



# Economic Development and the Environment



October 8, 2009

# Georgia's Economic Development Activities FY 2009 vs. FY 2008



- **# Project Opportunities Up 3 % (1,316 FY09 Projects vs. 1,272 FY08 Projects)**
- **# Projects Announced Down 3 % (268 FY09 Projects vs. 276 FY08 Projects)**
  - 105 New Companies in FY09
  - 163 Existing Companies in FY09
- **Investment \$\$ Down 12 % (\$2.16 Billion FY09 vs. \$2.47 Billion FY08)**
- **New Jobs Down 27 % (11,924 FY09 Jobs vs. 16,298 FY08 Jobs)**

(\*\*FY 09 is July 1, 2008 – June 30, 2009)

# Some of Georgia's Largest Recent Projects



- **KIA Motors**

- Jobs: 2,893
- Investment: \$1.2B
- County: Troup

- **EFACEC**

- Jobs: 606
- Investment: \$106M
- County: Effingham

- **Gulfstream (Expansion)**

- Jobs: 1,500
- Investment: \$322M
- County: Chatham

- **Pirelli**

- Jobs: 500
- Investment: \$100M
- County: Floyd

- **Toyo Tires**

- Jobs: 450
- Investment: \$450M
- County: Bartow



# The Economic Development Process:



- New Company Location Projects Typically Involve Five Phases:
  - Phase 1 - Project Planning and Location Criteria Development
  - **Phase 2 - Site Screening and Selection**
  - Phase 3 - Incentive and Site Location Negotiations
  - **Phase 4 - Facility Permitting and Project Construction**
  - Phase 5 - Employee Training and Startup
- Existing Company Expansion Projects Typically Involve Three Phases:
  - Phase 1 - Project Planning and Expansion Criteria Development
  - **Phase 2 - Facility Permitting and Project Construction**
  - Phase 3 - Employee Training and Startup



# Critical Elements On Most Economic Development Projects:

1. The Decision Making Timeline Is Usually Very Compressed (**Time Is Money!!! Anything That Could Delay or Prolong a Project Schedule Is Avoided**)
2. Readiness of a Candidate Site in the Site Screening Process is Extremely Important (**Site Competition Between Communities and States Is Fierce!!!**)
3. Risk Avoidance (**Wetland Permits, Brownfield Sites, Environmentally Impacted Sites and Superfund Sites Are Typically Avoided**)
4. Environmental Permit Timelines Are Usually Critical Factors in the Project Schedule (**Early Project Construction Approval and Permit Application Priority With Regulatory Agencies Are Frequently Requested by the Company**)



# Environmental Issues That May Impact Economic Development



- **Site Screening and Selection Phase Issues:**
  - **Air Quality Non-Attainment Areas**
  - **Proximity to Class I Wilderness Areas**
  - **Potential Wetland and Stream Impact by Project Development**
  - **Proximity to Superfund and Environmentally Impaired Sites**
  - **Presence of Endangered Species Habitats on Site**
  - **Presence of Cultural Resources and Historical Structures on Site**



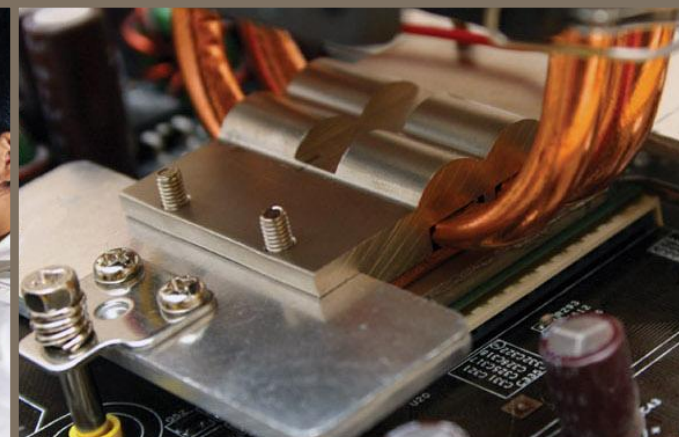
# Environmental Issues That May Impact Economic Development

