



Middle Georgia
Regional Commission

Aligning Missions: EDDs & Military Installation Partnerships

NADO 2026 Economic Development Training for the EDA Atlanta Region

July 22, 2026

Middle Georgia Regional Commission

- **Region Spotlight:**

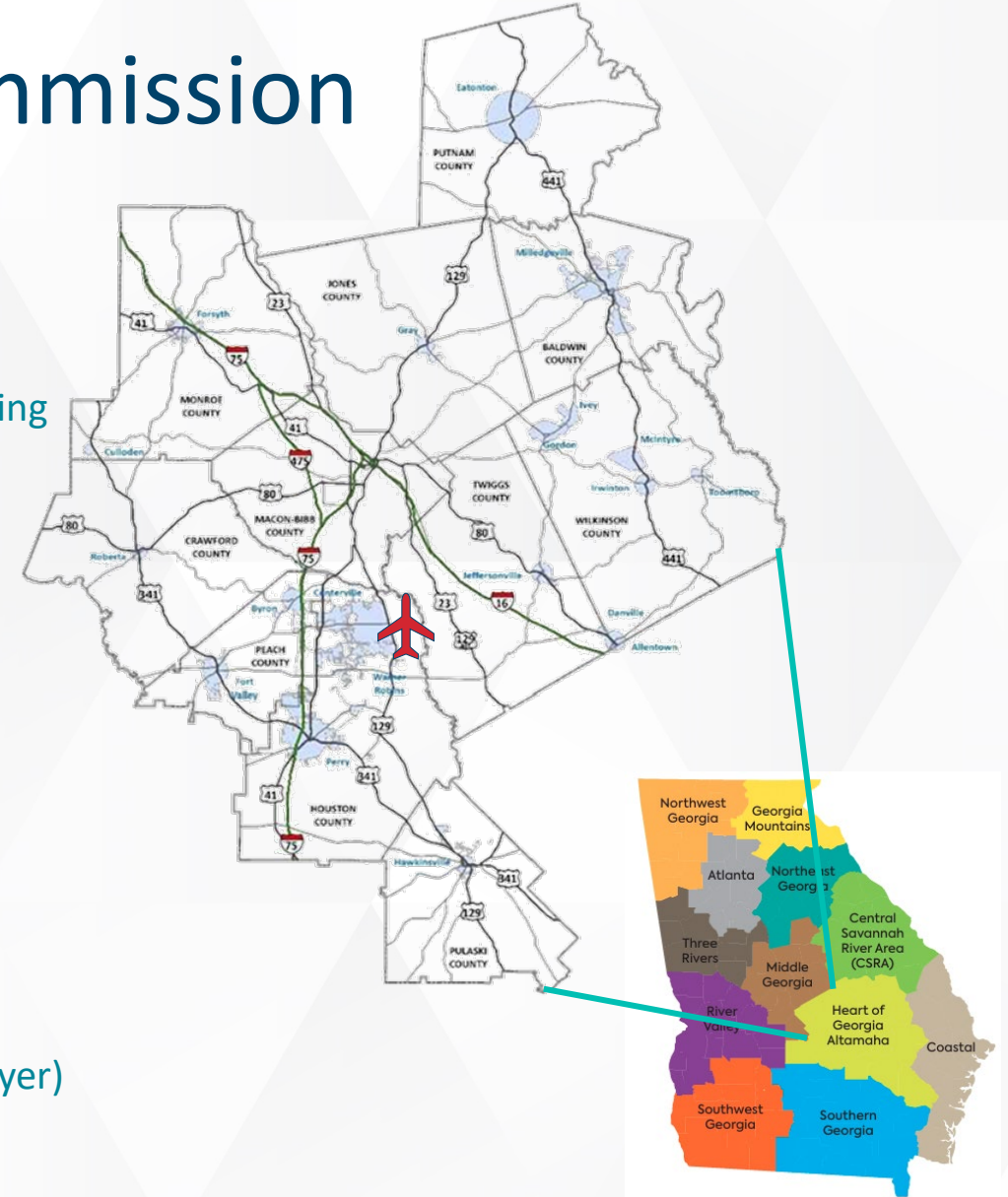
- 11 Counties and 20 Cities, population of approx. 530,000
- Two metropolitan areas: Macon-Bibb County & Warner Robins
- Regional population is growing, urbanizing, diversifying, and aging
- EDIMGIAFAD

