



Economic Development: From the Individual to the Community – The Cordele, Georgia Community Development Project

Presented by:

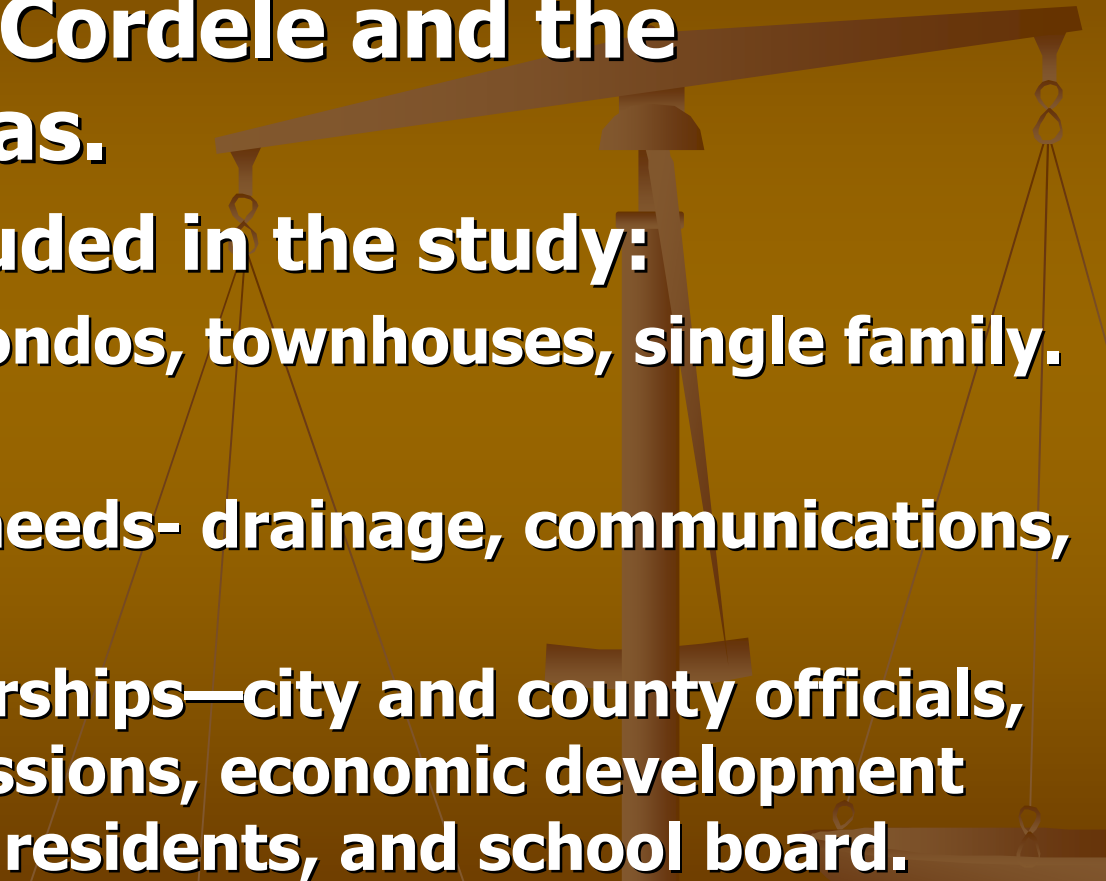
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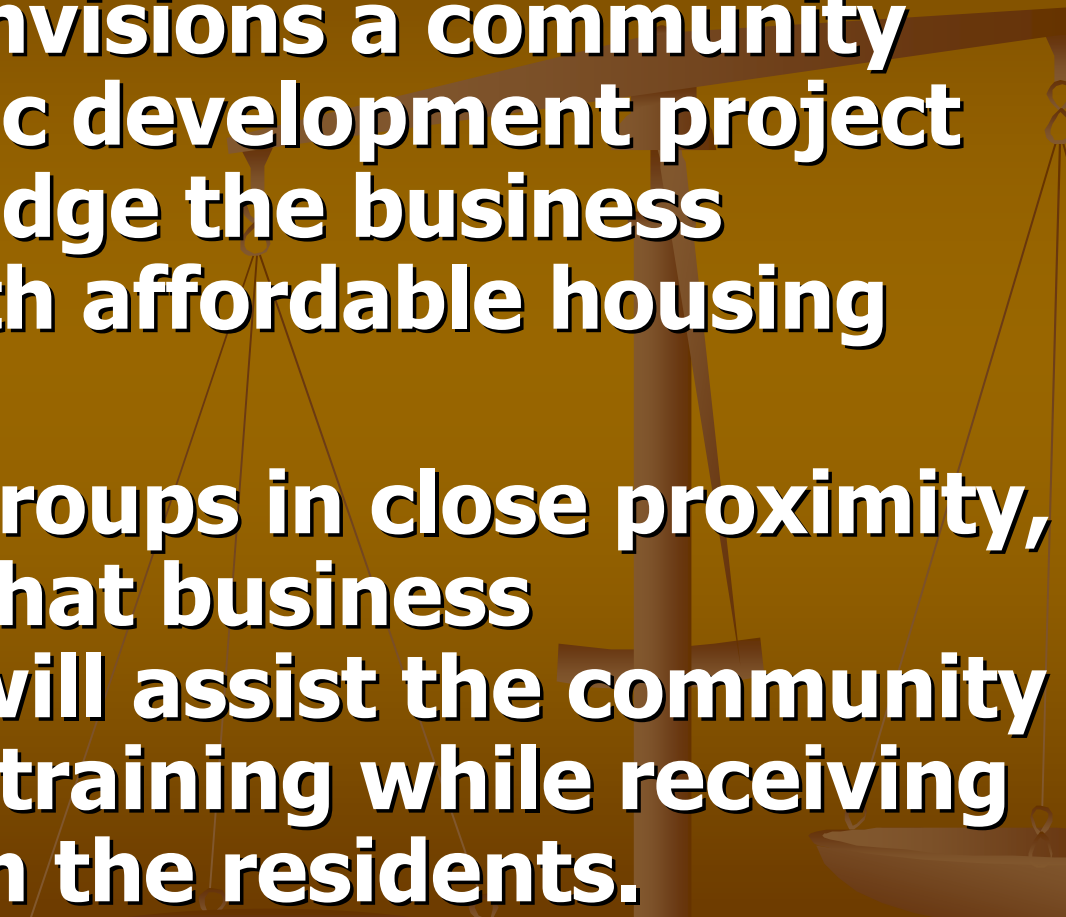
Economic Development: From the Individual to the Community – The Cordele, Georgia Community Development Project