- **Site Screening and Selection Process Issues:**
  - **Seismic Hazard Designation of Site Location**
  - **Available Wastewater Treatment Capacity of POTW**
  - **Available Water Supply and Fire Protection Capacity**
  - **Recent Drought History and Water Use Restrictions of Region**
  - **Navigable Waterway Development Potential**



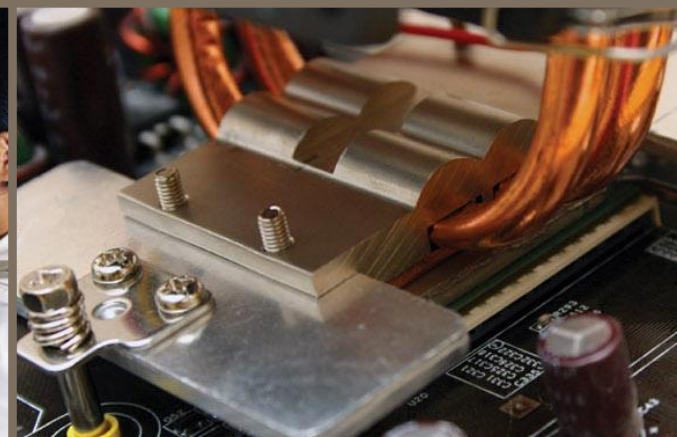
# Environmental Issues That May Impact Economic Development

- **Facility Permitting and Site Construction Phase Issues:**
  - **Air Permit**
    - **Minor Source vs. Major Source**
    - **Permit Application Review and Approval Time**
    - **Construction Prior to Permit Issuance**
    - **Public Participation Concerns**
  - **Wastewater Discharge**
    - **POTW vs. NPDES**
    - **POTW Pretreatment Cost, Tap Fees and Discharge Cost**
    - **NPDES Permit Time and Uncertainties**



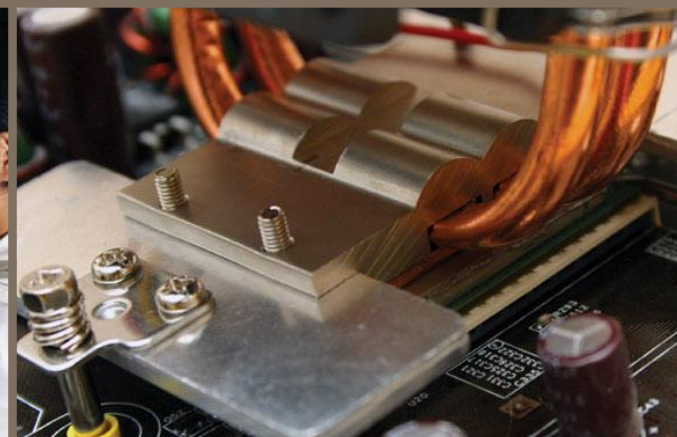
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- **Facility Permitting and Site Construction Phase Issues:**
  - **Storm Water and Erosion Control**
    - Land Disturbance Permit
    - Erosion Control Management Violations
    - Wetland Protection and Permit Covenants
    - Individual Storm Water Permit Process
  - **Hazardous Waste Management**
    - Generator I.D. and Hazardous Waste Definition
    - On-Site Storage and Record Keeping



# Environmental Issues That May Impact Economic Development

- **Future Trends and Issues:**
  - **Water Conservation and Pollution Prevention**
  - **State Water Plan and Water Supply Allocations**
  - **Green Project Incentives**
  - **Construction Ready Sites**
  - **Diminishing Number of Quality Sites**
  - **Prequalified Brownfield Sites**



# Questions and Additional Information



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