Eastern Sierra
Economic Development District Discussion

Purpose, requirements, and obligations

Eastern Sierra Council of Governments - October 30, 2026

An Economic Development District builds regional capacity

An EDD would provide the Eastern Sierra a centralized agency for regional economic planning and project development.

THE OPPORTUNITY

EDDs encourage economic development planning and project implementation in rural regions by opening access to grant and loan funding opportunities, administrative and technical assistance, and other resources and support.

CAPACITY OBLIGATIONS

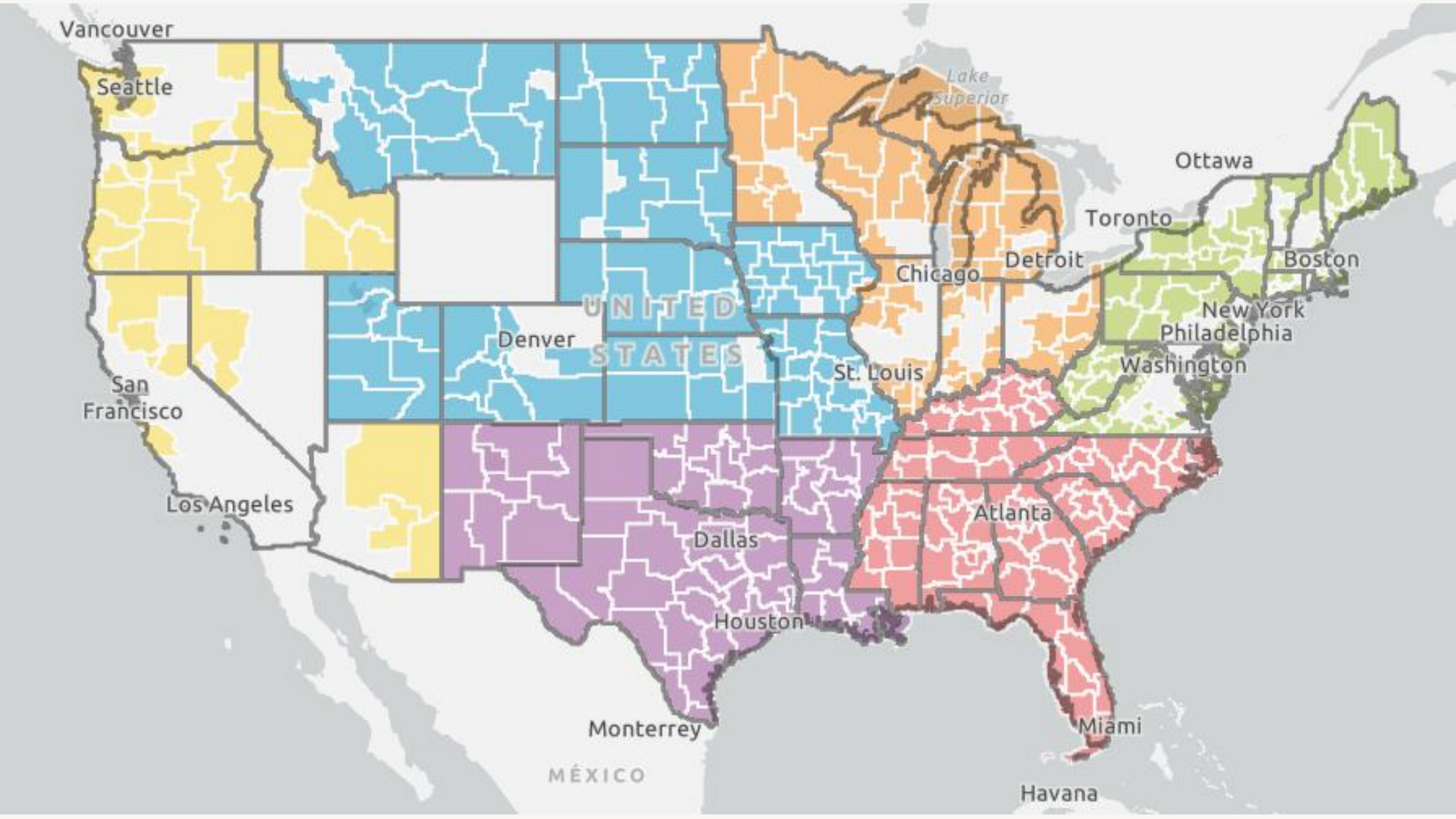
Annual reporting on progress implementing the CEDS, responsibility for renewing the CEDS every 5 years (current CEDS expires in 2029) representative governance, qualified staff, public process, and ongoing match resources.

