



The Fort Benning Regional Growth Management Plan is funded by a grant from the Department of Defense, Office of Economic Adjustment, an agency charged with helping BRAC-affected communities adjust to the impacts of mission changes at military installations

Fort Benning

REGIONAL GROWTH MANAGEMENT PLAN

Economic Impact Task Force Meeting

January 27, 2009



In association with:



EDAW

AECOM

MARKET ST

RKG
ASSOCIATES INC

NAVIGANT
CONSULTING

Regionalism is the Key

"Coordination and Synchronization Continue To Be Our Greatest Strengths"
Major General Walter Wojdakowski
Commanding General, Fort Benning, Alabama and Georgia

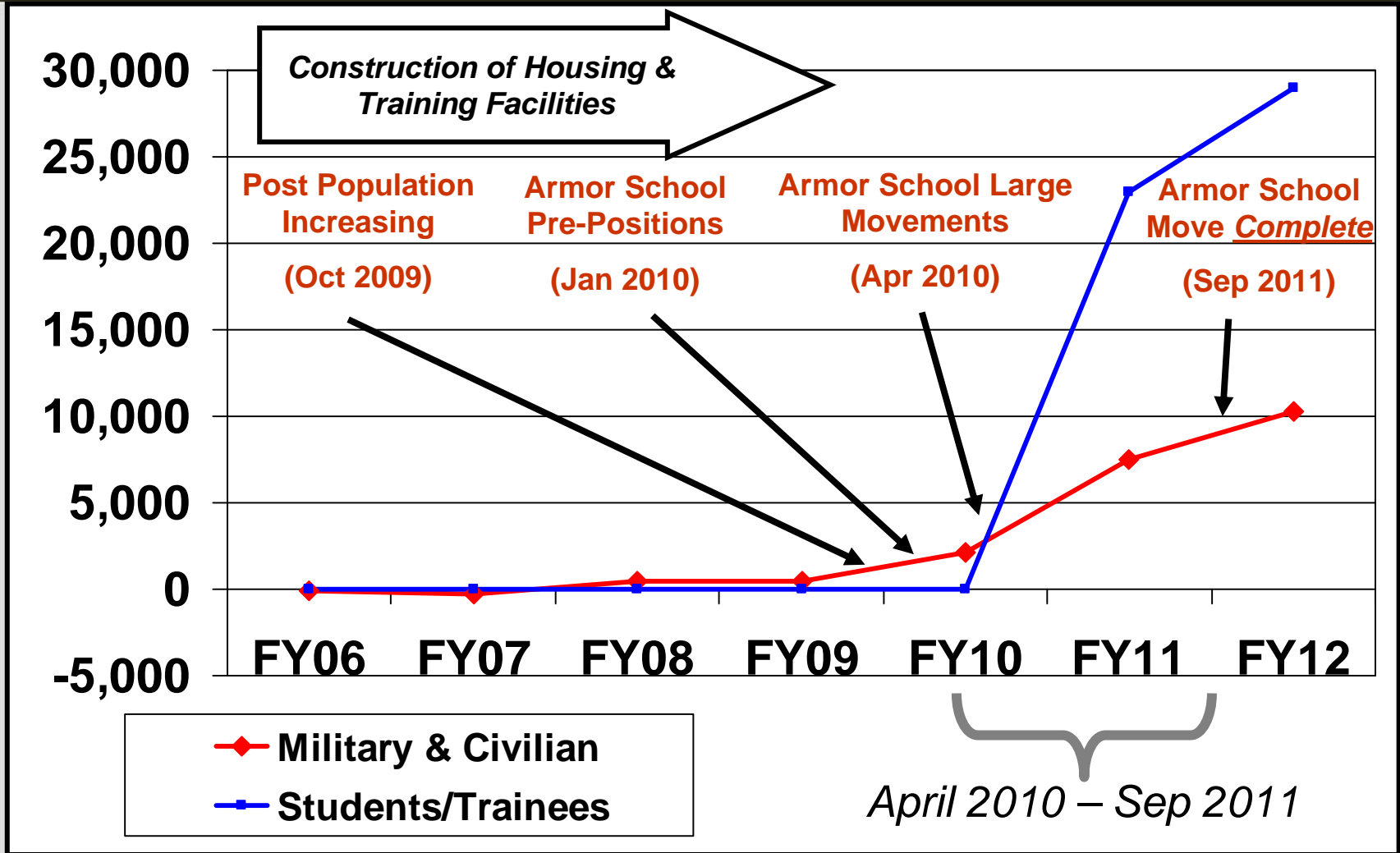


Agenda

- **Project Overview**

- Demographic & Economic Trends
- Draft Growth Projections
- Discussion

Preparing For Growth Timeline



Project Purpose

RGMP Study Area:
(10 Counties – 35 Mile Radius)

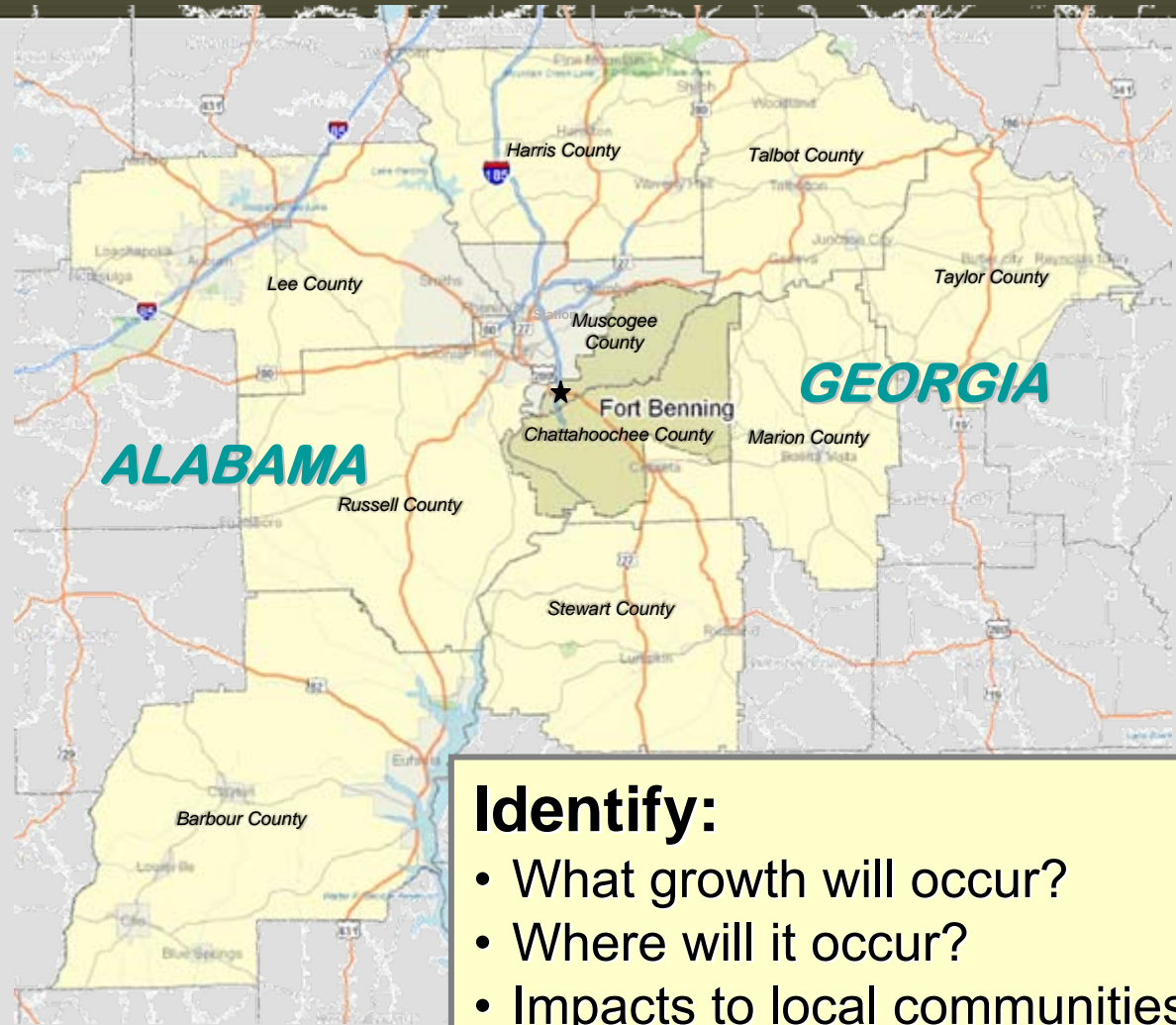
Ten County Study Area:

Georgia

- Columbus - Muscogee
- Cusseta - Chattahoochee
- Harris
- Marion
- Talbot
- Taylor
- Stewart

Alabama

- Barbour
- Lee
- Russell



Identify:

- What growth will occur?
- Where will it occur?
- Impacts to local communities
- Action plans to prepare

Task Review Summary

TASK	Phase 1		Phase 2		Region		REMARKS
	Status	Due	Status	Due	Status	Due	
1: ID Existing Conditions & Issues	C	12/31/08	C	3/31/09	C	3/31/09	
2: Growth Forecast & Modeling	C	12/31/08	G	3/31/09	G	3/31/09	No issues
3: Economic Impact Analysis	C	12/31/08	G	3/31/09	G	3/31/09	No issues
4: Transportation	C	12/31/08	G	3/31/09	G	3/31/09	No issues
5: Utilities & Infrastructure	C	12/31/08	G	3/31/09	G	3/31/09	No issues
6: Housing Market Analysis	C	12/31/08	G	3/31/09	G	3/31/09	No issues
7: Education	C	12/31/08	G	3/31/09	G	3/31/09	No issues
8: Land Use Planning	C	12/31/08	G	3/31/09	G	3/31/09	No issues
9: Regional Mapping	C	12/31/08	G	3/31/09	G	3/31/09	Some counties no GIS
10: Public Engagement & Comm.	G	12/31/08	G	3/31/09	G	3/31/09	Website maintenance
11: Environmental Impacts	C	12/31/08	G	3/31/09	G	3/31/09	No issues
12A: Health Care	G	12/31/08	G	3/31/09	G	3/31/09	Regional focus
12B: Social Services	C	12/31/08	G	3/31/09	G	3/31/09	No issues
13: Public Safety & Emergency Services	C	12/31/08	G	3/31/09	G	3/31/09	No issues
14: Quality of Life	C	12/31/08	G	3/31/09	G	3/31/09	No issues
15: Fiscal Analysis & Sustainability	G	12/31/08	G	3/31/09	G	3/31/09	Pending other impacts
16: Implementation	G	12/31/08	G	3/31/09	G	3/31/09	Coord. w/RDC&COG

Schedule (County View) 22 Jan 09 – 965 Days

COUNTY		Dec 07	Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	Jan 09	Feb 09	Mar 09	Apr 09														
PHASE 1	1 Chattahoochee, GA	<div style="border: 1px solid black; padding: 5px; text-align: center;"> INITIAL DRAFT FOR 5 COUNTIES COMPLETED DEC 2008 </div>																														
	2 Harris, GA																															
	3 Lee, AL																															
	4 Muscogee, GA																															
	5 Russell, AL																															
PHASE 2	6 Talbot, GA																															
	7 Marion, GA																															
	8 Barbour, AL																															
	9 Stewart, GA																															
	10 Taylor, GA																															
	11 Region w/ Fort Benning as Growth Center																															
TASK 10: PUBLIC ENGAGEMENT AND COMMUNICATIONS																																
OCCURS FOR ALL COUNTIES AND THE REGION THROUGHOUT PROJECT PERIOD																																

09 March 09
Volunteer For
Fort Benning

20 May 09
Job Offers
Mailed

19 Jun 09
Job Offers
Accept/Reject

INITIAL DRAFT FOR 5 COUNTIES And REGIONAL FORT BENNING PLAN COMPLETED FEB 2009

FINAL DRAFT MARCH 2009

FINAL DOCUMENT APRIL 2009



Purpose of this Meeting

- Review Draft Findings
- Review Draft Growth Projections
- Discussion of Impacts

Agenda

- Project Overview
- **Demographic & Economic Trends**
- Draft Growth Projections
- Discussion

Regional Demographic Trends

- As of 2006, the Fort Benning Regional Growth Management Plan (RGMP) study area's total population was approximately 463,000. Over 80% of this population was located in two counties, Columbus-Muscogee County in Georgia and Lee County in Alabama. Columbus-Muscogee County is the region's largest urbanized area with a total population of 188,660.
- Over the last two and a half decades (1980 to 2006) population growth within the study area has been erratic with rapid growth of almost 12% during the 1990s flanked by a 4.6% rate during the 1980s and a current growth rate of 3.7% (as of 2006).
- Only four of the study area counties have had consistent and significant population growth between 1980 and 2006 - Lee, Harris, Muscogee, and Marion Counties. Barbour, Russell, Talbot and Taylor Counties have fluctuated between growing and declining populations over the last three decades with the only significant growth occurring during the 1990s.

Regional Demographic Trends (Continued)

- Lee County's growth has far exceeded the growth in all other counties by absorbing approximately 60% (49,500) of the study area's total population increase (81,620) from 1980 to 2006. Harris County has grown at the fastest rate in all three decades with a total population increase of over 13,000 and is currently experiencing its highest annual rate of growth (3.3%).
- One of the factors that causes fluctuations in the study area's population is the periodic deployment of active military personnel associated with Fort Benning. As of 2000, the total on-post population was reported as 23,473 (U.S. Census Bureau). This population was fairly evenly divided between two counties with 11,423 (49%) in Columbus-Muscogee County and 12,050 (51%) in Cusseta-Chattahoochee County. However, almost all personnel residing in Cusseta-Chattahoochee County live on-post.

Regional Demographic Trends (Continued)

- For the study area, this data reveals that the largest portion of growth between 2000 and 2006 was a natural increase of approximately 14,400. Migration during this time period resulted in a net increase of only 2,846.
- The region's largest population growth occurred in the 35 to 54 age group (29,707), as well as the 5 to 17 (10,402) and 65 and over (5,733) age groups. This two-tiered trend indicates an increase of older, established households with school-age children. It also highlights the progression of an aging portion of the population into retirement years.
- The total number of households in the study area increased by over 23,800 between 1990 and 2000, representing a growth rate of 16.5%. This rate of growth was substantially lower than the State of Georgia's increase of 27%, but slightly faster than the State of Alabama's 15.3% household growth during that time period.

Regional Demographic Trends (Continued)

- Changes in the study area's household income largely mirrors the growth at the state level, on average. Between 1990 and 2000, median income in both the study area and State of Alabama increased by 45.1% while Georgia's income increased by the slightly faster rate of 47%. Between 1990 and 2007, Alabama's median income has remained constant at 105% of the study area's median, while the State of Georgia's median increased from approximately 129% to 132% of the study area median income level.
- Educational levels of study area residents improved considerably between 1990 and 2000 with only a few exceptions. At the high school level, the percentage of study area residents who were high school graduates increased by 14.6%. This growth lagged behind both the State of Georgia and the State of Alabama, which experienced respective increases of 24.7% and 17.2%.

Regional Demographic Trends (Continued)

- During this same time period, the number of residents with college degrees in the study area increased by an even faster rate than high school graduates. Overall, residents with college degrees grew by over 37% between 1990 and 2000, a rate that exceeded the State of Alabama (34.2%), but was considerably slower than the State of Georgia's 56.8% increase.

Regional Economic Trends

- The study area had total covered employment of approximately 181,370 as of 2006. This figure represents a net increase of over 15,860 since 1996, a 9.6% growth rate. In comparison, employment in the State of Georgia as a whole grew at a considerably faster rate of 15.9%, while Alabama lagged behind with an overall growth rate of 8.2%.
- Federal estimates suggest that the study area had an additional 40,900 workers employed at proprietary establishments, which are typically one-person firms, or family-run businesses. Overall, proprietor employment accounts for approximately 17% of total estimated employment within the study area.

Regional Economic Trends (Continued)

- There was a substantial disparity in the employment growth rates of the ten study area communities with a considerable margin between gains and losses. From a percentage standpoint, Lee County's 26.8% growth rate far exceeded all counties as well as the growth rates in the States of Georgia and Alabama. During this ten-year period, Lee County experienced a net increase in its job base of approximately 10,280, a level that was only approached by the much larger Columbus-Muscogee County, which had a net increase of 9,330 jobs (a growth rate of 10.5%).
- The remaining counties had a net loss during this ten-year period with rates ranging from a low of 4.6% in Russell County to a high of almost 25% in Marion County.