- **K & A Brown Professional Services is proposing to build a housing development in Cordele, Georgia on approximately 43 acres located off of Old Highway 41 south of the Farmer's market North of Gum Creek.**
- **The housing development targets people in moderate income households.**
- **In order to complete the housing project K & A Brown Business Services has retained a project consultant, Deryl G. Hunt, to conduct a feasibility study .**

Affordable Housing

- **The proposed housing project will consist of affordable housing to serve the needs of the people of Cordele and the surrounding areas.**
 - **Items to be included in the study:**
 - **Housing type- condos, townhouses, single family.**
 - **Price structure**
 - **Infrastructural needs- drainage, communications, zoning.**
 - **Potential partnerships—city and county officials, planning commissions, economic development office, business, residents, and school board.**
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The Vision

- **K & A Brown envisions a community based economic development project designed to bridge the business community with affordable housing residents.**
 - **With the two groups in close proximity, it is expected that business professionals will assist the community in skills-based training while receiving patronage from the residents.**
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Community Centre

- **A Community Centre is the key to bringing the elderly and the young together in a mutually beneficial manner.**
- **This Centre is envisioned as a partnership between K & A Brown and the City of Cordele.**
- **It is envisioned that the Community Centre will be a place of fellowship, with a kitchen and rooms for skills training in computers, sewing, cooking and other skill areas the elderly possess.**
- **Retired teachers will be called upon to develop curriculums for the elderly and to assist them in their work.**
- **The Community Centre will also foster Inclusive Community Building by offering a series of workshops on The Ellison Model's approach to Conflict Resolution, Leadership, Management, and Diversity training.**

Community Project

- **To jump start the Community Building work of the Centre, K & A Brown Business Services is engaged in a community based project to introduce The Ellison Model to Cordele.**
- **The community based project makes use of the younger men and women who are serviced oriented to aid a select number of senior citizens in beautifying their homes.**
- **This Ellison Model project will involve local businessmen as well as skill craftsmen willing to volunteer their time to fix up elderly persons' properties.**
- **K & A Brown has been working with a community based group in Cordele for years under the leadership of Mrs. Ozzie Ritchey, who was born in Cordele, but now lives in Miami.**
- **K & A Brown will expand this work to include others willing to learn community building the ICB (Inclusive Community Building) way.**

An Economic Development Project

- **The uniqueness of the project requires a unique method in implementation.**
- **Feasibility is determined based on agreement with all parties concerned and buy-in is critical for the project to be realized.**
- **As indicated above, the project an Ellison Model project where all members working on the project must conform to the values and methods of The Ellison Model. Simply speaking, this means all persons having a hand in the project must be guided by ICB principles of economic development according to The Ellison Model, of which we will presently speak.**
- **Economics refers to the production, distribution and consumption of goods and services.**