DISTRICT REQUIREMENTS

The region must demonstrate EDA eligibility, including a qualifying distressed area and broad county/area support.

The region must provide a 50:50 match (currently provided through member agency contribution).

The Eastern Sierra CEDS was funded by the EDA and is required for certain federal funds, including EDA disaster relief funds. If our region doesn't establish an EDD, we will need to identify other funding to renew the CEDS or lose access to these funding opportunities.


Vancouver
Seattle
Lake Superior
Ottawa
Toronto
Detroit
Chicago
Boston
New York
Philadelphia
Washington
UNITED STATES
Denver
St. Louis
San Francisco
Los Angeles
Atlanta
Dallas
Houston
Monterrey
Miami
MÉXICO
Havana

What is an Economic Development District (EDD)?

An EDD is an EDA-designated, multi-jurisdictional regional organization that coordinates economic development around a shared strategy (CEDS).

- Connects local governments with business, workforce, education, nonprofit, and community partners.
- Maintains and implements the region's Comprehensive Economic Development Strategy (CEDS).
- Coordinates research, project development, and alignment across local, state, federal, and private resources.
- May be an intergovernmental public organization or an eligible nonprofit; designation is made by EDA.

WHAT IT IS

A regional economic-development planning and implementation platform.

WHAT IT IS NOT

A new layer of land-use authority or a guarantee of federal grants.

WHY IT MATTERS

A recognized regional organization with an EDA-approved CEDS and a defined role in carrying it out.

What is a Comprehensive Economic Development Strategy (CEDS)?

A collaborative, strategy-driven plan for regional economic development used to build capacity, boost resiliency, and guide local economic growth

Components of the CEDS:

1 Regional conditions

Economic baseline and context

2 SWOT

Strengths, weaknesses, opportunities, threats

3 Strategy + action plan

Goals, measurable objectives, projects, leads, timelines, funding pathways

4 Evaluation framework

Measures to track implementation and regional economic outcomes

5 Resilience

Ability to anticipate, withstand, and recover from shocks

Requirements: public/private participation; public notice and comment; annual performance reporting for EDA-funded CEDS; update at least every five years.

The Eastern Sierra CEDS expires in 2029. Funding and a renewal process need to be planned well before then.

Why pursue the EDD designation?

POTENTIAL BENEFITS

- Keeps a regional economic strategy current
- Improves coordination and project readiness
- Creates a recognized regional partner for EDA and other funders
- Connects local priorities to private-sector and workforce partners

COSTS / RISKS

- CEDS renewal and implementation require money and staff
- Governance must represent the region, not one agency or sector
- Designation is not automatic and does not guarantee project awards
- Weak member commitment will handicap implementation

The region will need to identify funding to renew the CEDS before its 2029 expiration. A current CEDS is a prerequisite for EDD designation and is central to EDA Public Works / Economic Adjustment Assistance / Disaster Assistance eligibility. EDA-funded planning support may be available, but should not be assumed.

A designation should be pursued only if partners are willing to support both the CEDS and its implementation. Partner support is central to the effectiveness of the EDD.

What is the criteria to establish an EDD?

EDA designation criteria

- At least one area within the proposed district meets **EDA economic-distress criteria** and is identified in the CEDS.
- Region is large enough and has sufficient resources for multi-area economic development.
- EDA-approved CEDS includes a specific program for intra-district cooperation and public investment.
- At least a majority of counties/other areas, as EDA determines, commit to supporting district activities.
- The State concurs with the designation.

EDA economic distress criteria

- An unemployment rate that is, for the most recent 24-month period for which data are available, at least one percentage point greater than the national average unemployment rate;
- Per capita income that is, for the most recent period for which data are available, 80 percent or less of the national average per capita income; or
- A Special Need, as determined by EDA.

Inyo and Mono Counties do not meet the economic distress criteria, but Alpine County does and is in the Eastern Sierra CEDS documents.

Who participates in an EDD?

CORE PUBLIC PARTNERS

Inyo County; Mono County; Alpine County; City of Bishop; Town of Mammoth Lakes

REGIONAL PARTNERS

Tribal governments; cities and towns; employers; chambers; workforce boards; education; utilities; nonprofits; community benefit organizations.

