2018 ANNUAL REPORT
The Regional Commission Council is responsible for general oversight, establishing policy and direction of the organization and the component units in accordance with state and federal laws.

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Mr. Marty Dominy
Commissioner C. L. Brooks
Ms. Emma Bacon

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Councilman Richard Mullins
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Mr. Derek Williams
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Ms. Kathryn Epps
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* Executive Committee
CHAIRMAN’S MESSAGE

On behalf of the Council and staff of the Middle Georgia Regional Commission, I am pleased to present the 2018 Annual Report.

This report highlights the projects, programs, and accomplishments of the Regional Commission for the past fiscal year. We celebrated as five middle Georgia communities received a planning excellence designation from the Georgia Department of Community Affairs and significant economic development projects were announced across the region. In addition, we embarked on the very important work of preparing for the 2020 US Census through the Local Update of Census Addresses program. The WorkSource Macon-Bibb program experienced high levels of success fully operating the Comprehensive OneStop and providing service to more than 4,000 customers. Lastly, in Aging we expanded our care consultation services, providing telephone case management to older adults and caregivers in Middle Georgia and two other regions in the state.

The work of the Regional Commission was recognized by several organizations for its financial excellence and program innovation. For the twenty-third year, the Middle Georgia Regional Commission received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association. Two major initiatives of the past year were recognized by the National Association of Development Organizations as 2018 Innovation Award winners. For the first time, the Middle Georgia Regional Commission also received the Innovation in Community Leadership award from the University of Georgia J.W. Fanning Institute for Leadership Development for the Regional Leadership Champions program.

I am certain that the year ahead will present both new opportunities and challenges for the region. I am confident that our Middle Georgia Regional Commission is adaptive and well-positioned for the future.
The Regional Commission’s Annual Meeting provides an excellent platform to connect with partners, agencies, community and business leaders, and elected officials.

Advanced Disposal/Wolf Creek Landfill, AT&T, CGJDA, Clark Nexsen, Cogentes, Esri, Georgia Power, MetroPower, Morris Bank, Seyfarth & Shaw, LLP, Southern Equipment, LLC

BTBB, Inc. - Architects / Planners, Cardno, Carter Engineering Group, Cox Communications, Flint Energies, G. Ben Turnipseed Engineers, Hofstadter & Associates, Richardson, Garretson, & Associates, Schneider Electric, State Bank & Trust Company, the Atlantic Group

American Pride Bank, BASF, Century Bank & Trust, Conn Realty, GEC, Georgia Foreign Trade Zone, GIS Inc, Goodwill Industries, Infinity Network Solutions, Macon Occupational Medicine, Martin Snow, LLP, Oconee EMC, Platinum Geomantics, Sellers Contracting Services, Solar Tyme USA, LLC, SunMark Community Bank, Tolbert and Associates, Warner
A SPECIAL THANKS TO OUR PRESENTING SPONSORS
The Middle Georgia Regional Commission is funded by federal, state, and local governments. For FY18, the total budget was $13,083,716, of which $6,788,084 was pass-through funding for the Aging and Transportation programs and other agencies. Dues from local government accounted for the smallest percentage of revenue received by the Regional Commission. The operating budget for the Regional Commission was $6,295,632, which covers personnel and operating expenses, such as supplies, telecommunications, training, and contracts for professional services.

The Budget, Audit and Personnel Committee of the Middle Georgia Regional Commission provides leadership and oversight for the financial management of the organization. This standing committee develops the annual budget, monitors performance, and reports regularly on the Regional Commission’s financial condition.