Outward and Inward Dimensions of Economic Development

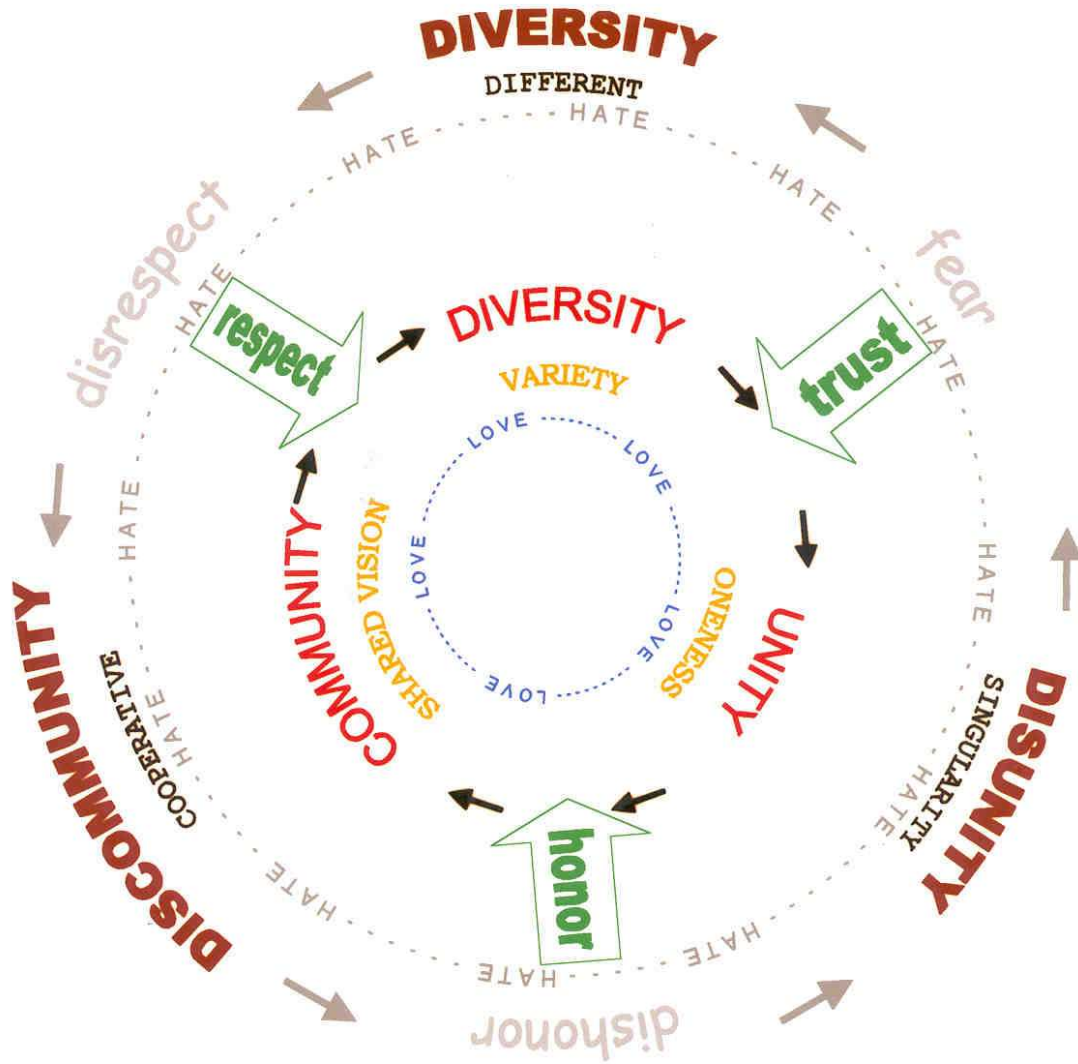
- **Economic development has an outward and inward dimension. Economic development in the outward sense places emphasis on the physical aspect of the work where goods and services are produced, distributed and consumed.**
- **Economic development also has an inward dimension. This aspect of the work shows forth the development of each person economically according to the principles of The Ellison Model. Like outward economic development, inward economic development is about the production, distribution and consumption of goods and services.**

Economic Development Process

- **To be economically developed inwardly is to bring forth fruit consistent with the values of The Ellison Model. This is a two part work: 1) character development and 2) fruit production.**
- **Character development requires a mentor to instill in the developing one the values of The Ellison Model. Fruit productions verify that the character development work was successful.**
- **In fruit production, the person brings forth goods and services to be shared (distributed) with others. The goal is to multiply the character development aspect of the work in others.**
- **This takes place when the developing one willingly shares the work wrought in his or her heart by the mentor.**
- **In sharing, the developing one makes plain that he or she has not only produced as did their mentor, but has become a partaker of the very fruit being produced.**