STATE / FEDERAL

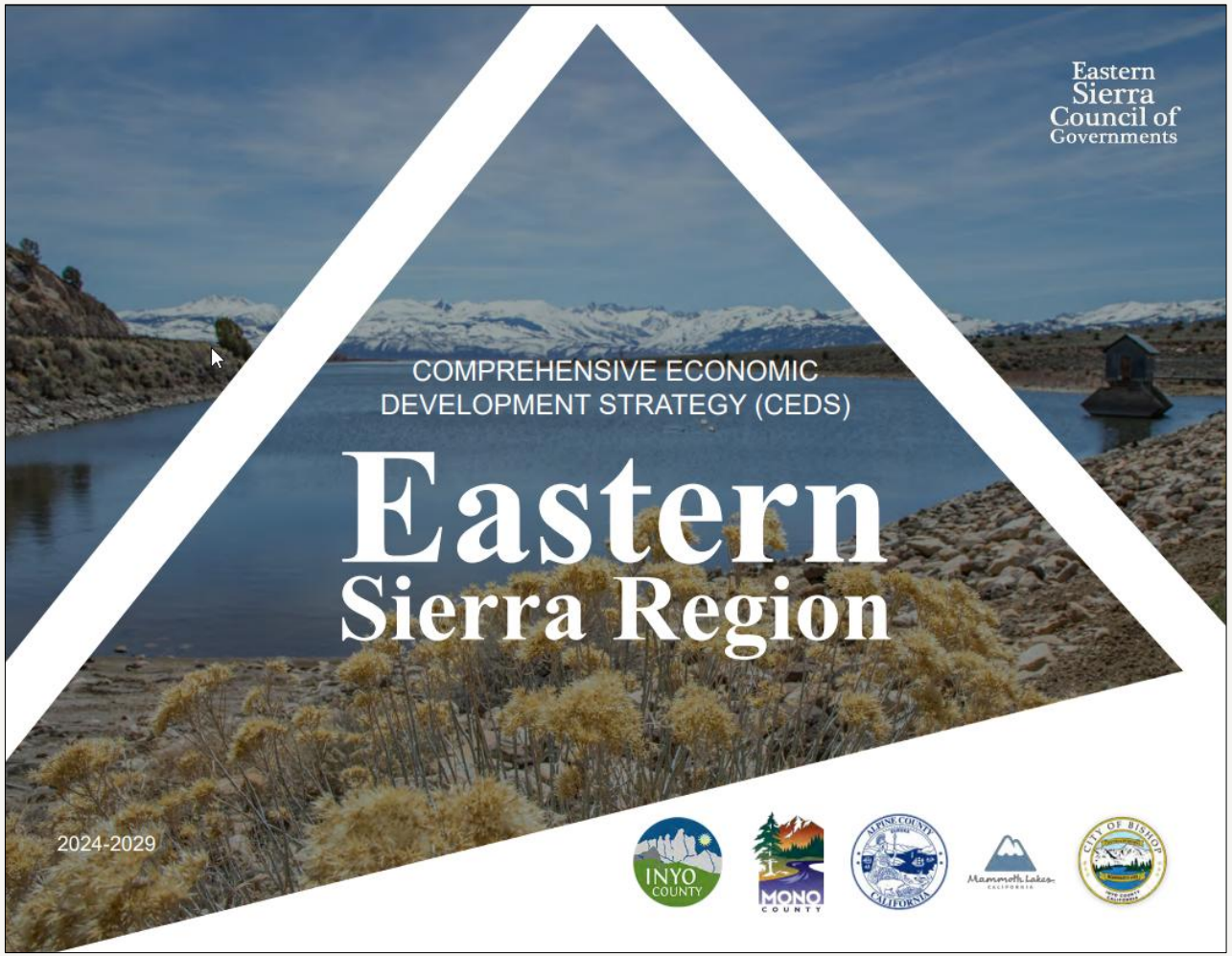
California concurrence is required.

Requires Federal Economic Development Administration approval.

