

MONTICELLO – SOUTHERN CHARM AND ENDLESS OPPORTUNITIES

The City of Monticello was designated County Seat of Randolph County (renamed Jasper County) on December 10, 1808. The county name honors Revolutionary War hero Sergeant William Jasper, who risked his life to save his country's flag from the British during the siege of Savannah and was killed in the attempt. The City's location was selected because of its hilltop setting, and an abundance of spring water. Early settlers chose to name the town Monticello in honor of President Jefferson's Virginia estate. City leaders used a grid iron plan, and laid out the City in a circle with a 1 ½ mile diameter centered on the middle of the courthouse square, resulting in approximately 1,200 acres within the City Limits.

The estimated 2,600 residents of Monticello have a keen awareness of the City's history. Listed in the National Register of Historic Places in August 1997, the Historic District of Monticello is formed by the commercial district in the center with residential neighborhoods radiating outwards. Six of the seven main roads leading to the Town Square are nearly identical two lane, tree lined streets with houses of varied architectural styles. Those styles include Greek Revival, Gothic Revival, Italianate, Queen Anne, Second Empire, Colonial Neoclassical, English Tudor, and Craftsman.

Mayor **Bryan Standifer** leads a very proactive City government. Mayor ProTem **Stone Workman** represents Jasper County Municipalities on the NEGRC Council. Veteran City Manager **Doug White** is responsible for day-to-day operations. City government functions are located in the Government Complex, a former department store on the square which was built in 1902, and sat vacant for 25 years prior to renovation completed in 1999.

Well known natives and residents of Monticello include NASCAR driver **Buckshot Jones**, Country singer **Trisha Yearwood**, former UGA and NFL players **Ulysses Norris** and **Odell Thurman**, and musician/songwriter **J.R. Cobb**.



Historic home



Presbyterian Church



Jasper County Courthouse

TWO PLANNING RETREATS FACILITATED

Executive Director **Jim Dove** and Executive Assistant **Mott Beck** recently facilitated the annual planning retreats for two municipalities. The session with the City of Jefferson Mayor and Council was held on February 22nd at the Civic Center. In addition to elected officials, other participants included the City Manager, department heads and representatives of the Jefferson City Schools. Some of the agenda items included Debt Summary, Capital Program Financing, Police Department, Street Light Operations, Street Improvements, City Park, Aquatic Center, and Main Street Projects. Following extensive reports on these topics, the Mayor and Council set a number of priorities for the upcoming year.

The City of Elberton Planning Session was held on March 9th and 10th at the Elberton Arts Center and Richard B. Russell State Park. In addition to the Mayor and Council and City Manager, other participants included various Department Heads and consultants from Accent Creative Group. Among topics discussed were Finances, Police Department, Fire Department, Marshal's Report, Elbert Theatre, Community Improvements/Beautification, Electric Operations, ElbertonNET, Public Works, Water/Wastewater Operations, Natural Gas Operations, Community Marketing Strategy, Samuel Elbert Hotel, and Main Street Elberton. After hearing and discussing staff reports, the Mayor and Council deliberated and agreed upon certain priorities to be undertaken as soon as possible.



Jefferson Retreat Participants



Elberton Retreat Participants

DCA HOSTS RURAL ZONE WORKSHOP

The Georgia Department of Community Affairs (DCA) is offering several workshops across the state to assist communities in developing Rural Zone applications. Rural Zone designation is available to communities (i.e., cities and towns) with downtowns and populations less than 15,000. The program was created in 2018, and eight communities received designation statewide in its inaugural year. Last year, the City of Commerce was designated as a Rural Zone with assistance from the NEGRC's Planning & Government Services Division (PGS).

The Rural Zone program seeks to improve local economic conditions and provides financial incentives in the form of tax credits for investment and job creation. It is anticipated that up to 10 new Rural Zone communities will be designated in 2019 with applications due in August 2018. To help interested communities learn more and provide assistance in preparing applications, DCA will host a workshop in the Northeast Georgia Region on **April 19th from 1:00 p.m. – 3:00 p.m.** at the Jackson EMC in Hull, located at 85 Spratlin Mill Road. This workshop will provide a good opportunity to learn more about the program and understand specifics in preparing an application.

