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**Regional Social and Economic Impacts: Project Highlights of Recent Years**

**[Projects listed below represent over $2.0 million of regional economics research over the last ten years. Major petroleum industry, water agency, government agencies and developers are included among the clients. ]**

**“May Town Center Economic and Fiscal Impacts,” February 2008 & June 2009**

Bells Landing Partners (Tony Giarratana, Jack May, Jeff Zeitlin) propose to build a multiuse office, commercial and residential development west of Nashville with an estimated cost of $4.0 billion. The dynamic REDYN (Regional Dynamic) Regional Impact model was used to trace the build-up over 15 years, 2011 - 2026. Output, spending, employment, and government revenue impacts were estimated annually over the period. Economic drivers were the construction activity, spending by residential families, spending by wage earners in the office buildings, and retail commercial activity in the complex. Nearly 100,000 new jobs will be created by the activity at completion. Nearly $100 million in new government revenues will be created within Davidson County over the course of the build-up.

In June 2009 I critiqued the deficiencies with the UT CBER estimate of economic impacts of MTC, finding numerous technical problems to explain its low estimates of the economic impacts.

**“Economic Impacts of Nissan Corporate Office Relocation to Williamson County, TN,” July 2008**

Nissan relocated its corporate office to Middle Tennessee, opening its new building in mid-2008. The company brought 1300 jobs to Williamson County, some very high paying corporate executives. Interviews suggested that about 800 were local jobs; 500 were new jobs brought into the region. Total direct payroll was estimated at $157 million annually. By 2009 this project will create 4,500 jobs across the Metro Nashville MSA, adding a large stimulus to Davidson County because of the diversity of existing retail, professional and service businesses in Nashville. The project creates about $4.25 million annually in new government revenues in both Williamson and Davidson counties.

**“Review of ‘The Economic Impact of the Music Industry in the Nashville-Davidson-Murfreesboro MSA,’ a study by Belmont University,” 2006.**

Belmont undertook a study of the size of the economic stimulus on Metro of the Music Industry. The Belmont Study of the economic impacts of the Music Industry was confused in execution, estimation and interpretation. The report was sufficiently flawed that I re-ran selected segments of the Music Industry through the IMPLAN model to re-analyze the results. My corrections suggested reasons why the Belmont Study’s results more likely understate than overstate the true economic and employment impact values.

**“Middle TN Effects of Movie Industry Facilities Development,” 2005 – 2006.**

**“Effect of local Movie Production and New Hotel on Maury County,” 2005.**

**“Effect of Columbia State Community College Expansion on Williamson County,” 2005.**

The above three projects all used various county groupings of the IMPLAN and REDYN models to conduct standard input-output estimates of changes to the regional economy related to new economic activity brought into the region. Direct inputs variously examined the economic effects of a new hotel, an expanded college campus, a movie production company, and expanded movie support industry on various counties of Middle Tennessee.

**Selected Op-Ed, Memo Reports & PowerPoint Presentations in Middle Tn**

* “Unbalanced Housing Development Pattern Part of the Drag on Maury County Economy.”
* “Lagging Buying Power Explains Maury County Sagging Retail.”
* “*Smart Growth* aspects of large multi-use commercial and residential development.”
* ***"***Middle Tennessee Land Use Decisions Ignore Tourism Values at Stake to Poor Planning."
* "Franklin fails to see tourism dollars in battlefield site."
* "Spring Hill Land Use Planning Needs a Vision."

**"Regional Economic Analysis of Alternative Operating Regimes to enhance power supply, navigation, recreation and flood control: TVA Re-Operations Study," 2002 - 2003.**

Within TVA's 2002-2003 multi-million dollar reservoir operation study (ROS) I estimated the regional economic impacts of various operating alternatives. I used the REMI model, a dynamic econometric model that partitions the Tennessee Valley into ten subregions in order to input local changes to operations and trace the results across the entire TVA region. This project entailed working with several TVA professionals and other contractor team members. Ten alternatives were estimated and compared that dealt with direct changes to power operations, navigation, recreation, flood control and water supply. Economic impacts were measured by GRP, Personal Income, Employment and population effects.