Regional Economic Trends (Continued)

- Private sector jobs in the study area accounted for 79% of total employment with the remaining 21% in the government sectors. Over the last decade, employment growth in government sector jobs slightly outpaced private sector growth, from a percentage standpoint, within the study area. Between 1996 and 2006, total government jobs experienced a net growth rate of over 11%, or 3,980 jobs, with the vast majority of this increase occurring at the local level, which increased by 3,795. In comparison, private sector jobs had a total net growth rate of 8.9%, representing an increase of approximately 11,600 jobs.

Regional Economic Trends (Continued)

- The more moderate growth in the private sector was largely attributable to losses of over 7,600 jobs in the goods producing sectors, an 18% decrease, which was offset to a considerable degree by the service sector increases of approximately 19,300 jobs (a 21.7% increase). This trend was comparable for both the States of Georgia and Alabama, and reveals that the study area, like much of the country, is still experiencing a decline in traditional manufacturing sectors (such as textiles) despite gains being made in high-tech sectors and other emerging industries.

Regional Economic Trends (Continued)

- Estimated military employment in the study area, as of 2006, was 20,400, according to BEA data. This figure includes both active military personnel and reservists. Total military employment increased by 2,280, or 12%, from 1996 levels of 18,127.
- Private sector growth during this five-year time period occurred predominantly in the service sectors, which added 10,360 jobs. Conversely, goods producing jobs experienced a net decrease of over 5,076 resulting in net private sector growth of 5,284, an increase of 3.8%. Of the 929 new establishments recorded during this time, 811 were service sector establishments.

Regional Economic Trends (Continued)

- Losses in the study area's manufacturing sector of over 5,570 jobs occurred in various industries depending on the particular county, but were primarily clustered in the Textile, Electrical Equipment, Food, Chemical and Printing subsectors. These losses were offset by gains in the Transportation Equipment, Aerospace, Plastics and Rubber, Fabricated Metals, Nonmetallic Minerals, and Furniture Manufacturing subsectors. Despite these losses, manufacturing still represents the largest employment sector in the study area accounting for 13.5% of total jobs as of 2006.
- For service industries the largest sector gains were recorded in the Accommodations and Food Services (3,959 jobs), Health Care (3,266 jobs), Finance and Insurance (1,193 jobs), Professional, Scientific, and Technical Services (1,292 jobs), and Transportation and Warehousing (1,175 jobs). These regional growth sectors were generally reflective of the State of Georgia's growth areas.

Regional Economic Trends (Continued)

- Expansion/transformation of Fort Benning will increase permanent party military, federal civilian employees, and contract employees by an estimated 10,290 through 2011. In addition, the total number of troops trained at the post on an annual basis is expected to increase.
- The study area's total wages of \$31,418 was considerably lower than both Georgia's and Alabama's where total annual wages, as of 2006, were \$40,370 and \$36,204, respectively. The study area's wages also increased at a somewhat slower rate over the ten-year time period, although there were some fluctuations in these growth rates. Overall, the study area's total average annual wages increased by 40.5% in comparison to 46.6% and 43.5%, respectively, for the States of Georgia and Alabama.

Regional Economic Trends (Continued)

- The study area's labor force experienced a net increase of 16,277, an 8.2% growth rate that exceeded Alabama's 2.5%, but fell well below Georgia's 22% increase. The vast majority of growth occurred in Lee County where the labor force increased by approximately 16,200 over ten years, a 32% growth rate. Harris County added almost 4,200 to the labor force, a 36% increase, while Columbus-Muscogee County's grew by only 1.8%, or approximately 1,520. The primary decline in the region's labor force occurred in Russell County, which was reduced by 3,900, a decrease of 32%.

Regional Economic Trends (Continued)

- Projected occupational growth illustrates that health care professional will continue to be in high demand through 2014. This includes all levels of jobs. Sustained demand for childcare and other social service workers is also anticipated. Food Preparation and Serving related occupations, which has been one of the fastest growing industry sectors in the study area, is also expected to continue increasing significantly in the coming years. Considerable demand is also projected for a variety of education and training related occupations, as well as computer and mathematical fields that may be a reflection of anticipated growth in the defense and high-tech fields for industry expansion related to Fort Benning. Other high-demand areas include management and supervisory positions, maintenance and groundskeepers, administrative and office support positions, and sales related jobs.

Regional Economic Trends (Continued)

- Almost 92%, of the study area's commuters travel to work within one of the region's ten counties. This high percentage indicates that employment centers within the region are able to attract and support most of the available labor force with relatively little leakage.
- On average, approximately 70% of study area residents worked within the county in which they resided. Therefore, the remaining 30%, approximately 60,000 workers, were commuting to jobs on an intra-regional basis as of 2000.

Agenda

- Project Overview
- Demographic & Economic Trends
- **Draft Growth Projections**
- Discussion

REMI Policy Insight

- The REMI model is a multi-year forecasting and simulation model, enabling users to evaluate policy alternatives in terms of “what if” scenarios in order to estimate economic impacts. The model has strong dynamic properties, which means that it forecasts not only what *will* happen but also *when* it will happen.
- REMI developed a custom multi-regional economic and demographic forecast for all ten counties. This dynamic year-by-year forecast represents the baseline, or no-build scenario. The REMI forecast extends to the year 2028.

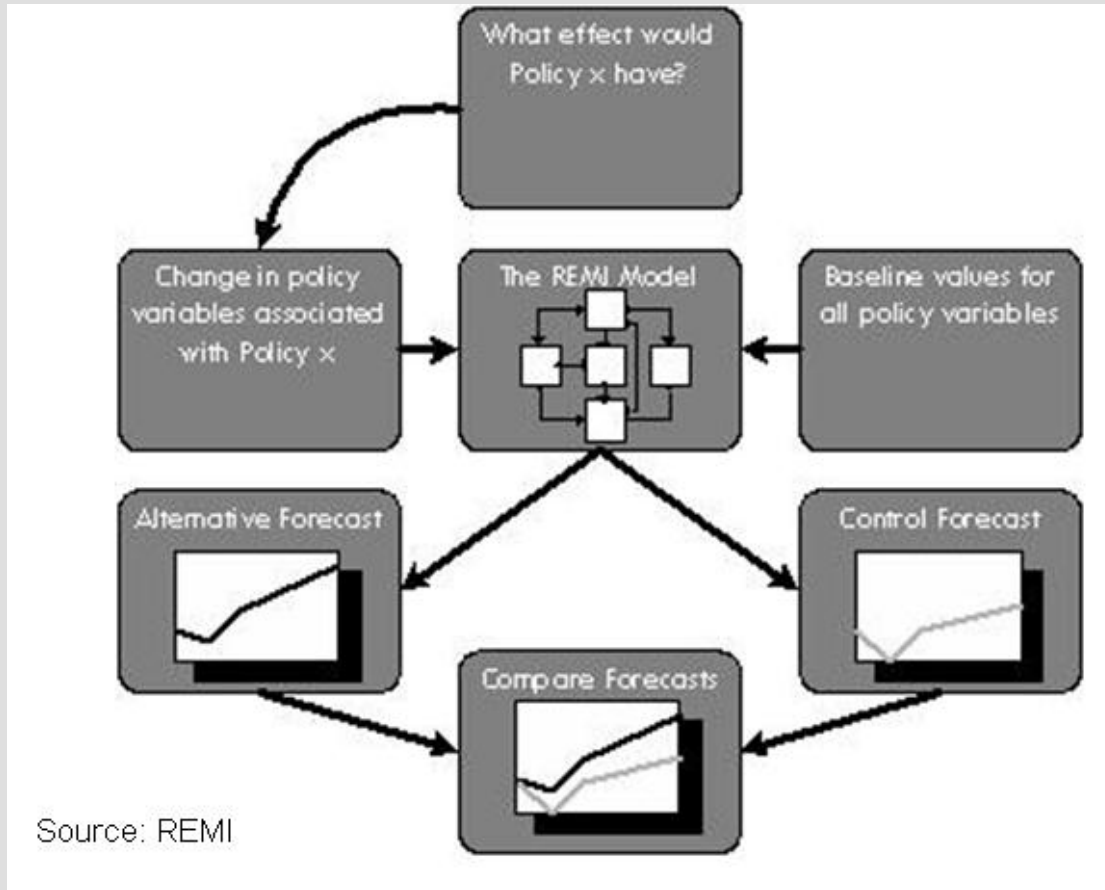
REMI Policy Insight

- Policy Insight's forecast was assembled at the county level using data from various U.S. government agencies, including the Bureau of Economic Analysis (BEA), the Bureau of Labor Statistics (BLS), the Department of Energy, Department of Defense (DoD), the Bureau of Census, and other public sources.
- The REMI model generates estimates for both *DIRECT* and *INDIRECT* impacts. Direct impacts for this analysis are expanded military operations: military personnel, on-post jobs, and on-post infrastructure spending. Impacts related to Kia construction and AFLAC expansion were also included in the model. The indirect impacts can be split into two groups: Intermediate and Induced. Intermediate impacts are essentially business to business purchases. Induced impacts are associated with increased regional disposable income resulting in a change in consumer spending.