- **About Robins Air Force Base:**

- Initial construction completed with dedication in April 1943
- City was renamed to Warner Robins in honor of the depot commander's mentor and friend.
- Examined closely during the 1993 and 1995 BRAC Commissions

- **Economic Impact:**

- \$4.48 billion economic impact on Georgia in 2025
- Total personnel: over 22,000
 - *Only 5,000 uniformed active duty and reserve personnel*
- Largest employer in region. (4x greater than next largest employer)



Early Relations Between Installations & Communities

- For many years, relationships were not a major priority (for DoD or the Community)
- Communities and bases grew alongside one another, not necessarily coordinated.
- Some communities had adversarial relationships with military installations.
- Middle Georgia communities were appreciative of RAFB.
- Appreciation for DoD and RAFB did not mean that the coordination was always as strong as it should have been.



Robins AFB Partnerships

- Robins AFB and Middle Georgia were early leaders.
 - 21st Century Partnership was founded in 1993 in response to the threat from the 1993 BRAC
 - Would continue with support of Joint Land Use Study in 1994
- Objective: make Robins AFB and Middle Georgia attractive and vital to the Nation's defense posture.
 - Position to accept and execute new missions vs. just fighting to keep jobs in Middle Georgia.
- Areas of focus: encroachment; education; affordable/ suitable housing; childcare; health care; air quality; workforce development; transportation; quality of life; cost of living; capacity to grow; public private partnerships
- Nationally, communities and installations began to see mutual interest.