Each year, the Regional Commission produces a comprehensive financial report, which is audited for compliance with Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Middle Georgia Regional Commission continued to operate in a fiscally responsible manner and received an Unmodified Audit Opinion with no audit exceptions for the 2017 fiscal year. Additionally, for the past 23 years, the Middle Georgia Regional Commission has been recognized by the Government Finance Officers Association of the United States and Canada with the Certificate of Achievement for Excellence in Financial Reporting.
2017 Certificate of Achievement for Excellence in Financial Reporting

TOTAL REVENUE $13,083,716

- Pass-Through Other $318,035 (2%)
- Pass-Through Transportation $1,779,798 (16%)
- Federal Grants $3,991,894 (29%)
- Pass-Through Aging $4,3690,251 (35%)
- Local Grants and Appropriations $573,907 (5%)
- State Grants and Appropriations $1,085,415 (8%)
- Local Government Dues $643,416 (5%)

TOTAL EXPENDITURES $13,083,716

- Personnel $3,114,036 (27%)
- Other Operations $3,181,596 (20%)
- Pass-Through Other $318,035 (2%)
- Pass-Through Transportation $1,779,798 (16%)
- Pass-Through Aging $4,690,251 (35%)
- Federal Grants $3,991,894 (29%)
- Local Grants and Appropriations $573,907 (5%)
- State Grants and Appropriations $1,085,415 (8%)
- Local Government Dues $643,416 (5%)
NADO Innovation Award

In 2017 and 2018, Macon-Bibb County requested assistance with updating its Urban Redevelopment Plan to better reflect efforts undertaken to support affordable housing initiatives throughout the county. The amended plan served as a key component in the application submitted by the Macon Housing Authority/In-Fill Housing, Inc. for the Georgia Department of Community Affairs Low-Income Housing Tax Credits. To-date, the project has resulted in the successful funding of Phase III of the Tindall Fields Redevelopment Project - Tindall Fields II. Earning the highest score in the annual competition, the Macon Housing Authority/In-Fill Housing, Inc. was able to secure $876,000 in funding to complete 65 units for low-income families in the fall of 2018. Through the additional amendments to the plan, Macon Housing Authority/In-Fill Housing, Inc. was able to secure funding for the fourth and final phase of the Tindall Fields Community Redevelopment Project - Tindall Fields III. The Regional Commission’s support of the project resulted in it being selected by NADO as a 2018 Innovation Award winner for the collaborative partnerships required and its impact.

Middle Georgia Regional Leadership Champions

In 2018, the third cohort of Middle Georgia Regional Leadership Champions launched with 18 participants from across the region. This program is a collaborative effort of the Middle Georgia Regional Commission, in partnership with the University of Georgia’s J.W. Fanning Institute for Leadership Development. It is designed to bring together a diverse group of stakeholders from across Middle Georgia to develop enhanced leadership capacity within the region and actively shape the future vision of a thriving Middle Georgia. In 2018, the program received the Innovation in Community Leadership Award from the J.W. Fanning Institute.
COUNTIES
Baldwin
Crawford
Houston
Jones
Macon-Bibb
Monroe
Peach
Pulaski
Putnam
Twiggs
Wilkinson

CITIES
Allentown
Byron
Centerville
Culloden
Danville
Eatonton
Forsyth
Fort Valley
Gordon
Gray
Hawkinsville
Irwinton
Ivey
Jeffersonville
McIntyre
Milledgeville
Perry
Roberta
Toomsboro
Warner Robins

MIDDLE GEORGIA
SERVICE REGION
In March 2018, the Middle Georgia Regional Commission began a pilot project with Northwest and Three Rivers Regional Commissions to provide Care Consultation services for individuals and caregivers living in their regions. Care Consultation provides telephone-based ongoing emotional support, service referral, and empowerment through education and informed decision-making. In total, Care Consultation services were provided to 31 individuals and caregivers living in the Middle Georgia, Northwest and Three Rivers regions.