**"Economic Effects of Boating on the Buffalo River," 2001.**

This small but interesting study established that boating concessions on the Buffalo River thru several counties of Middle Tennessee bring in direct revenues only second to the world famous white water concessions on the Ocoee River in East Tennessee. This direct spending in turn ripples through the local counties to have significant effects on their economic health. Boating on the Buffalo River was shown to be an important contributor to the locally affected counties.

**"Regional Economic Effects of Multi-Million Dollar Reservoir Recreation Facilities on local and county economies," Metropolitan Water District of Southern California, 1995 - 1999.**

As part of a five year recreation facilities planning project in relation to the now-open $2 billion Diamond Valley Reservoir in Riverside County, CA, our forecasts of visitation and direct recreation expenditures were used to forecast economic and fiscal impacts on local Hemet, CA, and Riverside County economies. These estimates were done recurrently during the project. The reports were exceedingly interesting to City and County Commissioners. In part, the underlying studies relied on the IMPLAN model; but, much local data were assembled and used.

**"Social and Economic Impacts of Mobile Bay and Destin Dome Natural Gas Exploration and Development," Chevron U.S.A, 1994 - 1996.**

This project done for Chevron USA estimated local and region wide social and economic impacts from historic and proposed gas development offshore Mobile, Al. The results of the project satisfied Chevron's EIS "socioeconomics" requirements by predicting demographic changes, fiscal impacts to region and community infrastructure impacts related to proposed offshore development scenario. Both REMI and IMPLAN I-O Models were calibrated for Norphlet gas production inputs and used in the project.

This research documents the economic and social effects of historical natural gas development in the Mobile Bay/Mobile OCS Area and projected development in the Destin Dome OCS Area off the Florida Panhandle.

Based on inquiries to the major Mobile Bay operators, capital and operating costs and company and contractor labor were tabulated as the basis to estimate economic, land use, and community infrastructure impacts of the baseline Mobile Bay activity and the proposed Destin Dome extension off Florida. Local and region wide economic impacts were estimated using both REMI and IMPLAN models. Extensive data on demographics, fiscal stimulus and public services were collected to identify changes in the region over time. Baseline community impacts were identified and future impacts were estimated based on proposed development scenarios. Societal perceptions and concerns about offshore Florida exploration were measured by survey research in the Panhandle region of Florida.

Follow on work estimated the localized effect of Gulf of Mexico exploration and development on boat building plants on the Panhandle of Florida.

**“Bay County Economic Growth Related to Tourism and Oil and Gas Support Industries,” 1998.**

Dr. Wade conducted onsite interviews with representatives of offshore oil and gas support industries in Bay County, Florida. The objective was to understand more about the coexistence of these industries relative to the locally dominant tourism industry. The qualitative study provides an assessment of the economic contribution of these industries to the local economy in terms of jobs, earnings and spending. Contrasts are made with the Pensacola tourism-based economy based on our own research and research of local academics. Contacts in both Pensacola and Panama City will be useful to MMS’s new project.

# Coastal Alabama MMS Research, 1997 - 2000

The three volume Coastal Alabama series provides extensive research using state of the art modeling and survey techniques to understand the effects of introducing a new resource industry into Coastal Gulf of Mexico.

**"Social and Economic Consequences of Onshore OCS Related Activities in Coastal Alabama: Final Baseline Report — Economic Baseline of the Alabama Coastal Region," MMS 98-0046**

For the first volume, Dr. Wade spent substantial time in Mobile and Baldwin Counties to understand the causes for the different attitudes between the communities in Orange Beach, Dauphin Island, and the Eastern Shore of Mobile Bay. This background is essential information to bring into the Florida Panhandle study. In-person conversations and data support the findings of the Baseline Case Studies reported.

**"History of Coastal Alabama Natural Gas Exploration and Development," (MMS 99-0031),**

The second report documents the history of leasing, exploration, development and production of natural gas offshore Coastal Alabama in state and federal fields, and projects the likely path of future development and production.

**"Economic Effects of Coastal Alabama and Destin Dome Offshore Natural Gas Exploration, Development, and Production," (MMS-2000-44),**

In this report, Dr. Wade and his team estimated the economic effects of the offshore gas industry on Mobile County, the State of Alabama, and the combined economies of Louisiana and Texas resulting from Alabama State, Mobile OCS, and Destin Dome OCS natural gas exploration, development, and production. An IMPLAN model, calibrated from underlying REMI research, was used in the MMS modeling.

**[Older Regional Economic Impact Studies Omitted.]**