Proposed Eastern Sierra EDD Governance Structure

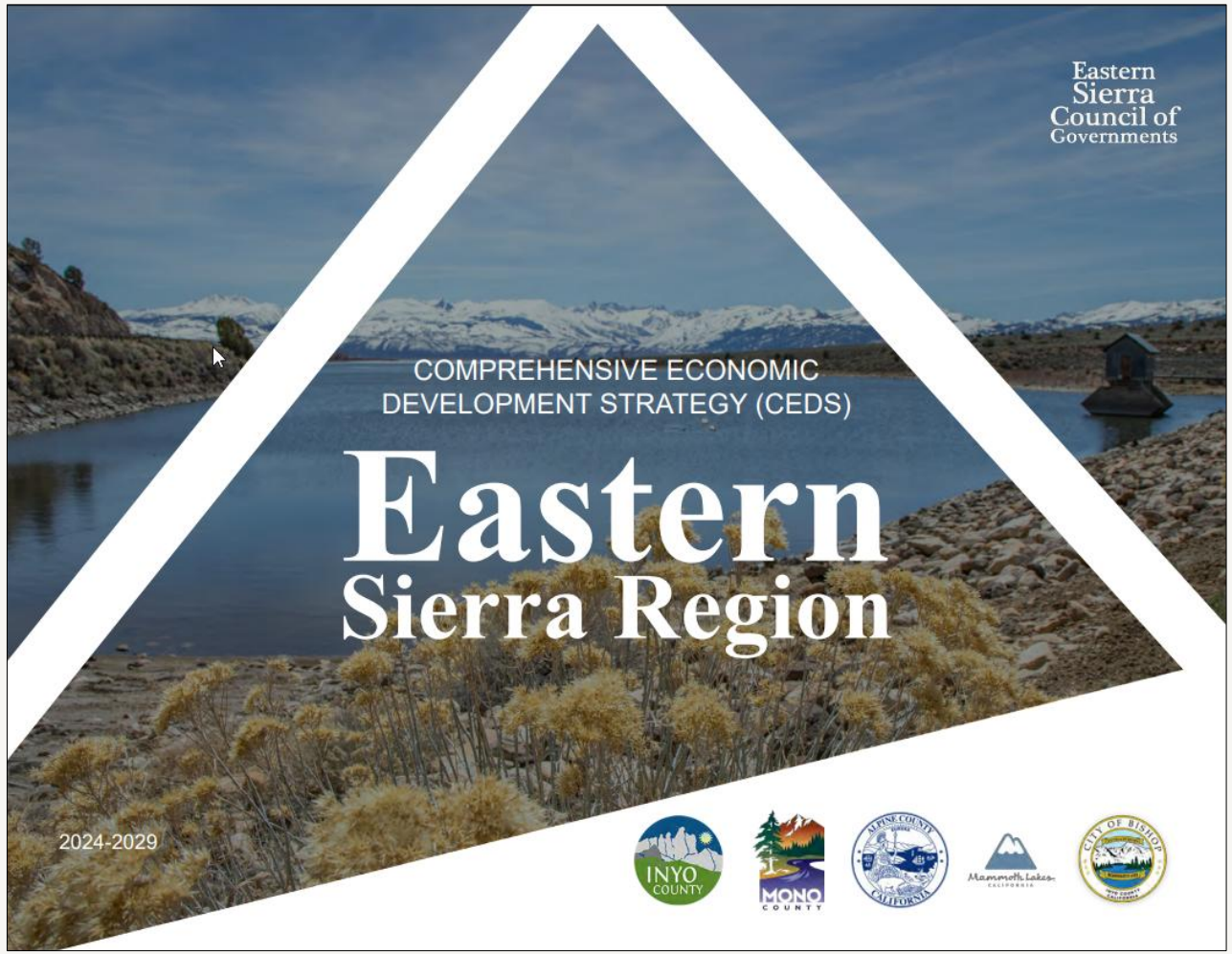
- **Public Sector Leadership:** One elected representative from each member agency to ensure policy alignment and fiscal oversight.
- **Technical Implementation:** One economic development staff representative from each member agency to coordinate project implementation and interagency collaboration.
- **Private Sector and Citizen Representation:** Citizen members, including representatives from the Bishop and Mammoth Lakes Chambers of Commerce, to incorporate community and business perspectives.
- **Tribal Partnership:** One designated Tribal representative to support inclusive, culturally respectful regional economic development.

How does an EDD/CEDS aligns with ESCOG's work programs?





How does an EDD/CEDS aligns with ESCOG's work programs?



Access & Connectivity: Improve regional transportation, broadband, and air connectivity.

Community & Culture: Strengthen community identity, collaboration, and local economic vitality.

Economic Expansion & Diversification: Build on tourism while diversifying industries to strengthen economic resilience.

Environmental Resilience & Sustainability: Protect natural assets and strengthen resilience to environmental hazards.