REMI Policy Insight

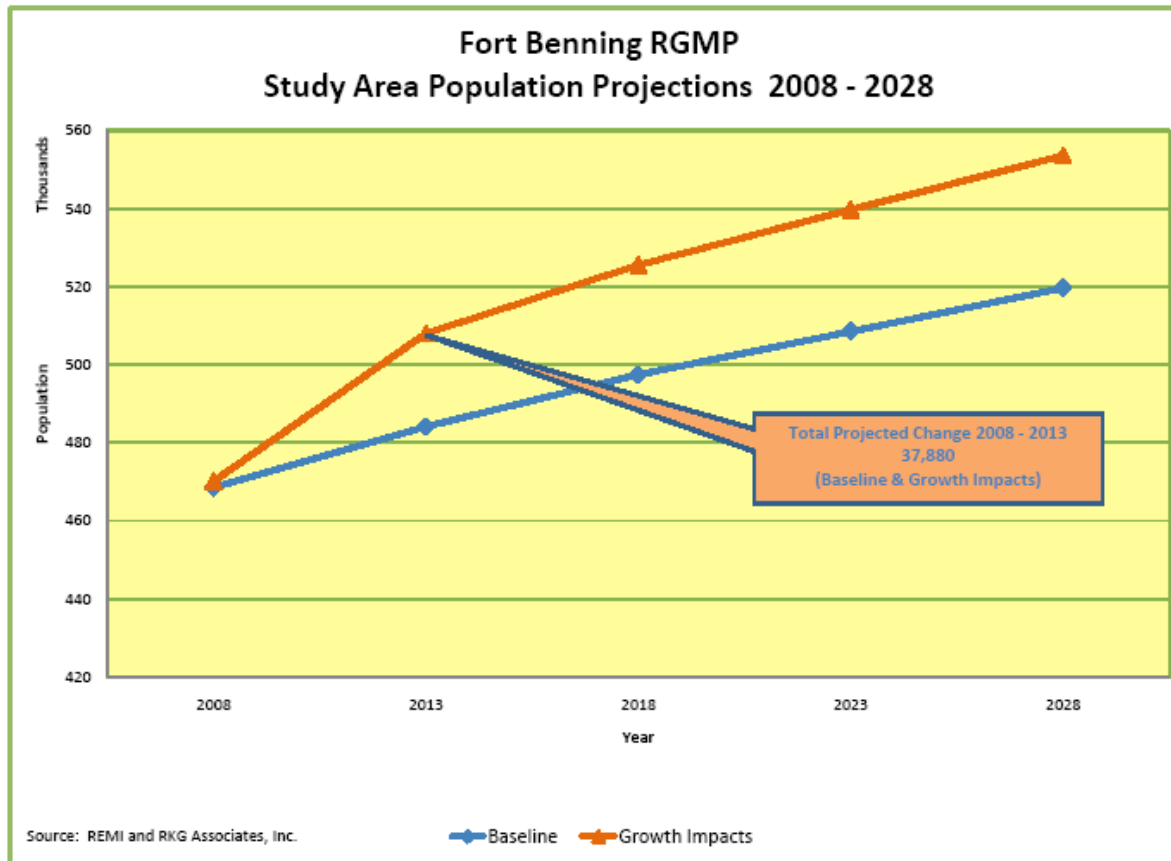
- The model structure has been developed to include “new economic geography” assumptions. Economic geography theory explains regional and urban economies in terms of competing factors of dispersion and agglomeration. Producers and consumers are assumed to benefit from access to variety, which tends to concentrate production and the location of households.
- For businesses, the demand for labor, capital, and fuel depends on their relative costs. For example, if there were an increase in the price of capital, businesses would likely have a preference shift away from capital toward labor and fuel.
- Individuals respond to price changes. Consequently, economic migrants will respond to wages, new employment opportunity, local prices, and other labor market factors.

