Cook	60,000.00	State / Local
5-Year Comp. Plan / Partial Update / STWP	Atkinson	15,000.00	State / Local
5-Year Comp. Plan / Partial Update / STWP	Turner	15,000.00	State / Local
5-Year Comp. Plan / Partial Update / STWP	Berrien	15,000.00	State / Local
5-Year Comp. Plan / Partial Update / STWP	Lanier	15,000.00	State / Local
5-Year Comp. Plan / Partial Update / STWP	Clinch	15,000.00	State / Local
5-Year Comp. Plan / Partial Update / STWP	Echols	15,000.00	State / Local
Regionally Important Resource Plan	Regional	80,000.00	State
Joint Land Use Study Implementation	Regional	300,000.00	Federal
Pre-Disaster Mitigation Plans	Regional	80,000.00	State
Regional Plan Update	Regional	80,000.00	State
Hurricane Creek / Little Satilla	Alapahoochee 319	500,000.00	EPD / State
Franks Creek 319	City of Hahira / Lowndes County	300,000.00	EPD / State
Upper Suwannee River Partnership	Regional	500,000.00	EPD / State
Satilla River Partnership	Regional	500,000.00	EPD / State
Subtotal		\$2,110,000.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

REGIONAL PLANNING

(Continued)

Description	Location	Estimated Costs	Funding Source(s)
Watershed 319	Regional	500,000.00	EPD / State
Watershed 319	Regional	500,000.00	EPD / State
Watershed 319	Regional	500,000.00	EPD / State
New River 319	City of Tifton	300,000.00	EPD / State
Pre-Disaster Mitigation Plans	Regional	80,000.00	State
Regional Plan Update	Regional	80,000.00	State
Hurricane Creek / Little Satilla	Alapahoochee 319	500,000.00	EPD / State
Subtotal		\$2,460,000.00	

COMMUNITY DEVELOPMENT

Description	Location	Estimated Costs	Funding Source(s)
Multi-Infrastructure	Willacoochee	513,572.00	CDBG / Local
Street Paving & Drainage	Enigma	438,851.00	CDBG / Local
Sewer Improvements	Ray City	533,730.00	CDBG / Local
Water Improvements	Ambrose	336,489.00	CDBG / Local
Health Department	Atkinson County	468,875.00	CDBG / Local
Boys & Girls Club	Berrien County	511,710.00	CDBG / Local
Street Paving & Drainage	Coffee County	525,887.00	CDBG Stimulus / Local
Water Improvements	Ambrose	336,489.00	CDBG / Local
Health Department	Atkinson County	468,875.00	CDBG / Local
Boys & Girls Club	Berrien County	511,710.00	CDBG / Local
Street Paving & Drainage	Clinch County	608,116.00	CDBG / Local
Street Paving & Drainage	Coffee County	782,080.00	CDBG / Local
Street Paving & Drainage	Homeland	289,377.00	CDBG / Local
Sewer Improvements	Homerville	518,023.00	CDBG / Local
Sewer Improvements	Nashville	522,596.00	CDBG / Local
Complete 8 CDBG's	Regional	4,520,000.00	State/Local
Subtotal		\$11,886,388.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