Government Affairs & Advocacy: Coordinate regional advocacy to advance shared priorities and secure state and federal funding.

Housing Availability & Land Use: Address housing shortages, affordability, and land-use constraints to support community and economic growth.

How does an EDD/CEDS aligns with ESCOG's work programs?

FOUNDATIONAL ELEMENTS:

Housing and Placemaking: Improve housing availability, quality of life, and vibrant public spaces.

Land Use and Tenure: Coordinate land management, property rights, and land access to support local priorities.

Physical Infrastructure: Modernize water, sewer, broadband, telecommunications, and transportation systems.

Small Business and Entrepreneurship: Support business development, access to capital, technical assistance, and downtown vitality.

Social and Civic Infrastructure: Strengthen childcare, transportation, food security, and social services.

Workforce Development and Education: Expand equitable access to education, vocational training, and career pathways.



How does an EDD/CEDS aligns with ESCOG's work programs?

INDUSTRY SECTORS:

Sustainable Recreation and Tourism: Grow tourism, cultural events, and recreation-related jobs and revenue.

Natural and Working Lands: Improve ecosystem health, biodiversity, wildfire resilience, and land-based economic opportunities.

Clean Energy and Energy Resilience: Advance renewable energy, energy efficiency, lower costs, and local job creation.

Sustainable Agriculture and Food Systems: Strengthen regional food production, regenerative agriculture, and access to local food.

Community Healthcare: Expand access to quality healthcare services, resources, and employment opportunities.




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rom activity to regional value

ACTIVITY	RDO CONTRIBUTION	REGIONAL VALUE
Vrite and administer rants	→ Help local governments compete for funding and manage complex requirements	→ Community priorities can move toward implementation
laintain the CEDS	→ Bring jurisdictions and sectors together around shared priorities	→ The region gains a coordinated basis for investment decisions
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A SUMMIT OF OPPORTUNITY:
How NADO Members Can Bring the
$1.3 Trillion Outdoor Recreation Industry to
Life in their Communities
NADO

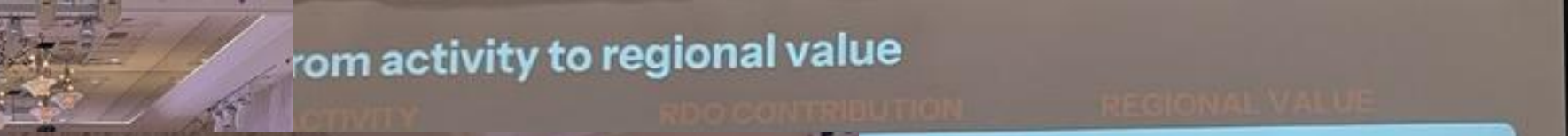

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October 2026
NADO


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Aligning Policy and Zoning with Downtown Vision
01
Assess the challenges identified by property owners, developers, municipal staff, and other downtown stakeholders.
02
Examine requests for variances, special use permits, and other variations from standard zoning or permitting policy and procedures.
03
Examine the status of connections between local planning efforts and zoning policies.
04
Perform a periodic zoning code audit for timely updates that might reflect changes in the local environment.
05
Maximize the use of enacted enforcement policies and available enforcement actions.
17

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OZ | OPPORTUNITY ZONE INITIATIVE

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Key Impacts

01

Unlocks private capital.

Billions in private investment drive rural job creation and manufacturing growth.

02

Creates lasting rural wealth.

Industry, skilled jobs, and tax revenue that will sustain rural communities for generations.

03

Builds producer resilience.

New, stable revenue for farmers and foresters from crop and forestry byproducts.

CASE STUDY SNAPSHOTS

Driving the rural economic development engine.

By verifying feedstock availability, infrastructure readiness, and community support, ratings shorten project timelines and attract capital to rural regions that might otherwise be overlooked. Each facility below will sustain hundreds to thousands of jobs during construction and operations, benefiting not only plant employees but also suppliers, service industries, and local businesses.