REMI Policy Insight

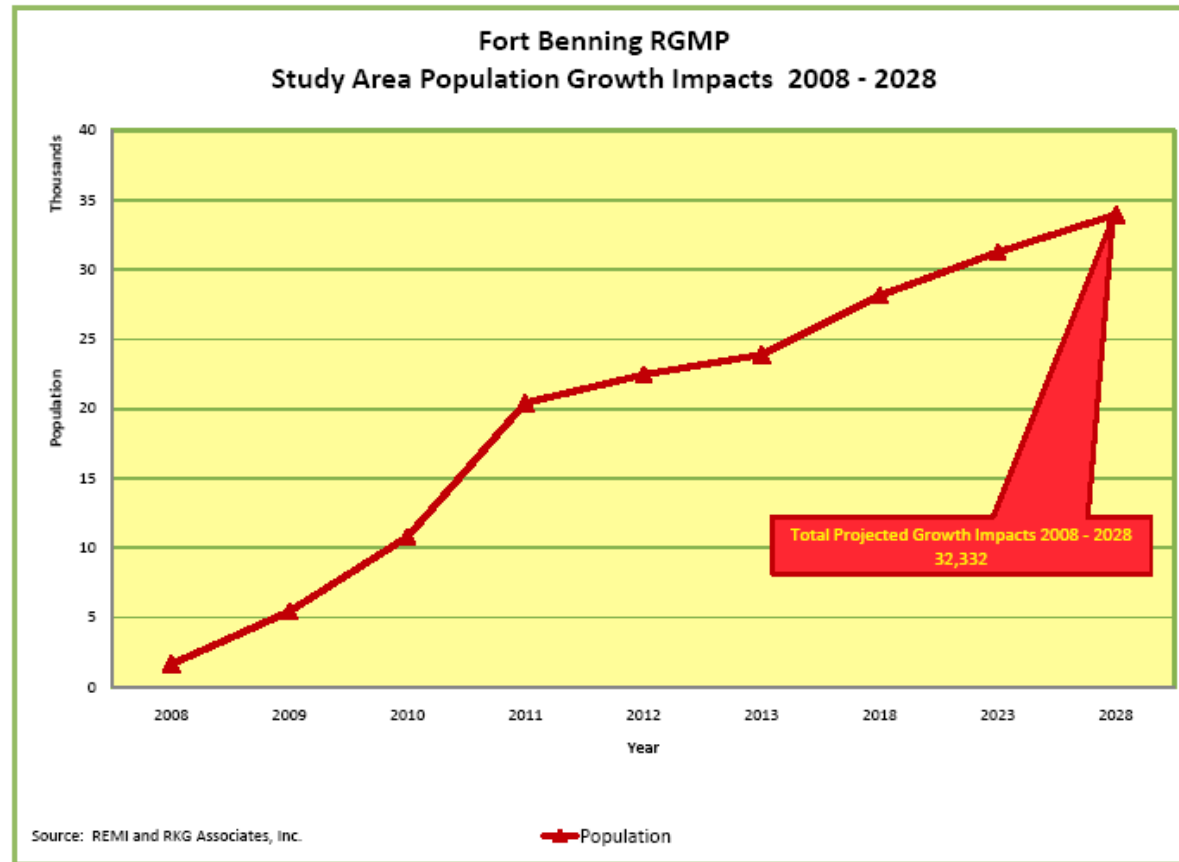


REMI Model Policy Simulation Process

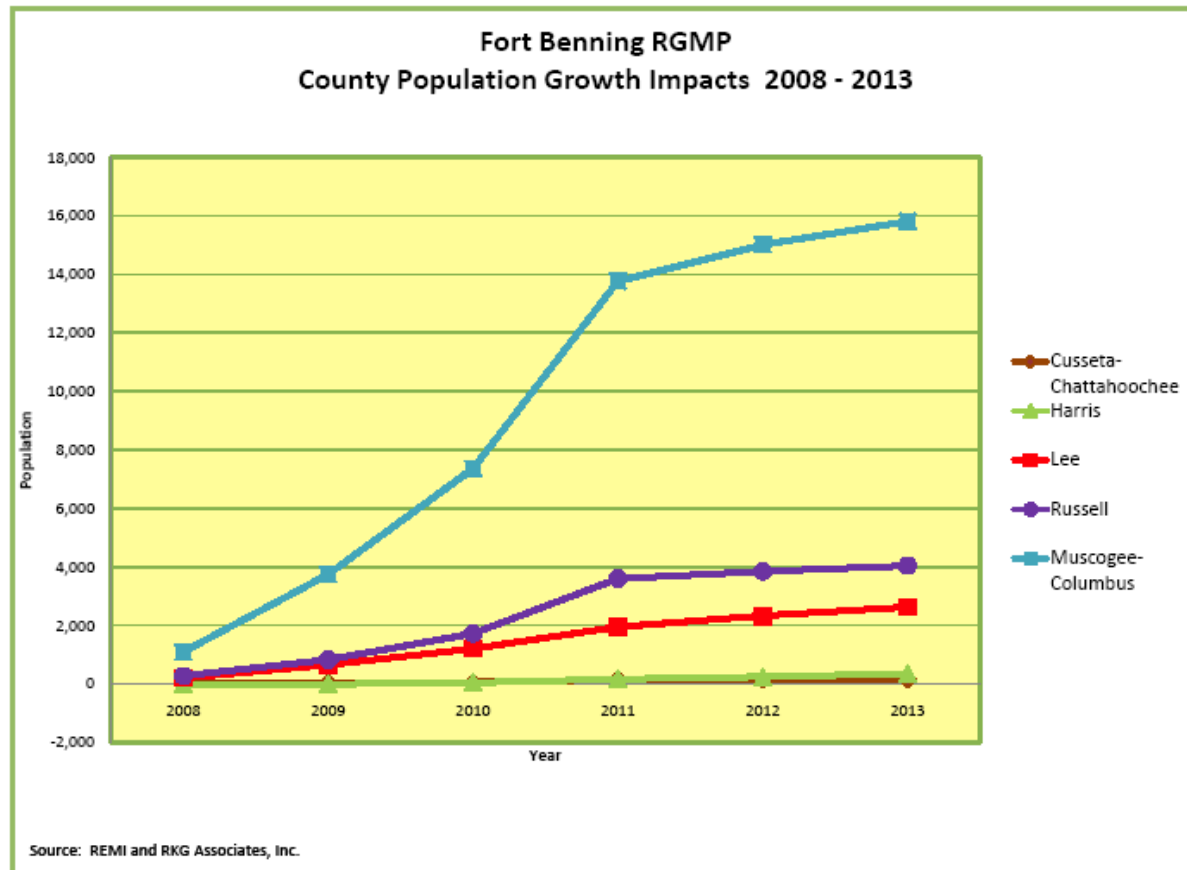
Study Area Population Projections 2008 - 2028



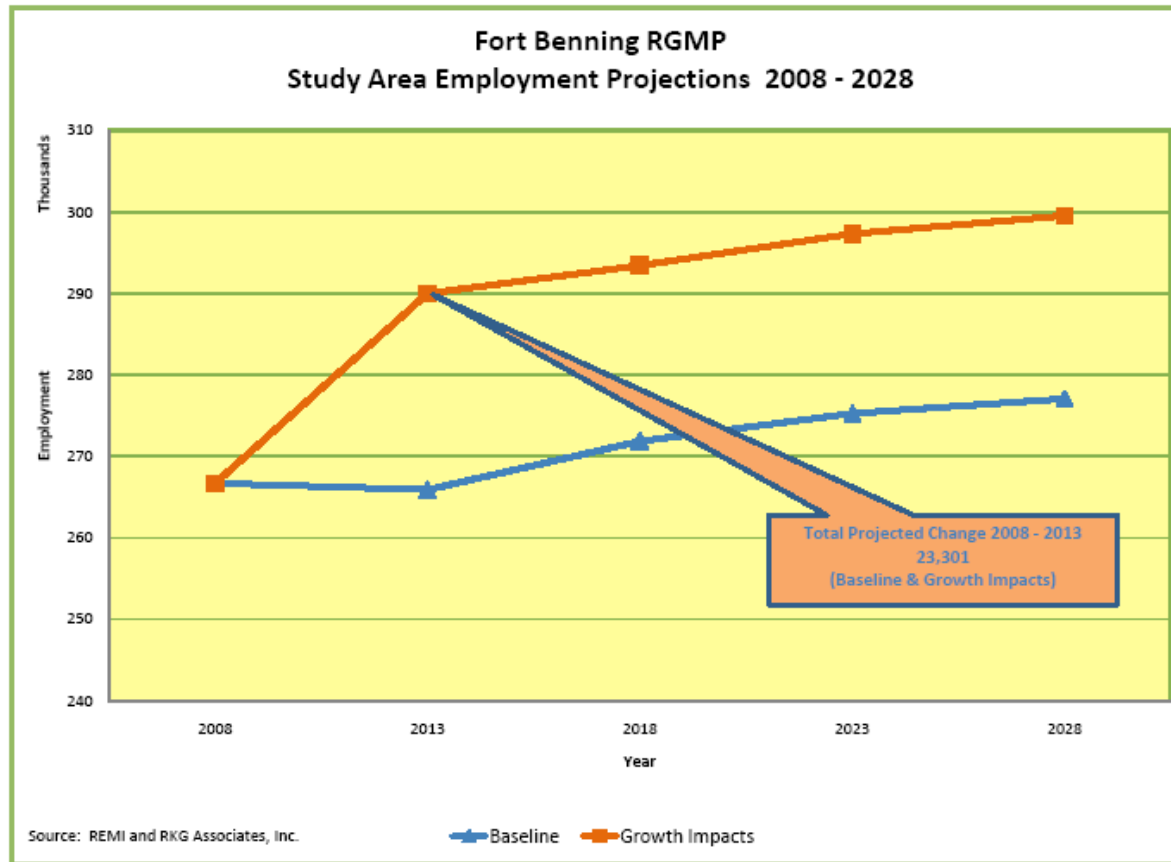
Study Area Population Growth Impacts 2008 - 2028



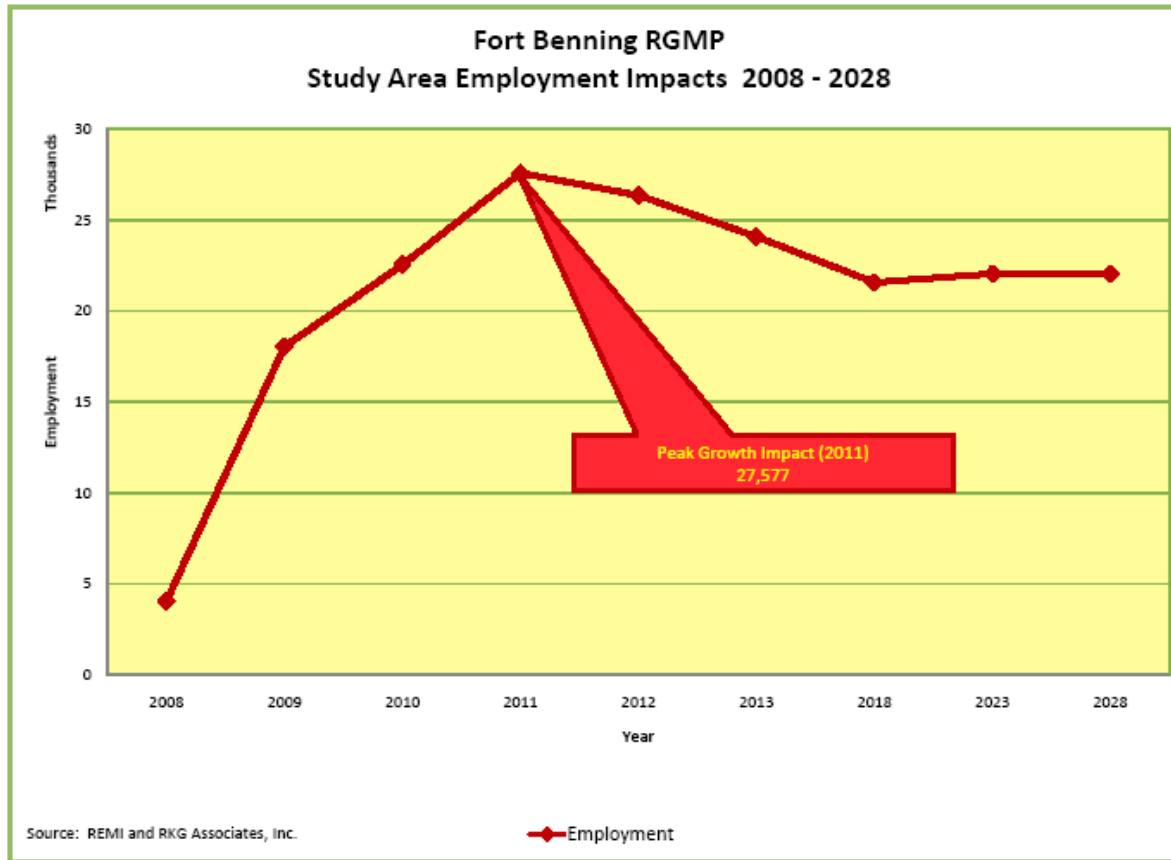
County Population Growth Impacts 2008 - 2013