In observance of Older Americans month, the Middle Georgia Regional Commission hosted its annual Senior Day Expo on May 31, 2018 at the Georgia National Fairgrounds with more than 1,000 older adults and community resource providers in attendance. This year’s national theme was “Engage at Every Age”. Seniors enjoyed a fun-filled day packed with physical activities, socialization, information, and door prizes. The Regional Commission was pleased to welcome Georgia Division of Aging Services Abby Cox as a special guest. This exciting and fun day would not have been possible without great partners.
Caregiver Closet

For the past several years, the Middle Georgia Regional Commission has maintained a caregiver closet to provide caregivers with incontinence products. Older adults, people living with disabilities, and caregivers often need to purchase incontinence products which can be an added burden while living on a fixed income. The caregiver closet is supported through state funding, reimbursements for program workshops, and products donated by individuals and local community groups. In 2018, 68 caregivers were provided incontinence products. Donations into the caregiver closet nearly equaled the annual state funding allocated to the initiative.

What-A-Waste

The National Foundation to End Senior Hunger (NFESH) developed the What-A-Waste program exclusively for senior nutrition programs. The initiative addresses food consumption, food service operations, and food waste repurposing, including composting. Senior center staff and seniors from Baldwin, Jones, Peach, Twiggs, and Wilkinson Counties have participated in the program.

In-Home Case Management

In-home case management services involves person-centered services that assess complex social and health needs of seniors and disabled persons. Individuals and caregivers work with case management staff to design a plan of care that targets the needs of an individual allowing that individual to continue living in the community. Thirty-one individuals were served in 2018.

AAA PROGRAM IMPACTS - AT A GLANCE...

1,209 clients were counseled, saving over $425K
GEORGIA CARES PROGRAM

Over 467 participants in five wellness programs
WELLNESS PROGRAM

33 clients transitioned out of nursing homes
TRANSITIONS PROGRAMS

1,065 individuals received in-home services
COMMUNITY CARE SERVICES

23 caregivers received education classes
POWERFUL TOOLS FOR CAREGIVERS

300,000+ meals served Over 31K in-home services
HOME & COMMUNITY-BASED SERVICES
Major Funding Awards in 2018

In 2018, Middle Georgia Regional Commission continued to assist local governments with grant writing services to implement vital projects. As a result of this work, over $2.1 million in grant funding was awarded. The City of Fort Valley received two Community Development Block Grant (CDBG) awards through the Georgia Department of Community Affairs. Fort Valley received a grant for $750,000 to make critical improvements to the community’s sewer system that will benefit 452 residents who currently experience chronic sewage overflows due to stormwater intrusion. Fort Valley also received a 2018 CDBG Redevelopment Fund grant for $406,000 to fund asbestos abatement and demolish the old Peach County Hospital that has been vacant since 2013. The City of Forsyth received $510,790 from the U.S. Economic Development Administration to fund important upgrades to the city’s electrical infrastructure that serves the Monroe County Industrial Park. These improvements will allow several businesses to expand their footprints in Middle Georgia. Lastly, Putnam County Development Authority received $446,552 in OneGeorgia Equity funding for site preparation and infrastructure improvements in the South Eatonton-Putnam Industrial Park.

The Public Administration department provides a variety of professional assistance to the local governments of Middle Georgia, such as community and economic development, transportation, planning, and local government administrative services.
Excellence in Plan Implementation

Throughout FY18, MGRC completed Comprehensive Planning efforts for the entire region’s five-year planning cycle. With all communities setting ambitious goals and clear work priorities, the attention of the region now shifts to plan implementation. Five Middle Georgia communities received a planning excellence designation from Georgia Department of Community Affairs in February. Jones County was re-designated as a PlanFirst Community for a second time. The Regional Commission also assisted Crawford County and the Cities of Byron, Forsyth and Perry, with receiving their first PlanFirst designation. The PlanFirst program provides incentives for communities in grant applications and provides lower interest rates on programs managed or supported by the State of Georgia, including Georgia Environmental Facilities Authority (GEFA) loans and Downtown Development Revolving Loan Fund loans.