PROJECT	LOCATION	TECHNOLOGY / FEEDSTOCK	CAPEX	10-YR OUTPUT	EMPLOYMENT (CONSTRUCTION / OPERATIONS)
USA BioEnergy	Bon Wier, TX	FT fuels, woody biomass	$2.80B	$6.84B	14,996 2,195
Provectus Biofuels	Vegreville, AB	SAF, wheat straw	$0.85B	$3.37B	5,639 1,376
Azure Sustainable Fuels	SE Kansas	SAF, crop residues and ag oils	$0.90B	$2.03B	1,861 1,054
Yosemite Clean Energy	Butte Co., CA	Green hydrogen, woody biomass	$0.25B	$1.57B	1,531 681
Strategic Biofuels	Richland Parish, LA	FT fuels with CCS, woody biomass	$2.75B	$6.14B	21,484 2,091
Velocys	Natchez, MS	SAF via FT, woody biomass	$2.50B	$5.45B	17,268 1,761

TALK TO US

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Provectus Biofuels	Vegreville, AB	SAF, w
Azure Sustainable Fuels	SE Kansas	SAF, cr and ag
Yosemite Clean Energy	Butte Co., CA	Green woody
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Northern California
Downtown Revitalization Playbook



Reviving Rural Downtowns:
A Rural California Downtown Playbook

Executive Summary

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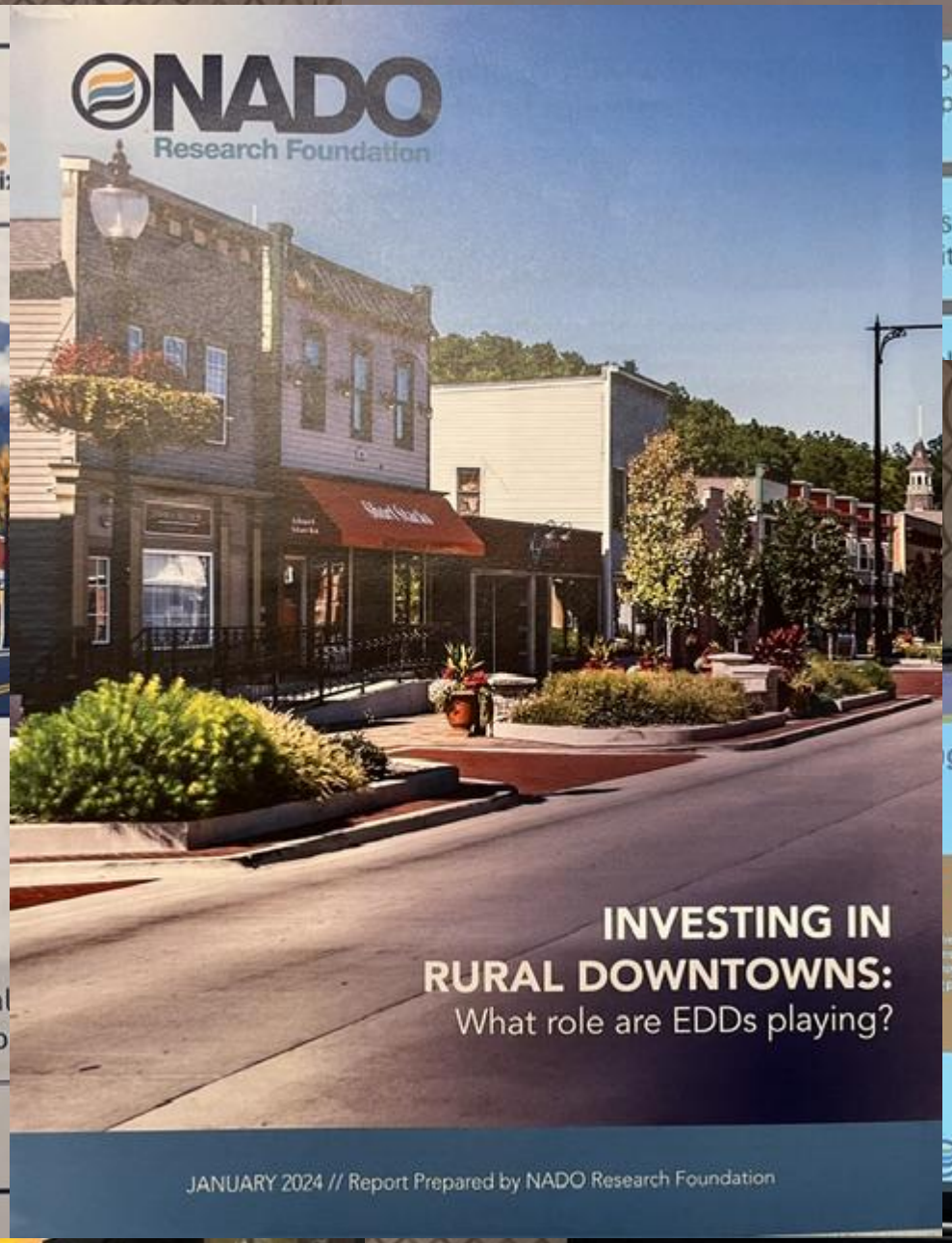
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INVESTING IN RURAL DOWNTOWNS:
What role are EDDs playing?