ECONOMIC DEVELOPMENT

Description	Location	Estimated Costs	Funding Source(s)
Water and Sewer Improvements - Industrial Park	City of Blackshear	750,000.00	EDA / State / Local
Continue Develop. Of Industrial Corridor	Cook	11,000,000.00	EDA / Local / State / Private
Assist Expanding Business	Cook	3,000,000.00	State / Local / Private
Redevelop Downtown Property	Tift	400,000.00	State / Local / Private
Assist New Commercial Business	Turner	3,880,000.00	State / Private
Construct Tech. Incubator Building	Ben Hill	2,000,000.00	EDA / State / Local / Private
Locate Industrial Business	Ben Hill	2,210,000.00	State / Local / Private
Continue Develop. of new Ind. Park	Irwin	4,000,000.00	EDA / State / Local / Private
Construct Industrial Facility	Cook	6,000,000.00	State / Local / Private
Continue Develop. of new Ind. Park	Brooks	4,000,000.00	EDA / State / Local
Construct new Ind. Park	Lowndes	4,000,000.00	EDA / State / Local / Private
Locate Industrial Business	Ben Hill	2,700,000.00	State / Local / Private
Assist Expanding Business	Ben Hill - Irwin	9,000,000.00	State / Local / Private
Assist Retiree Attraction Marketing Program	Regional	180,000.00	State / Local / Private
Extend Airport Runways	Ben Hill, Brooks, Turner	6,000,000.00	State / Local
Streetscape Enhancement	Cook, Lowndes	870,000.00	State
Infrastructure for Manufacturing Company	Cook	16,000,000.00	State / Local / Private
Redevelop Old Buildings	Lowndes, Turner	2,400,000.00	State / Local / Private
Locate Industrial Business	Brooks	4,600,000.00	State / Local / Private
Locate Industrial Business	Brooks	3,500,000.00	State / Local / Private
Locate Industrial Business	Brooks	15,000,000.00	State / Local / Private
Locate Industrial Business	Brooks	45,000,000.00	State / Local / Private
Subtotal:		\$146,490,000.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

ECONOMIC DEVELOPMENT

(Continued)

Description	Location	Estimated Costs	Funding Source(s)
Locate Industrial Business	Brooks	120,000,000.00	State / Local / Private
Develop Transport. and Infrastructure Plan	Cook	22,000,000.00	Federal / State / Local
Water Tank & Well, Line Work	Brantley	1,500,000.00	USDA / EIP / OGA / Local
Industrial Park Div. (Water / Sewer)	Bacon	3,500,000.00	EDA / CDBG / EIP / OGA / Local
Water Tank & Well	Douglas	2,500,000.00	EDA / USDA / CDBG / EIP / OGA
Water Tank & Well, Line Work	Berrien	2,500,000.00	EDA / USDA / CDBG / OGA / Local
Spec Building	Berrien	1,500,000.00	USDA / Local
Street Paving / Drainage	Clinch (Homerville)	1,000,000.00	EIP / OGA / Local
Sewer Improvements	City of Folkston	1,000,000.00	EIP / OGA / Local
Street Paving and Drainage	Blackshear / Pierce	1,500,000.00	GDOT / USDA / EDA / Local
Waste Water Treatment Plant	Folkston	8,000,000.00	USDA / EIP / OGA / Local
Workforce Training Center	Ware	1,500,000.00	State / Local
Subtotal:		\$166,500,000.00	

AGING SERVICES

Description	Location	Estimated Costs	Funding Source(s)
Alzheimer's Program, HCBS Caregiver, HCBS-Respite Care-In-Home-Ind.	Regional	102,687.00	State
Alzheimer's Program, HCBS Service, HCBS - Adult Day Car-Ind.	Regional	27,170.00	State
AAA Nutrition Services Incentive Program, HCBS Nutrition / Wellness - HCBS Congregate Meals -Ind.	Regional	1,000.00	Federal
Subtotal:		\$130,857.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

**AGING DIVISION
(Continued)**

Description	Location	Estimated Costs	Funding Source(s)
AAA Nutrition Services Incentive Program, HCBS Nutrition / Wellness - HCBS-Home Delivered Meals-Ind	Regional	139,998.00	Federal
ARRA-Title III C-1-Congregate Meals - HCBS Nutrition / Wellness - HCBS Congregate Meals-Ind	Regional	115,791.00	Federal / Match
ARRA -Title III C-2-Home Delivered Meals - HCBS Nutrition/Wellness - HCBS-Home Delivered Meals-Ind	Regional	57,005.00	Federal / Match
ARRA-Title III C-2-Home Delivered Meals-HCBS Nutrition	Regional	57,005.00	Federal / Match
ARRA-Title V-SCSEP-Employment - SCSEP - Senior Community Service Employment Program	Regional	65,282.00	Federal / Match
CBS-ELAP State - ELAP-Elderly Legal Assistance Program	Regional	9,446.00	State
CBS-Georgia Cares State - Program	Regional	18,202.00	State
CBS-HCBS State - AAA Activities/Services - Administration	Regional	271,650.00	State
CBS-HCBS State - AAA Activities/Services - Gateway Information and Assistance-Group	Regional	109,692.00	State
CBS-HCBS State-HCBS Nutrition/Wellness - Home Delivered Meals-Ind	Regional	85,640.00	State
CBS-HCBS State-HCBS Nutrition/Wellness - Nutrition Counseling - Ind	Regional	4,000.00	State
CBS-HCBS State-HCBS Service-Case Management-Ind	Regional	220,000.00	State
CBS-HCBS State-HCBS Home Mod./Home Repair -Ind.	Regional	20,118.00	State
Community Care Services Program - AAA Activities / Services - Administration	Regional	70,766.00	Federal / State
Community Care Services Program - AAA Activities / Services - Gateway Information and Assistance - Group	Regional	757,438.00	Federal / State
Subtotal		\$2,002,033.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