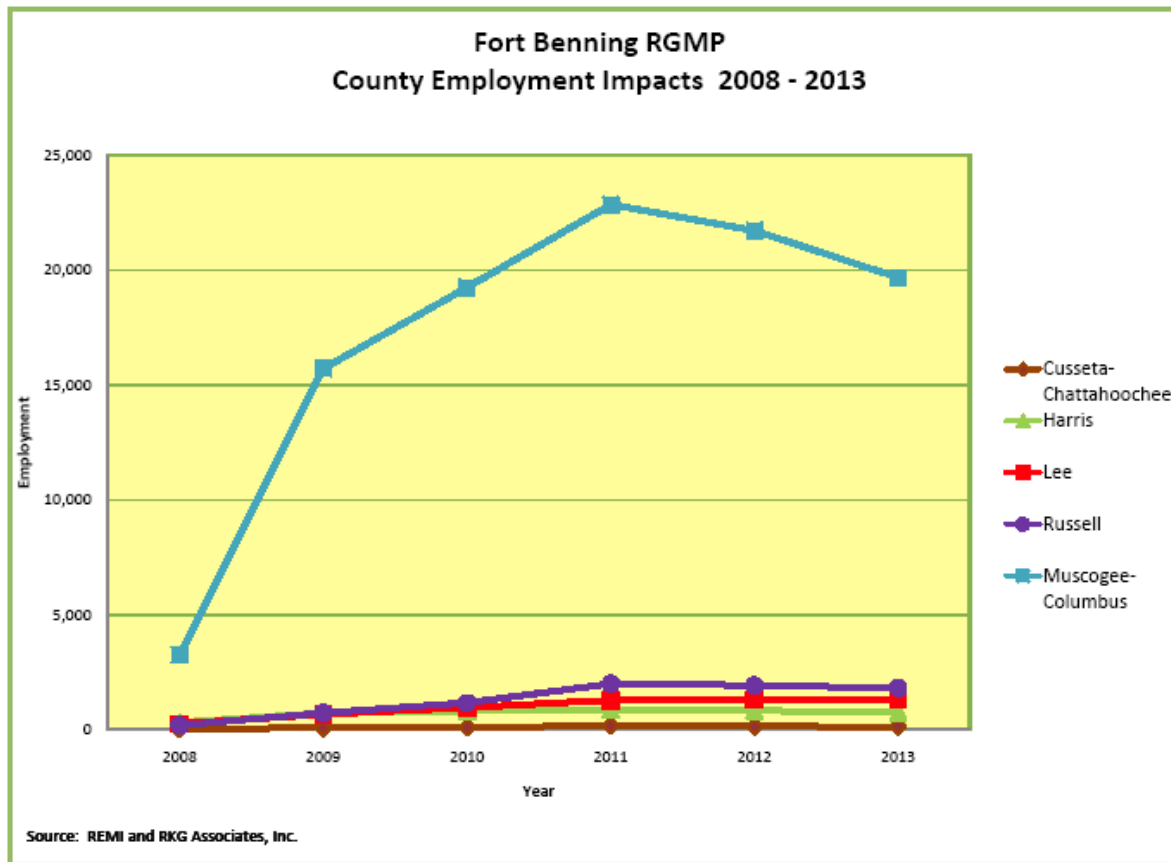
Study Area Employment Projections 2008 - 2028



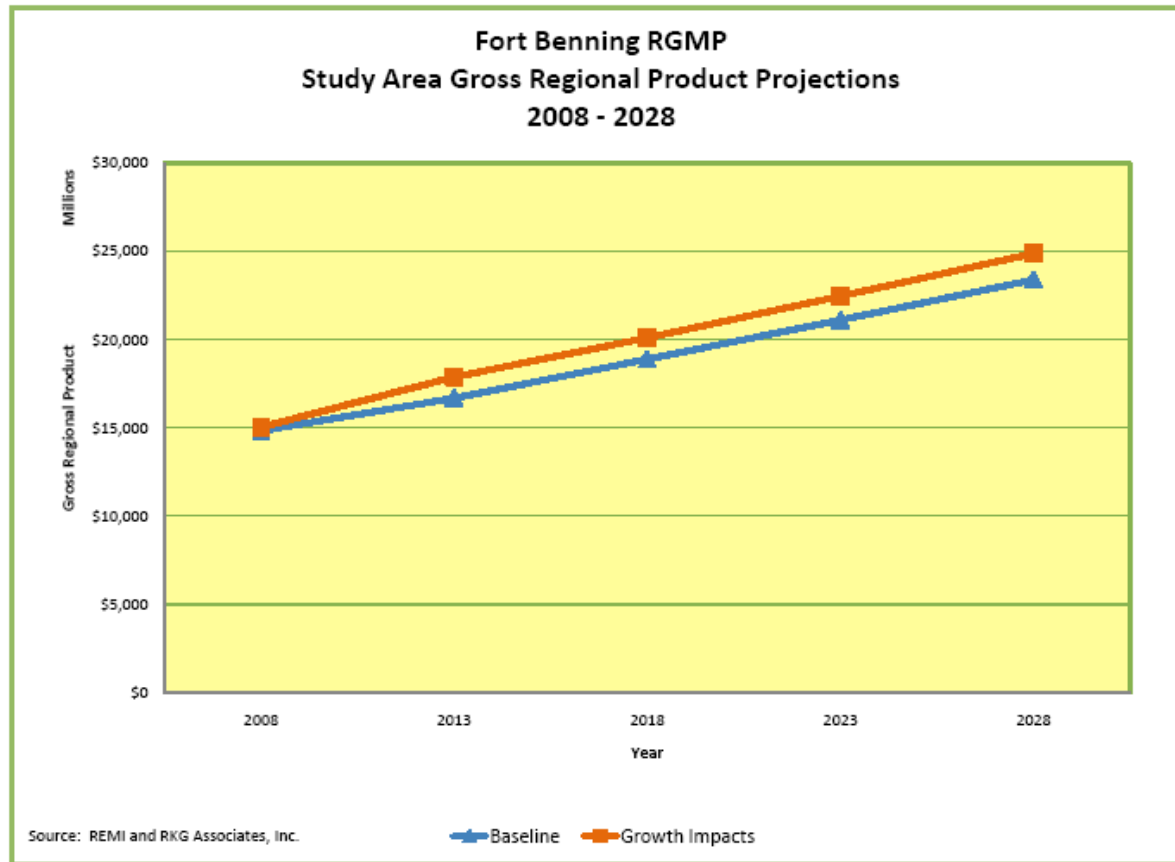
Study Area Employment Impacts 2008 - 2028