BUILDING THE INCLUSIVE COMMUNITY

The Discommunity, Definitions, Motivations and Values of Each



Caring

Loving

Honor

Sharing

Respect

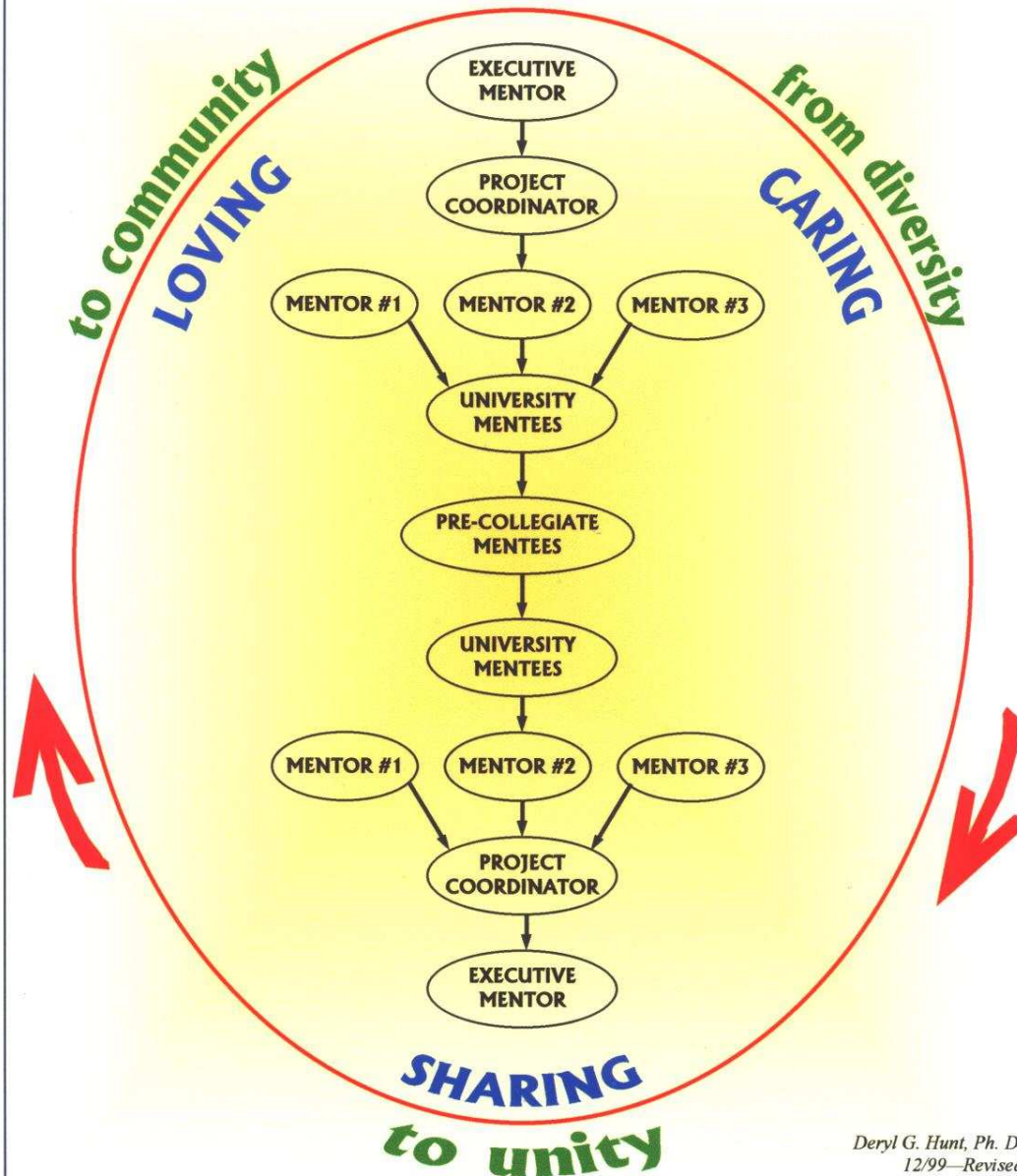
Trust

**Principles
of
The Ellison
Model**

"A Culture or Way of Life"

THE ELLISON MODEL

Sharing Personal & Professional Knowledge



Deryl G. Hunt, Ph. D.
12/99—Revised

Giving Feedback ~ Respecting Right Ways ~ Honoring the Honorable