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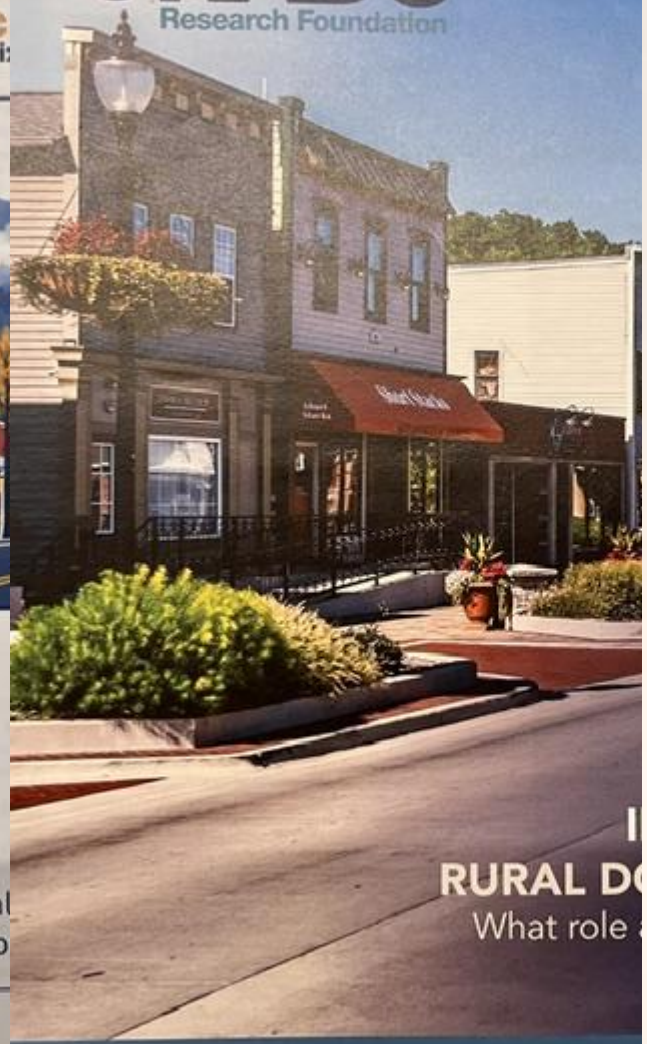
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AGREEMENT FOR RECREATION SHARED STEWARDSHIP
BETWEEN
THE STATE OF NEVADA,
THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA)
FOREST SERVICE,
AND THE DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT,
BUREAU OF RECLAMATION,
THE UNITED STATES FISH AND WILDLIFE SERVICE, AND THE
NATIONAL PARK SERVICE

Whereas:

Federal agencies, including the Bureau of Land Management, Bureau of Reclamation, National Park Service, and U.S. Fish and Wildlife Service under the Department of the Interior, as well as the U.S. Forest Service under the U.S. Department of Agriculture, manage 87% of Nevada's lands, which provide an unsurpassed variety and quality of outdoor recreation opportunities.

State of Nevada agencies, including the Division of Outdoor Recreation, Division of State Parks, Department of Transportation, Department of Tourism and Cultural Affairs, Department of Wildlife, and the University of Nevada, Reno, play a critical role in outdoor recreation through direct management of lands and opportunities, supporting improved facilities, infrastructure and opportunities, and fostering outdoor education and stewardship.

According to a 2025 economic impact analysis conducted by the Nevada Division of Outdoor Recreation, outdoor recreation contributes $24 billion total to Nevada's economy, creating more than 75,000 jobs annually and comprising over 3.1% of the state's gross domestic product. Much of that economic activity is dependent on healthy, resilient public lands. Many rural and gateway communities seek to enhance outdoor recreation-based tourism to diversify their economies. In the 2025 analysis, nearly 40% of outdoor recreation's economic benefits occurred in rural counties though they represented only 10% of Nevada's population. Access to outdoor recreation