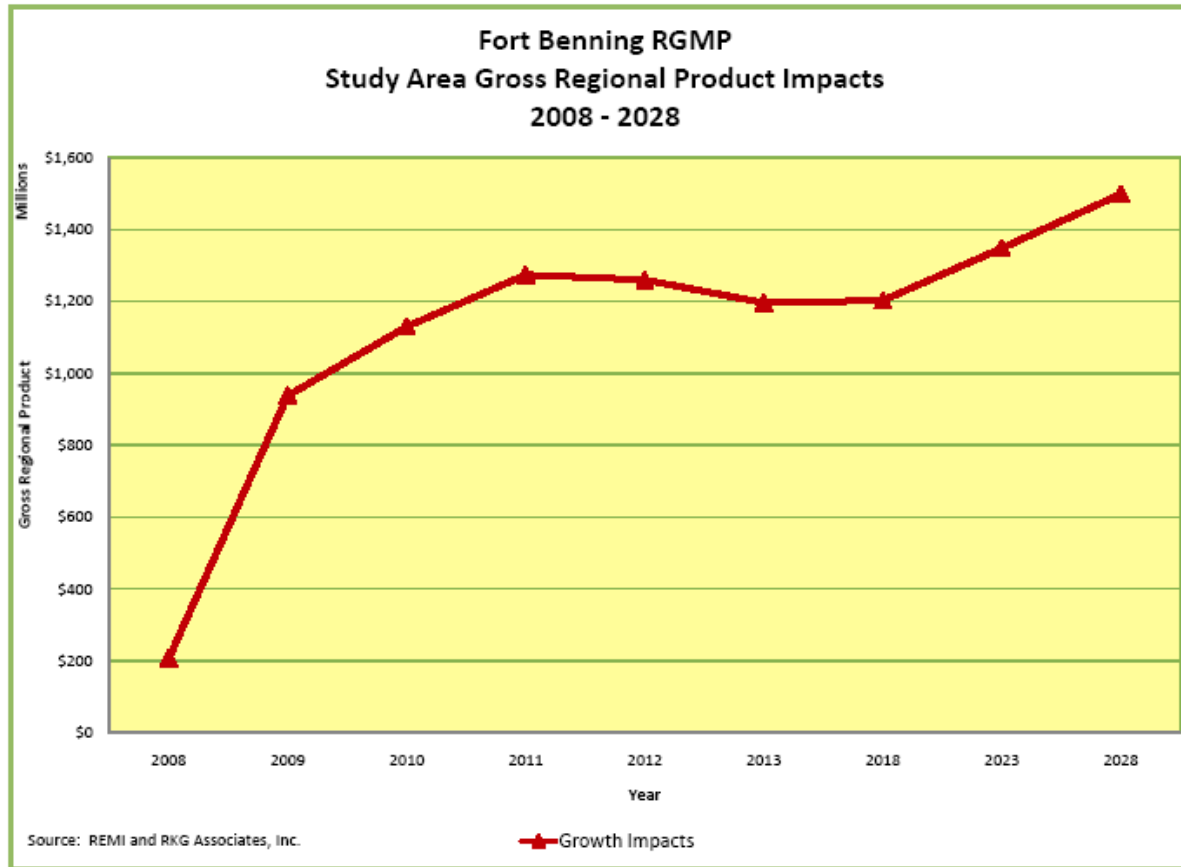
County Employment Impacts 2008 - 2013



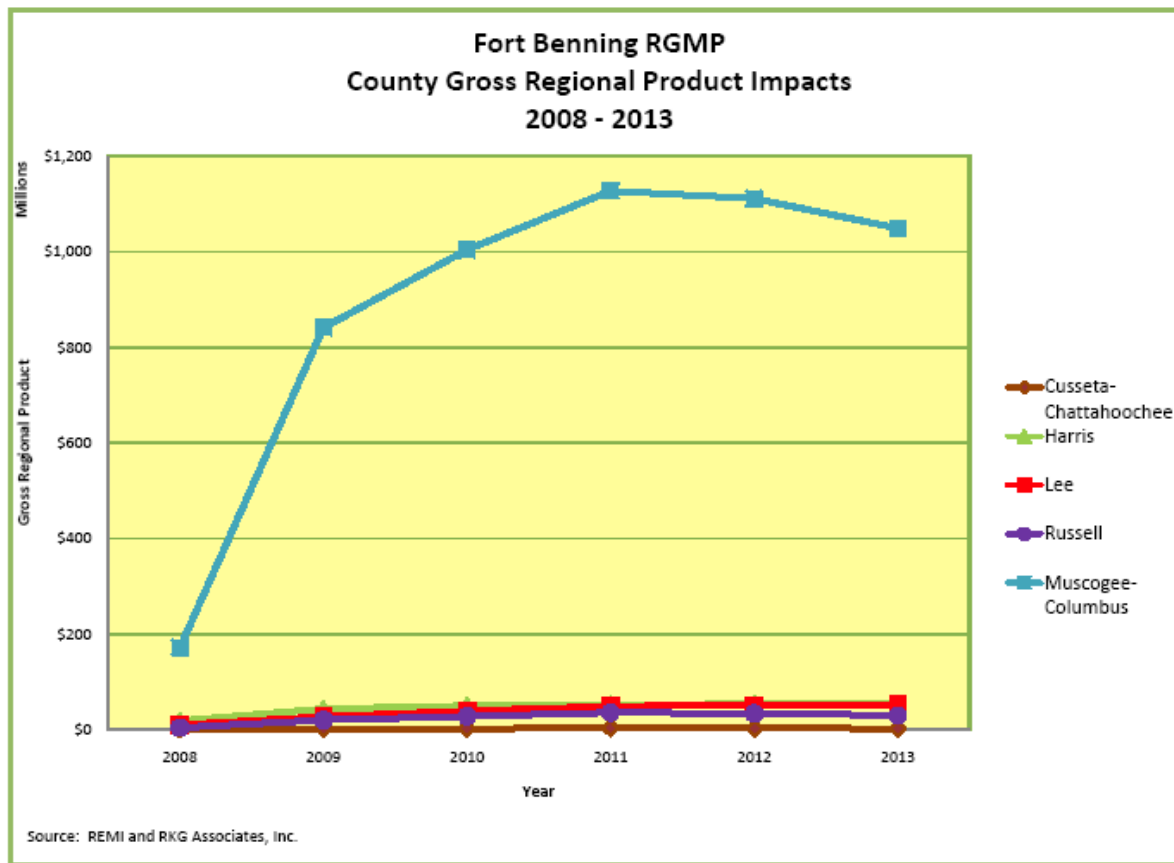
Study Area Gross Regional Product Projections 2008 - 2028



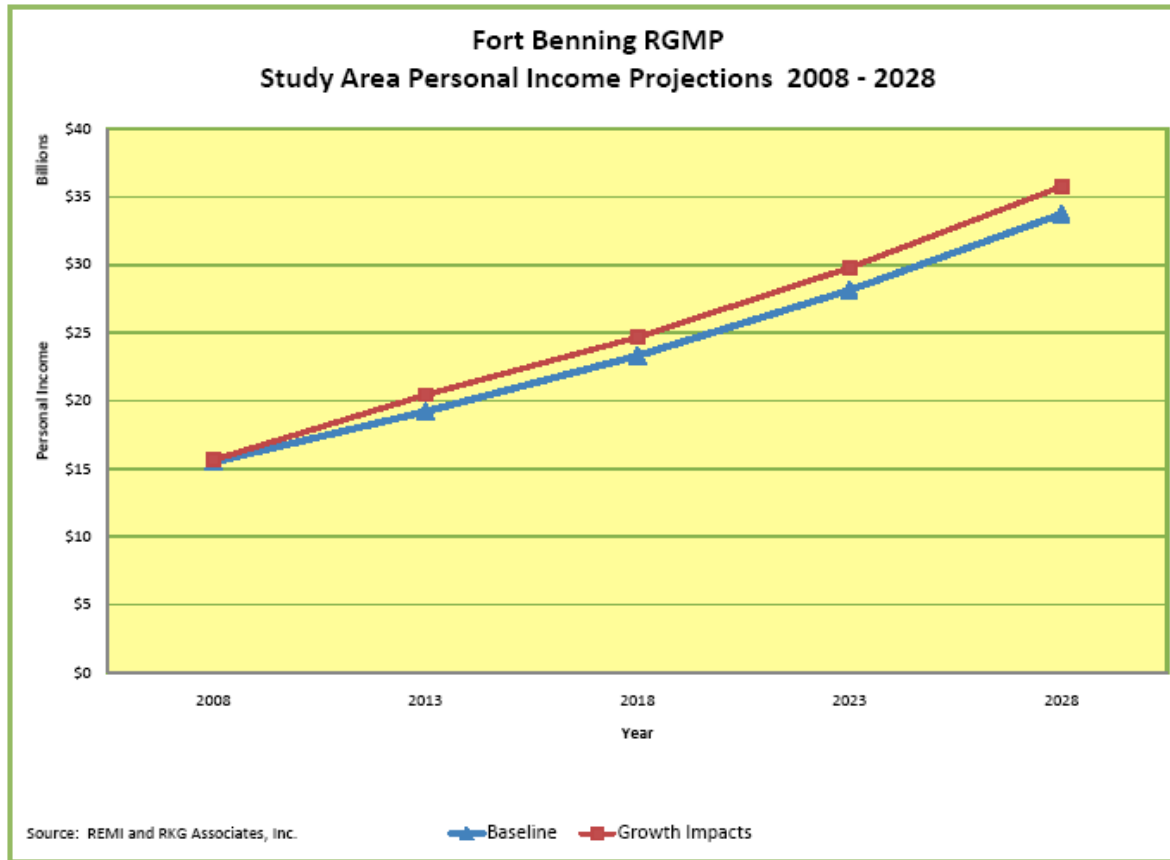
Study Area Gross Regional Product Impacts 2008 - 2028



