Attachment Three

Undertaking Eco-industrial Development

Project Organization and Initial Planning
• Develop High Performance Eco-Industrial Development Scope
• Identify Eco-industrial Principles and Goals
• Develop Stakeholders Oversight Committee
• Establish Communication Approaches Among Stakeholders
• Determine Project Partners and Resources
• Identify Local and State Public and Private Champions

Baseline Investigation
• Inventory Site, Community and Regional Assets Including Existing Infrastructure
• Analyze Local Private & Public Sector Flows of Raw Materials, Goods & Services
• Analyze Regional Flows of Raw Materials & Finished Goods
• Determine Alignment with Community Goals and Strategies
• Identify Underutilized Facilities, Equipment

Analyses and Planning
• Conceptualize Proposed Industrial Systems and Specific EID Strategies
• Identify and Profile Actual and/or Prospective Anchor and Ancillary Enterprises
• Conduct Feasibility Studies for Eco-industrial Park or Regional Cluster
• Determine Structure of Networks for Anchor and Ancillary Enterprises
• Conduct Supply Chain Analysis Including Market Applications
• Determine the Alternatives for Renewable Energy Generation
• Establish Sustainable Design Guidelines for Site and Buildings
• Conceptual Site Design Including Scale of Shared Facilities (energy, raw materials, recycling/reuse, waste water treatment)

Business and Community Development Activities

Anchor Enterprises
• Identify Champion/s for Anchor Enterprise Development
• Identify Existing Anchor Enterprises and/or Entrepreneurs
  ▶ Potential Core Tenant Eco-Enterprises
  ▶ Potential Local Business Expansions
  ▶ Independent Entrepreneurs
• Begin Recruitment Dialogue with Interested Parties
  ▶ Emphasize Eco-industrial Advantages
  ▶ Align Local Incentives and Controls
  ▶ Apply External Incentives Available
• Integrate External Stakeholders into Recruitment Dialogue
  ▶ State Agencies
  ▶ Federal Agencies (Agriculture, Energy, EDA)
  ▶ Local Commercial Banks and/or Equity Investors
• Select Anchor Enterprise/s and Commence Development Program
• Develop Plan to Address Infrastructure Needs
• Review Workforce Requirements for Anchor Enterprises
• Coordinate Raw Material Supply Systems

Ancillary Enterprises
• Identify Existing Ancillary Enterprises and/or Entrepreneurs
  ▶ Qualify Anchor Tenant/s Interest in Ancillary Enterprise Development
  ▶ Supply Chain Vendors
  ▶ Independent Entrepreneurs
• Same Recruitment Process As Above
  ▶ Can Occur Simultaneously
  ▶ Development Parameters Dependent on Anchor/s

Policy, Regulatory, Infrastructure Activities

Local Incentives
• Identify Local Incentives for Eco-Industrial Development Program
  ▶ Property tax incentives
  ▶ Water, wastewater, electricity, energy efficiency
  ▶ Permitting streamlining
  ▶ Renewable energy, distributed generation, combined heat and power

Local Controls
• Identify Local Controls for Eco-Industrial Development Program
  ▶ Changes to building, zoning codes
  ▶ Codes, covenants & restrictions attached to properties
  ▶ Changes to community comprehensive plan
  ▶ Explore potential for innovation in applicable State and County regulations
  ▶ Mandate performance guidelines for facilities and industrial process emissions

Infrastructure
• Identify Necessary Infrastructure Investments
  ▶ Site specific – utilities, access, low-impact design
  ▶ Community wide (water, wastewater, electricity, access)
  ▶ Evaluate graywater recovery systems use as source water to crushing/refining operations
  ▶ Determine fuel use for energy peaking plant, steam/hot water production and potential end uses

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