Economic Development Wins

FY18 was an exciting year for economic development throughout the middle Georgia region as several companies announced major relocations and expansions. Amazon was the headliner of FY18 with a new fulfillment center relocating to Macon-Bibb. Amazon will create 500 full-time jobs, with up to 1,000 workers employed in peak season. Irving Consumer Products, a Canadian based company, will also be one of Macon-Bibb’s newest industrial residents, bringing 200 new jobs and $400 million in private investment with its facial tissue manufacturing facility. Peach County was able to attract Pure Flavor, which is building a 75-acre high-tech greenhouse outside of Fort Valley. Pure Flavor will also add over 200 new jobs once its fully operational, while also providing new food production for the region. Finally, Crawford County announced the creation of 30 new jobs with the location of Bradbury Logistics, LLC in the county’s small business incubator facility.
Web Design and Maintenance

In 2018, the Regional Commission developed and deployed new websites for the City of Irwinton, the City of Byron-Economic and Community Development, Eatonton-Putnam County Water and Sewer Authority, and WorkSource Macon-Bibb County and refreshed three websites for existing local governments. The Regional Commission provides support to over 40 websites, providing a variety of services, including annual domain name registration and maintenance, backup and recovery, server security, website maintenance training, and plug-in customization services.
HAZUS Multi-Hazard Risk Assessments

Building on a pilot project from 2017, the Regional Commission completed a HAZUS-MH II risk assessment for Crawford County. HAZUS is a supplemental report to the Pre-Disaster Mitigation Plan (PDMP) that combines tax parcel and essential facilities data into model scenarios for various natural disasters, including hurricane winds, hurricane storm surge, floods, and tornados.

Local Update of Census Addresses (LUCA)

In 2018, the Regional Commission participated in the US Census Bureau’s Local Update of Census Addresses (LUCA) program. The LUCA process is the only opportunity a local government is given to review the master address database to be used by the federal government in preparation for the decennial Census. As an Affiliate State Data Center, the Regional Commission received baseline address data from the Census Bureau, processed and analyzed it in comparison to local address sources and submitted the revised address listings for inclusion into the master address database. Through this program, more than 230,000 addresses were validated and approximately 34,000 were added across the region. The potential impact to the region is significant as each person counted in the decennial census equates to $1,399 annually in federal funding for select programs.

Tax Parcel Maintenance

For over 19 years, Middle Georgia Regional Commission has been providing tax parcel maintenance services to county tax assessor. The Regional Commission uses GIS technology to accurately edit and update tax parcels for the following member governments: Baldwin, Crawford, Macon-Bibb, Monroe, Pulaski, Putnam, and Twiggs Counties. Additional services include the compilation of annual Forest Land Protection Act (FLPA) reports, Conservation Use Valuation Assessments (CUVA), mylar hardcopy print production and updates to soils, landcover, and related maps.
WORKFORCE DEVELOPMENT

WorkSource Macon-Bibb works to ensure a strong and vital economy by developing a regional workforce that connects employers with skilled talent and connects job seekers with the education and training necessary for successful employment. The program delivers high-quality services to help job seekers access the tools and resources they need to manage their careers and to meet the needs of employers by developing sustainable workforce solutions. Workforce Development is funded by grants from the US Department of Labor, through the State of Georgia, to the Middle Georgia Regional Commission. This allows services to be provided at no cost to the job seeker or employer.

PROGRAM HIGHLIGHTS AT A GLANCE...

- Twenty-three job seekers completed the Manufacturing Fundamentals Program. The 12-week intensive program is designed to prepare individuals for employment in the middle Georgia region. Participants obtain five certifications through Central Georgia Technical College, employment readiness training, and an 8-week paid internship with a manufacturing company.

- Two former program participants who completed their training now have leadership roles in their careers. Ms. Deana Harkins currently serves as Program Chair/Invasive Instructor at Central Georgia Technical College. Ms. Lisa Stephens was recently promoted to Program Chair of the Radiologic Technology Program at Albany Technical College.