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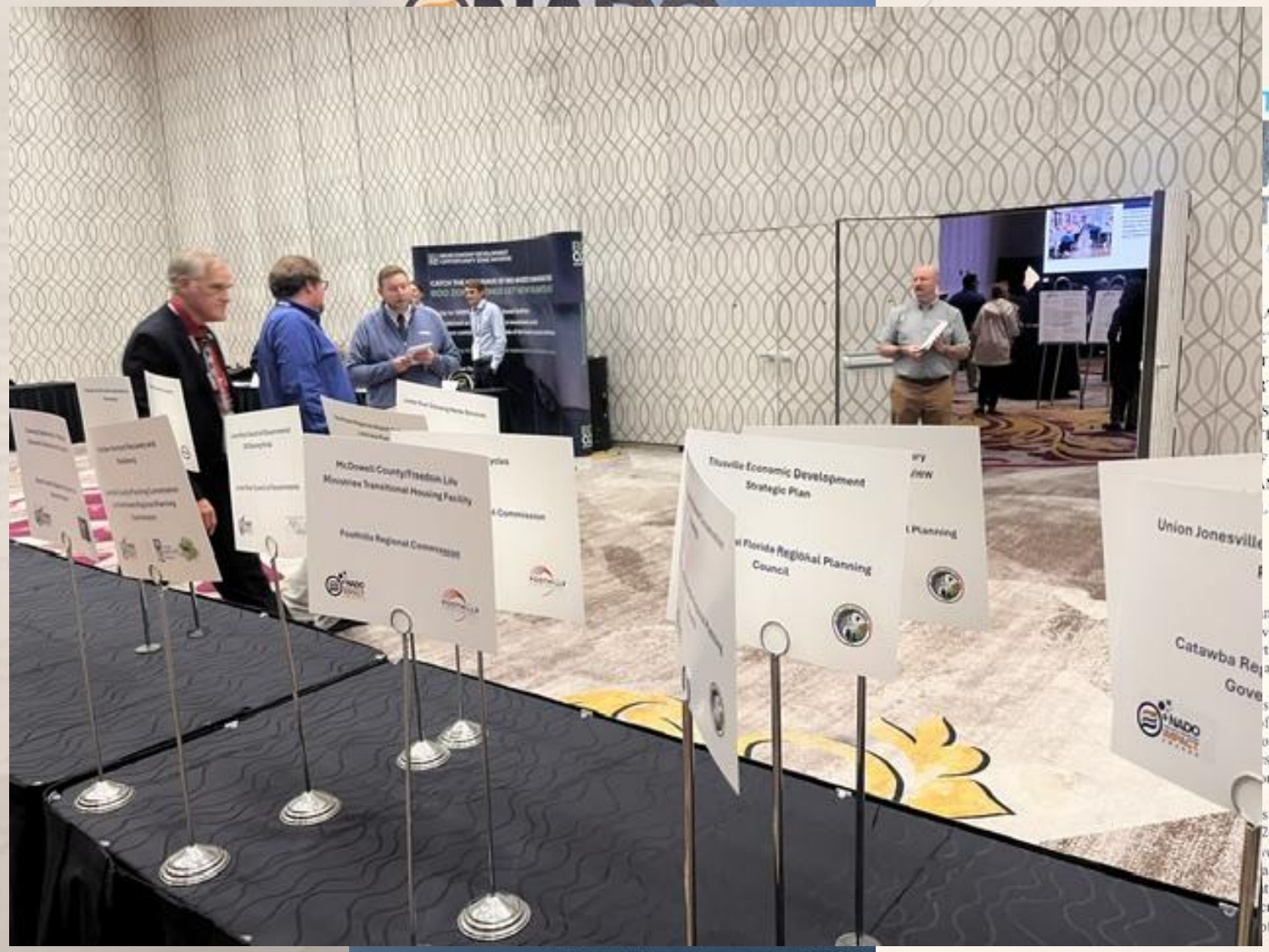
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What is needed to designate EDD

1. **Partner commitment**

   Confirm support from Inyo, Mono and Alpine Counties; agree on purpose, governance structure, and member contributions.

2. **Submit designation request**

   Work with EDA Seattle and California Go Biz to assemble required documents, commitments, and economic justification.

   ESCOG and UC ANR have already consulted with EDA Seattle and prepared a draft application. Go Biz has provide preliminary support.

3. **Receive designation, then apply for EDD funding**

   A district must request an EDD designation and be approved prior to receiving capacity funding.

4. **Operate + report**

   Implement actions, convene partners, track performance, report annually where required, and update CEDS at least every five years. Success will depend on partner engagement.