**AGING DIVISION
(Continued)**

Description	Location	Estimated Costs	Funding Source(s)
Community Care Services Program - CCSP - Care Coordination	Regional	1,570,354.00	Federal / State
Georgia Cares - AAA-SMP-Program	Regional	12,500.00	Federal
Georgia Cares - CMS -SHIP-Program	Regional	39,963.00	Federal
LTCO Supplement, State - Long Term Care Ombudsman Program	Regional	45,865.00	State
OAA Title III A- Administration (from B & C) -AAA Activities / Services - Administration	Regional	168,152.00	Federal / Match
OAA Title III A - Administration (from E) - AAA Activities / Services - Administration	Regional	43,560.00	Federal / Match
OAA Title III B - Supportive Services - Advocacy	Regional	10,362.00	Federal / State / Match
OAA Title III B - Supportive Services - Coordination	Regional	13,207.00	Federal / State / Match
OAA Title III B - Supportive Services - Gateway Information and Assistance - Group	Regional	128,628.00	Federal / State / Match
OAA Title III B - Supportive Services - ELAP - Elderly Legal Assistance Program	Regional	65,916.00	Federal / State / Match
OAA Title III B - Supportive Services - HCBS In-Home - Homemaker -Ind	Regional	107,832.00	Federal / State / Match
OAA Title III B - Supportive Services - HCBS In-Home - Personal Care-Ind	Regional	106,649.00	Federal / State / Match
OAA Title III B - Supportive Services - HCBS Nutrition / Wellness - Health Promo, and Disease Prev. Group	Regional	34,320.00	Federal / State / Match
OAA Title III B - Supportive Services - HCBS Service - Adult Day Care -Ind	Regional	23,080.00	Federal / State / Match
OAA Title III B - Supportive Services - LTCO - Long Term Care Ombudsman Program	Regional	53,587.00	Federal / State / Match
Subtotal:		\$2,433,975.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

**AGING DIVISION
(Continued)**

Description	Location	Estimated Costs	Funding Source(s)
OAA Title III C1 - Congregate Meals - HCBS Nutrition / Wellness	Regional	689,900.00	Federal / State / Match
OAA Title III C2 - Home Delivered Meals - HCBS Nutrition / Wellness - Home Delivered Meals-Ind	Regional	306,653.00	Federal / State / Match
OAA Title III D - Health Promotion - HCBS Nutrition / Wellness - Health Promo, and Disease Prev. Group	Regional	16,707.00	Federal / State / Match
OAA Title III D - Medications Management - HCBS Nutrition / Wellness - Health Promo and Disease Prev. Group	Regional	10,795.00	Federal / State / Match
OAA Title III E - Family Caregiver Support - AAA Activities / Services - Gateway Information and Assistance Group	Regional	15,000.00	Federal / State / Match
OAA Title III E - Family Caregiver Support - HCBS Caregiver - Adult Day Care-Ind	Regional	11,000.00	Federal / State / Match
OAA Title III E - Family Caregiver Support - HCBS Home Mod/Home Repair-Ind	Regional	44,050.00	Federal / State / Match
OAA Title III E - Family Caregiver Support - HCBS -Respite Care In-Home Ind	Regional	126,312.00	Federal / State / Match
OAA Title III E - Family Caregiver Support - HCBS Kinship Care - Group	Regional	23,798.00	Federal / State / Match
OAA Title III E - Family Caregiver Support - HCBS Kinship Care - Respite Care - Out-of-Home Ind	Regional	2,000.00	Federal / State / Match
OAA Title V - Senior Community Service Employment Prog. (SCSEP)	Regional	297,514.00	Federal / Match
OAA Title VII-2 - LTCO Activity	Regional	31,608.00	Federal / State / Match
OAA Title VII-3 - Elder Abuse Prev. Program	Regional	7,123.00	Federal / State / Match
SSBG - HCBS Nutrition / Wellness - Congregate Meals-Ind	Regional	1,000.00	Federal / Match
SSBG - HCBS Nutrition / Wellness - Home Delivered Meals -Ind	Regional	72,100.00	Federal / Match
Subtotal:	15	\$1,655,560.00	