Registration is available online at https://georgiamainstreets.formstack.com/forms/rural_zone_workshop, and further information is available by contacting **Cherie Bennett** at DCA: Cherie.bennett@dca.ga.gov or **(404) 831-2058**. For additional information regarding the Rural Zone program and possible NEGRC assistance, please contact **Jordan Shoemaker**, NEGRC Project Specialist, at jshoemaker@negrc.org or **(706) 369-5650**.

NEGRC PRESENTS "EDUCATIONAL SESSION" ON COOPERATIVE HOUSING

Cooperatives have long been recognized as a method to lower the costs of housing. Offering an option of shared ownership, co-ops have been seen as early as the civilization of Babylon. However, the financial model of cooperatives has been largely refined over the last two hundred years to evolve with modern financial institutions and rapid urbanization. Similarly structured to a corporation, prospective residents of a co-op purchase shares of the mortgage loan in order to live in an available unit. Financial burdens are thereby reduced, and equity is spread between more individuals. This housing model is widely used in the Northern United States in dense urban centers, such as New York City, and rural communities in states such as Montana.

There are many examples of cooperatives in Georgia in the form of financial institutions, electric utility companies, farms, and grocery stores, but Georgia has yet to experience a movement for housing. Why is that? The reality is that there are many reasons for preventing the expansion of the cooperative model, such as narrower choices in financing and a lack of awareness. Every city in Georgia grapples with quality, affordable housing, and the cooperative model can help address this issue. By decreasing

the cost of living by up to 40 percent, cooperatives can begin to minimize the disparity between low-moderate income individuals and homeownership. This housing model is largely underutilized in much of the United States and that may change in the near future. The Northeast Georgia Regional Commission is hosting an "Educational Session" that will describe what housing cooperatives are, how they work, and how they can contribute to local housing

efforts in Northeast Georgia. The "Cooperative Housing Educational Session" is scheduled for **June 5, 2018 from 10:00am-noon** at the NEGRC Headquarters.

To learn more about this presentation, or to RSVP, please contact **Mark Beatty**, NEGRC Project Specialist, at **mbeatty@negrc.org** or **(706) 369-5650**.

REMINDER

The next meeting of the Northeast Georgia Regional Commission Council will be held on **Thursday, April 19th at Noon at the Athens Holiday Inn**. Information on the meeting will be forthcoming.

Northeast Georgia **WORKFORCE DEVELOPMENT**

Performance Measure Outcomes

[July 1, 2016 - June 30, 2017]

Entered Employment Rate [PY16 Performance]	
Adult	75.6%
Dislocated Worker	80.7%

Retention Rate	
Adult	91.7%[†]
Dislocated Worker	89.3%

Average Earnings	
Adult	\$14,672[†]
Dislocated Worker	\$17,568[†]

Youth Performance	
Placement in employment or education	78.5%[†]
Attainment of degree or certificate	82.4%
Literacy or numeracy gains	56.3%

† Measure exceeded

Number served by county					
County	Adult	Youth	Dislocated Worker	Total	Employers*
Barrow	66	57	13	136	9
Clarke	188	156	19	363	44
Elbert	20	31	0	51	3
Greene	29	27	1	57	7
Jackson	59	72	8	139	10
Jasper	9	20	0	29	0
Madison	48	26	7	81	2
Morgan	15	11	2	28	2
Newton	126	60	17	203	10
Oconee	18	17	6	41	8
Oglethorpe	11	20	1	32	2
Walton	71	47	13	131	10
Other [in-state]	4	2	2	8	19**
Other [out of state]					33***
Total	664	546	89	1,299	159

* Number of employers in county hiring WIOA adult and dislocated worker trainees

** Number of employers in other counties in Georgia hiring WIOA adult and dislocated worker trainees

*** Number of employers in other states hiring WIOA adult and dislocated worker trainees



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Update

REGIONAL MEETINGS APRIL

10	11:00 a.m.	NEGA CARE-NET	E.H. Culpepper Conference Room
18	1:00 p.m.	Aging Advisory Council	E.H. Culpepper Conference Room
19	Noon	NEGRC Council	Athens Holiday Inn
19	3:00 p.m.	Firefly Trails Advocacy Group	E.H. Culpepper Conference Room



Sincerely & Respectfully,