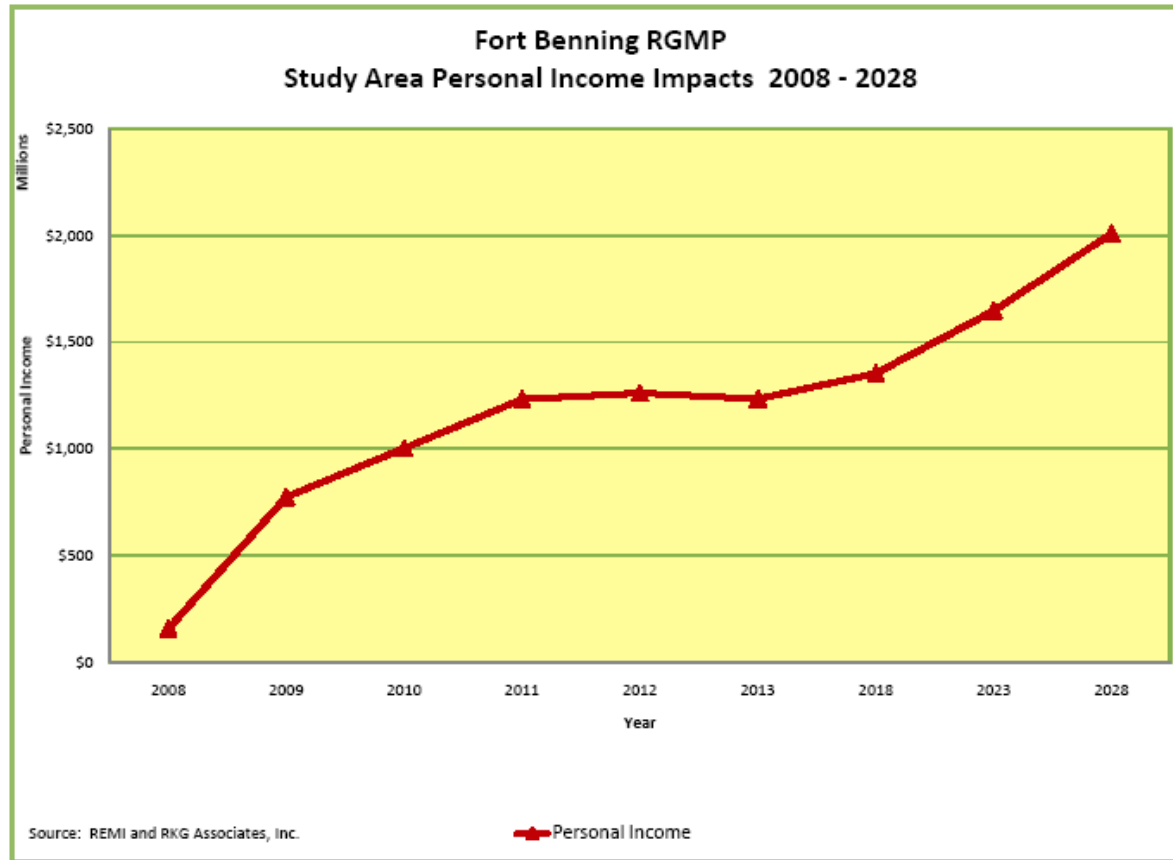
County Gross Regional Product Impacts 2008 - 2013



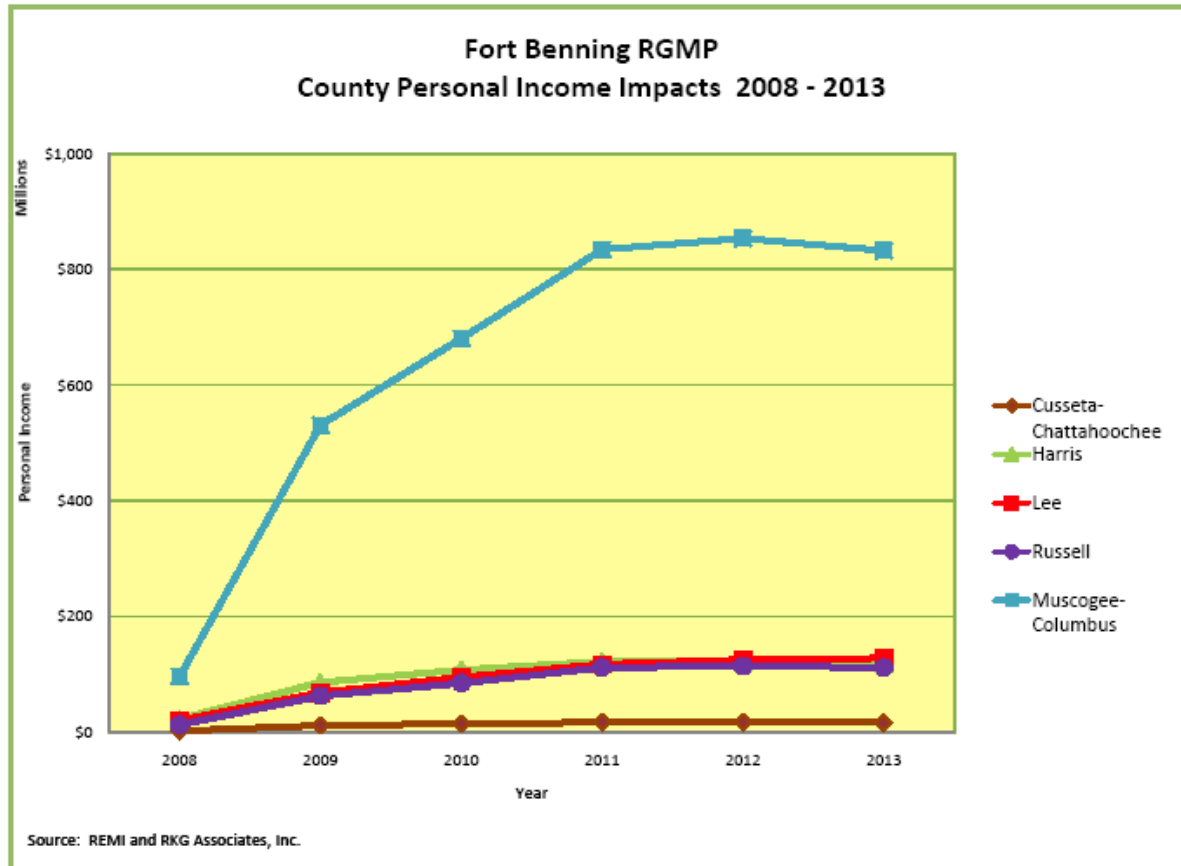
Study Area Personal Income Projections 2008 - 2028



Study Area Personal Income Impacts 2008 - 2028



County Personal Income Impacts 2008 - 2013



Agenda

- Project Overview
- Demographic & Economic Trends
- Draft Growth Projections
- **Discussion**

OTHER COMMENTS

- Key Regional Employment Impacts
 - Military, DA Civilians & Defense Contractors – Bring 11,000 positions to region
 - Construction – Employment growth peaks at 5,952 then declines to 657 in 2028.
 - Manufacturing increased by approximately 400 employees.
 - Finance, Insurance increased significantly by 2,588 employees.
 - Professional Technical Services increased by 4,600 employees.
 - Administrative positions increased by about 1,000.
 - Health and Social Assistance increased by about 1,300.
 - State and local government increased by about 1,000.
 - Accommodations and Food Service increased 800.

Other Comments (Continued)

- Expansion of Fort Benning will impact communities on an individual and collective level.
- Some impacts will be “larger” than each local community and will require regional solutions.
 - Funding acquisitions
 - Infrastructure improvements
 - Workforce training and development
- Annual growth monitoring and economic analysis will be required.
- Information exchange relating to the expansion of Fort Benning.
- Continued cooperating and information exchange among school districts in order to monitor and forecast enrollment trends.

Contact Information



Joe Feliciano

Project Manager, SAIC

jose.r.feliciano@saic.com

706-649-3942

www.fortbenningandthevalley.com

Jim Hicks

Executive Vice President and
Principal, RKG Associates

jeh@rkgassociates.com

603-868-5513