



... MIGHTY ...

MISSISSIPPI

**Introduction to  
Economic Development**

# Sustainable Development Model



- AccelerateMS
- Mississippi Works
- WET Funds

- CDBG Program
- Site Development Grant Program
- Port/Rail Improvement Funds
- Small Muni's Grants P

- Tax Policy
- Incentives
- Operating Costs
- Licensing/Regulations

A sustainable community optimizes social, economic and environmental benefits. All people in the community participate. All people are responsible and accountable both individually and collectively.







# Growth vs. Development

## Weed Patch

- Unplanned
- Unpredictable (Chance)
- Movement and activity (Chaos)
- Reactive (No accountability)

## Garden

- Planned
- Improvement (Defined)
- Progress (Measured)
- Proactive (Calculated bets with ROI)
- Accountability (What's the fruit?)





# Measuring Growth

- Jobs
- Population
- Labor Force
- Traffic
- Government Activity
- Student enrollments
- Building construction
  - Housing starts





# Measuring Development

- Change in Household Income
- Balanced Budgets
- Local Government Debt as a % of GPP
- Growth in Number of New Primary Industries
- Growth in Tourism
- Quality of Life Measurement Increases
- Air / Water Quality Reports
- Quality of Public Infrastructure
- Rental Versus Homeownership
- Social Organizations / Non-Profit Support
- Homelessness
- Banking / Credit Access

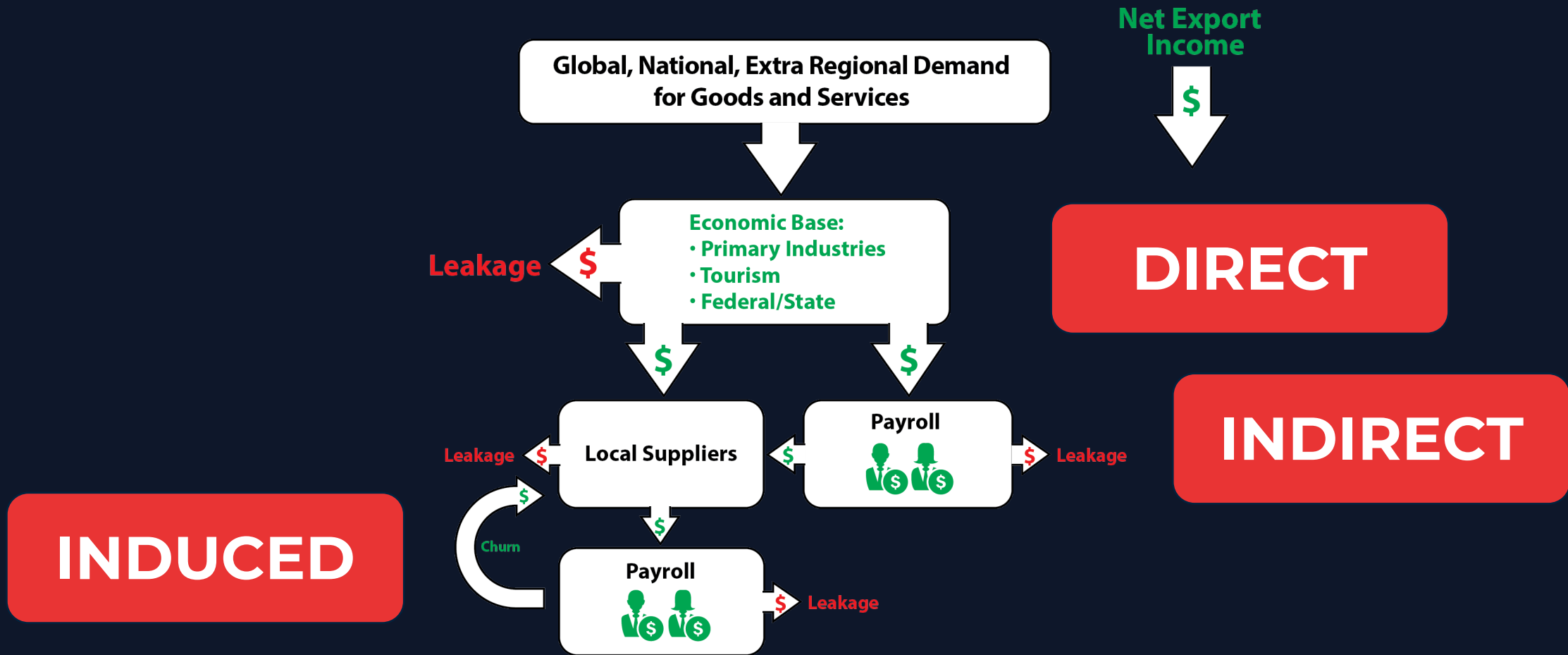




# WHAT IS ECONOMIC BASE?



# Economic Base Theory



Economic developers grow the base and prevent the leakage.



# What do MDA's economic developers do?

## Capture net export income

- Recruitment of primary industries
- Foreign direct investment
- International trade
- Federal/Military programs
- Tourism

## Prevent leakage

- Business retention and expansion (BR&E)
- Entrepreneurship
- Small business development



**These programs operate in the space between the social and environmental domains and overlap with ED.**

–Disaster Response  
–BP Funds

–Asset Development  
–Energy, etc.



# ED process focuses on:

## Classic economic development organizations

- Investment in physical infrastructure
- Attracting industry (base industries) with new jobs and higher wages
- Improvement of the regulatory and business climate
- Availability of “product” – land and buildings
- Environmental capacity (air, water, etc.)
- Marketing the community and region as a desirable place to do business (or to visit for tourism)
- Educating local leaders on economic development
- Prevent leakage

## Education and workforce development folks

- Development of skilled workforce

## Everyone

- Work, Live, Play, Learn, Worship – “Quality of Life” amenities



# Environmental Permitting

- Topographic surveying of specific impacted and environmentally sensitive areas
- Alternative project site analysis
- Conceptual engineering site design with opinions of probable cost
- Conceptual design of site utilities
- Consideration and study of offsite impacts (rail and roadway)
- Conduct required hydraulic studies
- Phase I Environmental Site Assessment (ESA)
- Wetland and “other waters” delineation
- USACE Mobile District – Section 404 Individual Permit
- MDEQ – Section 401 Water Quality Certification
- USFWS – Threatened and Endangered Species Survey / Section 7 Consultation
- MDAH – Phase I Cultural Resources Survey / Section 105 Consultation
- NEPA Environmental Assessment (component of the Section 404 Individual Permit)
- Mitigation planning and development
- MDEQ – Section 402 Construction Storm Water General Permit
- Legal consulting fees
- Facilitate agency, stakeholder and public meetings

A blue-tinted photograph of a conference room. In the foreground, a long, dark, reflective table stretches from the left towards the center. Two black chairs are positioned at the far end of the table. To the right of the table, a row of black, tufted leather chairs is visible, receding into the background. The text "The 5 P's of Board Governance" is overlaid in white, bold, sans-serif font in the center of the image.

# The 5 P's of Board Governance



# Board Responsibilities

## Policy Development

Establish the vision and maintain political alignment

## Program Funding

Budget and Oversight

## People

Hire professional leadership, and let them do their job

## Product Portfolio

Real estate and infrastructure development, workforce

## Performance Metrics

Set realistic and measurable performance expectations and oversee the results

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# MISSISSIPPI

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