- There were four new enrollments into the Georgia Teacher Academy for Preparation and Pedagogy (GaTAPP) Regional Educational Service Agency (RESA). GaTAPP prepares individuals who hold a bachelor’s degree or higher, and did not complete a teacher education degree program, to successfully transition into the teaching profession. Also, during the year, two candidates successfully completed and secured full-time teaching positions in Middle Georgia.
PERFORMANCE OUTCOME

SUCCESS

4,153 Total Adult Customers Served in PY17

929 Total Youth Customers Served in PY17

- Adult individuals employed within six months after ending services: 93%
- Adult median earnings (includes both Adults and Dislocated Workers): $6,599
- Adult individuals employed for 12 months after ending services: 89%
- Adults who earned a credential during PY17: 87%
- Youth employed or placed in training or military within six months after ending services: 85%
- Youth 12 months of employment or placement after ending services: 84%
- Adults who earned a credential during PY17: 58%

884 Direct Services Provided to Adult Individuals

455 Direct Services Provided to Youth Individuals
The Regional Commission is the regional planning and development agency serving the communities of Middle Georgia. Services are provided in a wide variety of areas including Aging Services, Economic Development, Public Administration, Technology Services, Transportation, and Workforce Development.

**Aging Services**

Preventive Healthcare: Chronic Disease Self-Management, Senior Farmers Market Nutrition, Medication Management, Tai Chi Exercise, Matter of Balance (Fall Protection)

Support Services: Congregate and Home Delivered Meals, In-Home Services, Care Consultation, Elder Abuse and Fraud Prevention, Outreach and Education, Information and Assistance, Elder Advocacy, Caregiver Closet, Assistive Technology Devices

Program Implementation: GeorgiaCares Counseling, Caregiver Support, Options Counseling, Money Follows The Person

**Public Administration**

Local Government Support, Community Planning, Charter and Ordinance Research, Environmental Planning, Personnel Administration

Historic Preservation, Downtown Development Plans, Redevelopment Plans, Housing Assessments, Policy Research and Development, Grant Preparation and Administration

Annexation Analysis, Service Delivery Strategy, Meeting Facilitation, Project Management, GA Planning Act Compliance, Land Use Regulations
Economic Development

Incentive Development
Deal Structuring
Prospect Inquiries

Prospect Site Visits
Site Certifications
Small Business Financing
Economic Impact Analysis

Demographic Data Analysis
EB-5 Program
Foreign Trade Zone

Technology Services

Geospatial Analysis (GIS Mapping)
GPS Data Collection
Tax Parcel Maintenance Services

Multimedia and Graphics Design
Website Development
Printing Services

Data Management
Cloud Services
Census Preparation and Coordination

Transportation

Rural Public Transportation
Human Services Transportation
Bicycle and Pedestrian Planning

Regional Mobility Management
Complete Streets Planning
River Corridor Planning
Safe Routes to Schools

WRATS and MATS Assistance
Transit Development Plans
Sidewalk Inventories / Plans

Workforce Development

Business and Industry: Workforce Needs Analysis, Labor Market Information, Talent Identification, Customized Training

Youth Programs: Career Pathways, Dual CTAE Enrollment, Graduation and GED Attainment, Employment Preparation Workshops

Adult Programs: Education and Training, Industry Certifications Employment Workshops, Targeted Job Fairs, Re-employment Services
OUR MISSION

The objectives of the Regional Commission are to develop, promote, and assist in establishing coordinated and comprehensive planning in Georgia; to provide local governments, on both an individual and regional basis, with professional technical assistance to improve local government service programs; to provide information technology-based services; to manage nonprofit corporations created by the Regional Commission in accordance with Georgia law for the operation of revolving loan programs and to function as a certified development company; to function as the designated Area Agency on Aging (AAA), responsible for services, advocating on behalf of older persons in need, and contracting with a network of agencies to provide direct services to the elderly in the middle Georgia region; and to provide workforce development services in Area 10.