SOUTHERN GEORGIA REGIONAL COMMISSION

AGING DIVISION
(Continued)

Description	Location	Estimated Costs	Funding Source(s)
SSBG - HCBS Service - Adult Day Care -Ind	Regional	7,000.00	Federal / Match
SSBG - HCBS Service - Case Management-Ind	Regional	40,000.00	Federal / Match
SSBG - HCBS Service - Telephone Reassurance -Ind	Regional	43,940.00	Federal / Match
SSBG - HCBS Service - Transportation -DH S Unified	Regional	84,506.00	Federal / Match
SSBG - LTCO	Regional	42,538.00	Federal / Match
Subtotal:		\$217,984.00	

TOTAL PROJECTS: 206
TOTAL COSTS: \$ 481,353,897.00

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X. ADOPTING RESOLUTION

The Southern Georgia Regional Commission met on September 23, 2009 in Pearson, Georgia. At the regional meeting, Council members approved the recommendation of the CEDS Strategy Committee and by Resolution adopted the 2008 - 2009 Southern Georgia Regional Commission Annual Report. A copy of the Resolution is included for review as Attachment "A".

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SOUTHERN GEORGIA REGIONAL COMMISSION

SOUTHERN GEORGIA REGIONAL COMMISSION

IX. ATTACHMENT "A": RESOLUTION

RESOLUTION
SOUTHERN GEORGIA REGIONAL COMMISSION

ADOPTION OF THE
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)
ANNUAL REPORT

September 23, 2009

WHEREAS, July 1, 2009, the South Georgia Regional Development Center (RDC) located in Valdosta, Georgia, and the Southeast Georgia Regional Development Center (RDC) located in Waycross, Georgia, were dissolved and replaced with a new single Regional Commission known as the Southern Georgia Regional Commission (RC); and

WHEREAS, Passage and enactment of State of Georgia House Bill 1216 reduced the number of state service delivery regions from sixteen to twelve and simultaneously affected Economic Development Districts (EDD) in Georgia; and

WHEREAS, The Southern Georgia Regional Commission District now includes the eighteen counties of Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Cook, Clinch, Coffee, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and Ware Counties; and

WHEREAS, The Southern Georgia Regional Commission, as the Economic Development District for the eighteen county region of Southern Georgia, is required to adopt and submit an Annual Report on its Comprehensive Economic Development Strategy (CEDS) to the Economic Development Administration; and

WHEREAS, The Workforce Investment Boards for Areas 18 and 19 served as the official 2008 CEDS Committee and provided guidance and oversight into the regional planning process; and

WHEREAS, The CEDS Annual Report documents the progress achieved on economic development activities, adjusts the 2007-2011 five-year plan, reports on changing economic development conditions in the region, and identifies projects for Economic Development Administration funding consideration.

NOW THEREFORE, BE IT RESOLVED BY THE governing Council of the Southern Georgia Regional Commission that:

1. The CEDS Annual Report for the period October 1, 2008 - September 30, 2009 is hereby adopted; and
2. The staff of the Southern Georgia Regional Commission is instructed to transmit the CEDS Annual Report to the Economic Development Administration's Atlanta Regional Office; and
3. The staff is authorized to transmit copies of this resolution and/or CEDS Annual Report to other appropriate officials.

ADOPTED THIS 23rd Day
OF September 2009


Stephen T. Harpaz, Chairman


John L. Lamard, Executive Director