

RTW Xxact Enterprises, LLC

1012 Main Street  
Stone Mountain, GA 30083



April 23, 2025

Dear Maggie:

**Proposal to the City of Stone Mountain, Downtown Development Authority**

**Title:** Financial Empowerment, Workforce Development & Urban Revitalization Through Small Business and Cooperative Infrastructure

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**Executive Summary**

This proposal outlines a comprehensive initiative to strengthen the economic foundation of The City of Stone Mountain (and Village) by empowering small businesses, training a future-ready workforce, and revitalizing urban infrastructure. Through financial literacy programs, paid workforce placements, registered apprenticeship opportunities, and a public-private cooperative development strategy, this program creates a sustainable, community-led economic renewal model.

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**Background and Need**

Small businesses face systemic challenges related to access to capital, financial literacy, and workforce support. At the same time, aging infrastructure and underutilized buildings in Stone Mountain hinder community development and business growth. This proposal bridges these challenges through a holistic solution: building up people and places, simultaneously.

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**Program Objectives**

1. **Deliver Financial Literacy to Small Business Owners**
2. **Provide Structured Apprenticeship Training for Workforce Development**
3. **Leverage County WorkSource Programs for Paid Employment Opportunities**

#### 4. Establish Cooperative (Co-op) Development Projects

*Partner with the City's Downtown Development Authority to organize worker-owned co-ops to redevelop buildings and infrastructure, revitalize commercial corridors, and empower local residents to invest in and benefit from urban renewal.*

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#### New Program Component: Cooperative Urban Revitalization

##### Overview

We propose a strategic partnership with the Downtown Development Authority to form **Community Investment Cooperatives**. These cooperatives will be composed of local entrepreneurs, skilled tradespeople, and community stakeholders who collectively plan and execute building redevelopment and infrastructure projects across underserved neighborhoods.

##### Goals


- Restore and repurpose vacant or underutilized city-owned properties.
- Create co-op ownership opportunities for skilled workers and local entrepreneurs.
- Build affordable commercial spaces for small businesses.
- Align development with local economic, cultural, and environmental priorities.

##### How It Works

- **Feasibility Assessments:** Partner with the Downtown Development Authority and urban planning teams to identify priority properties.
- **Formation of Co-ops:** Support the formation of local worker co-ops focused on real estate, general contracting, or construction services.
- **Apprenticeship Pipeline:** Train new talent through the registered apprenticeship program to feed into co-op initiatives. Adding all types of Apprenticeships not just financial driven but construction, etc.
- **Public-Private Financing:** Pursue blended capital strategies including municipal funding, CDFI loans, and New Markets Tax Credits (understanding the City of Stone Mountain is generally considered a low-income community compared to the wider Atlanta metro area and state as a whole).

##### Anticipated Outcomes

- Rehabilitate **5-10 commercial or mixed-use buildings** in year one or whatever the goal of the DDA.

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- Launch **3-5 new worker cooperatives** focused on real estate, trades, and building services.
  - Create over **100 local jobs** tied to urban development and maintenance or whatever the feasibility study yields.

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### Expanded Budget Overview (TBD)

Sincerely,

*Robbie Terry-Washington*  
Robbie Terry-Washington, CPA MBA