Collaboration Spotlight: Encroachment

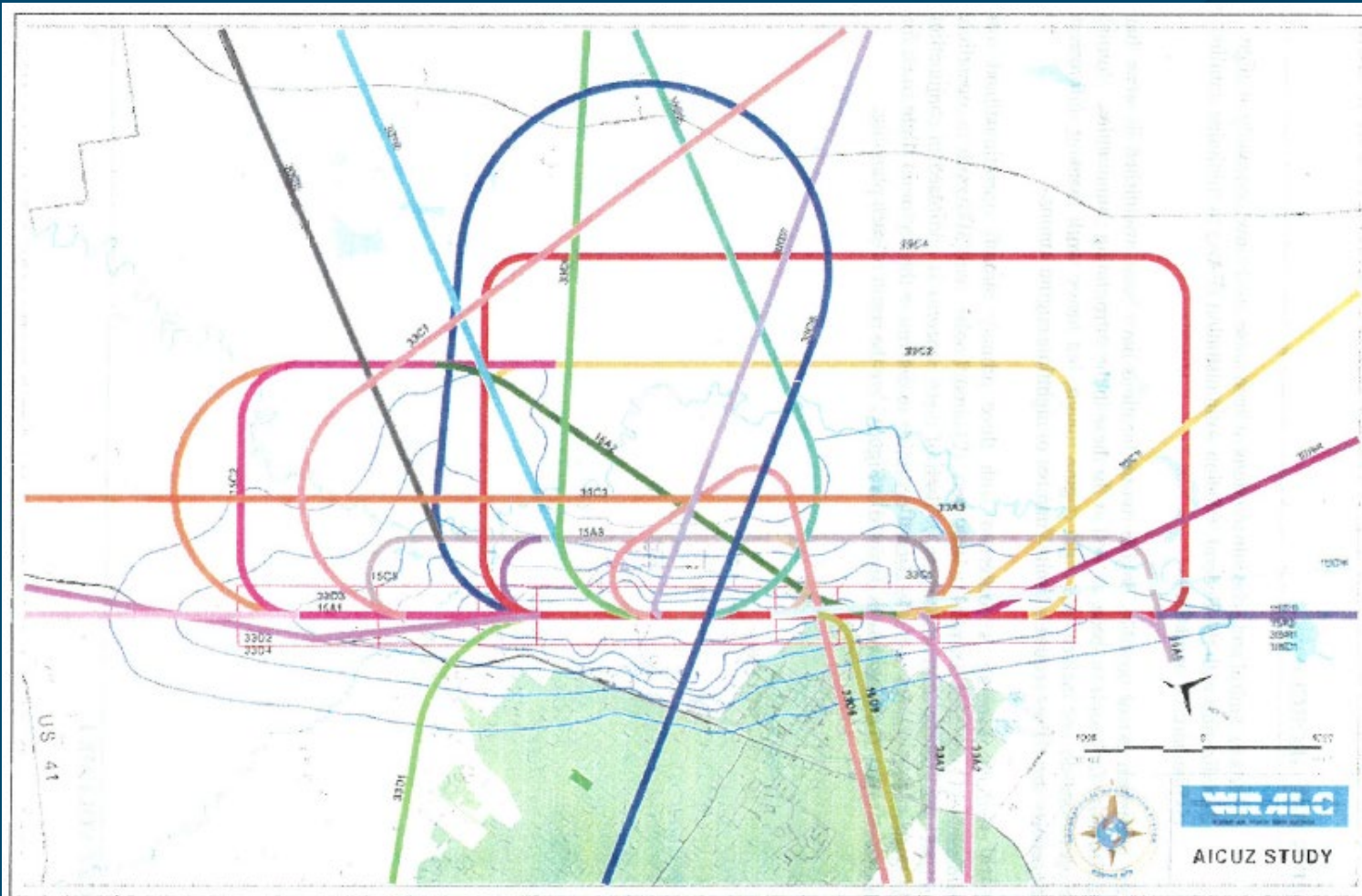
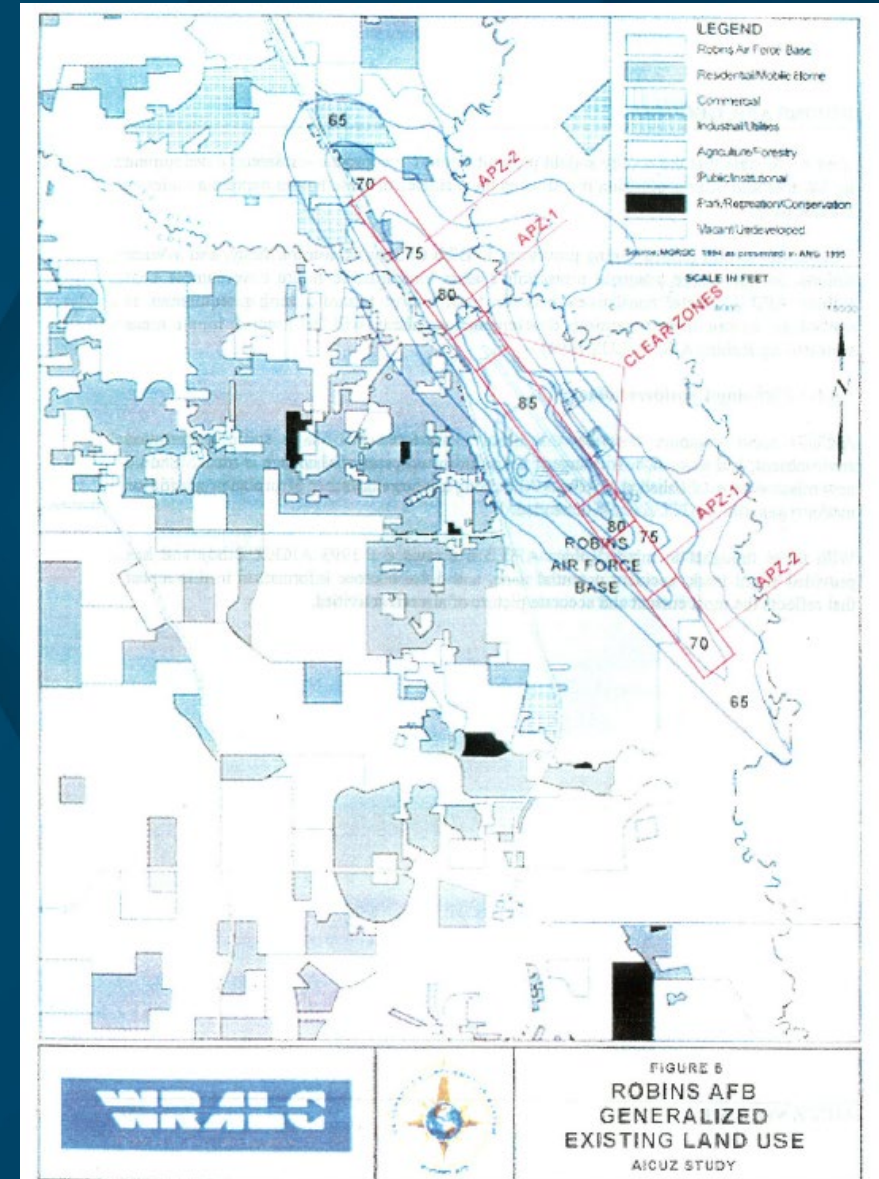
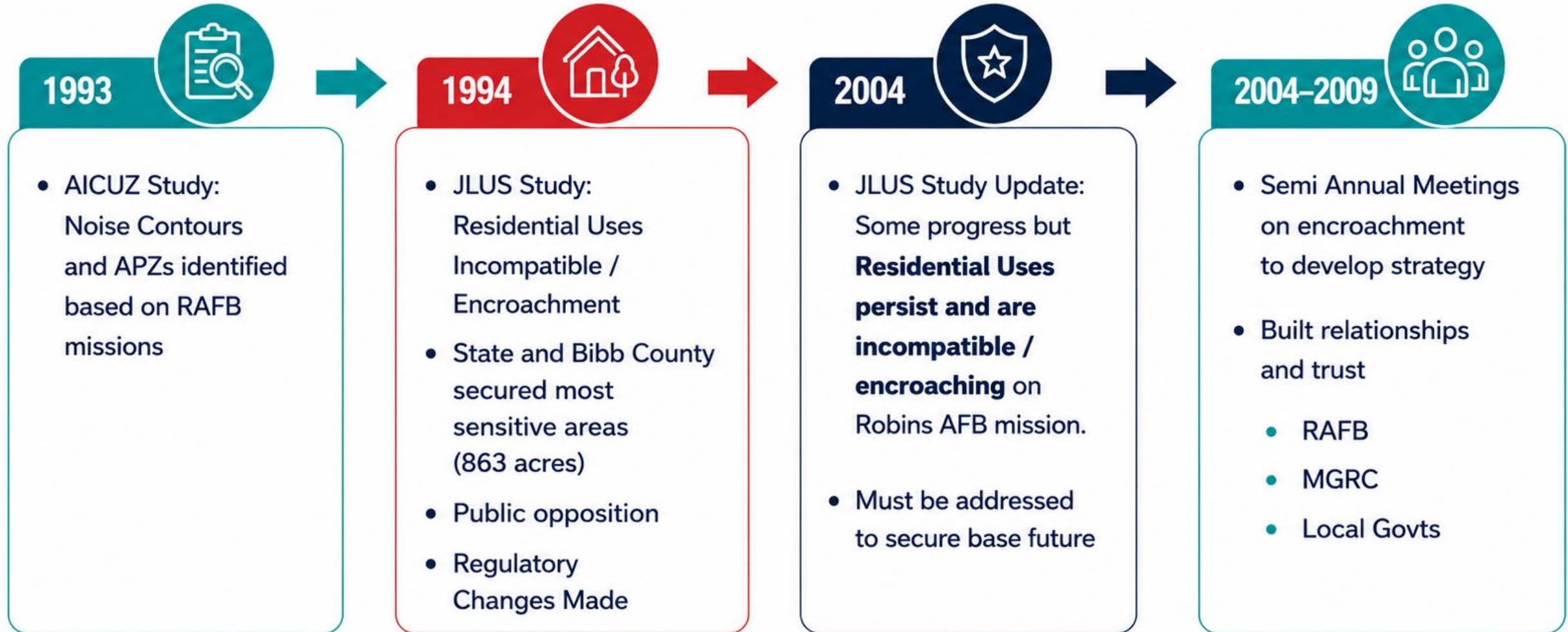


FIGURE 2
ROBINS AIR FORCE BASE
FLIGHT TRACKS



History of Encroachment in Middle Georgia



THINKING BEYOND THE FENCE

Supporting Robins Air Force Base through strategic regional investment.



SUPPORT THE MISSION

Partner with leadership to strengthen Robins AFB's long-term success.



ADVOCATE

Champion federal, state, and regional investments.

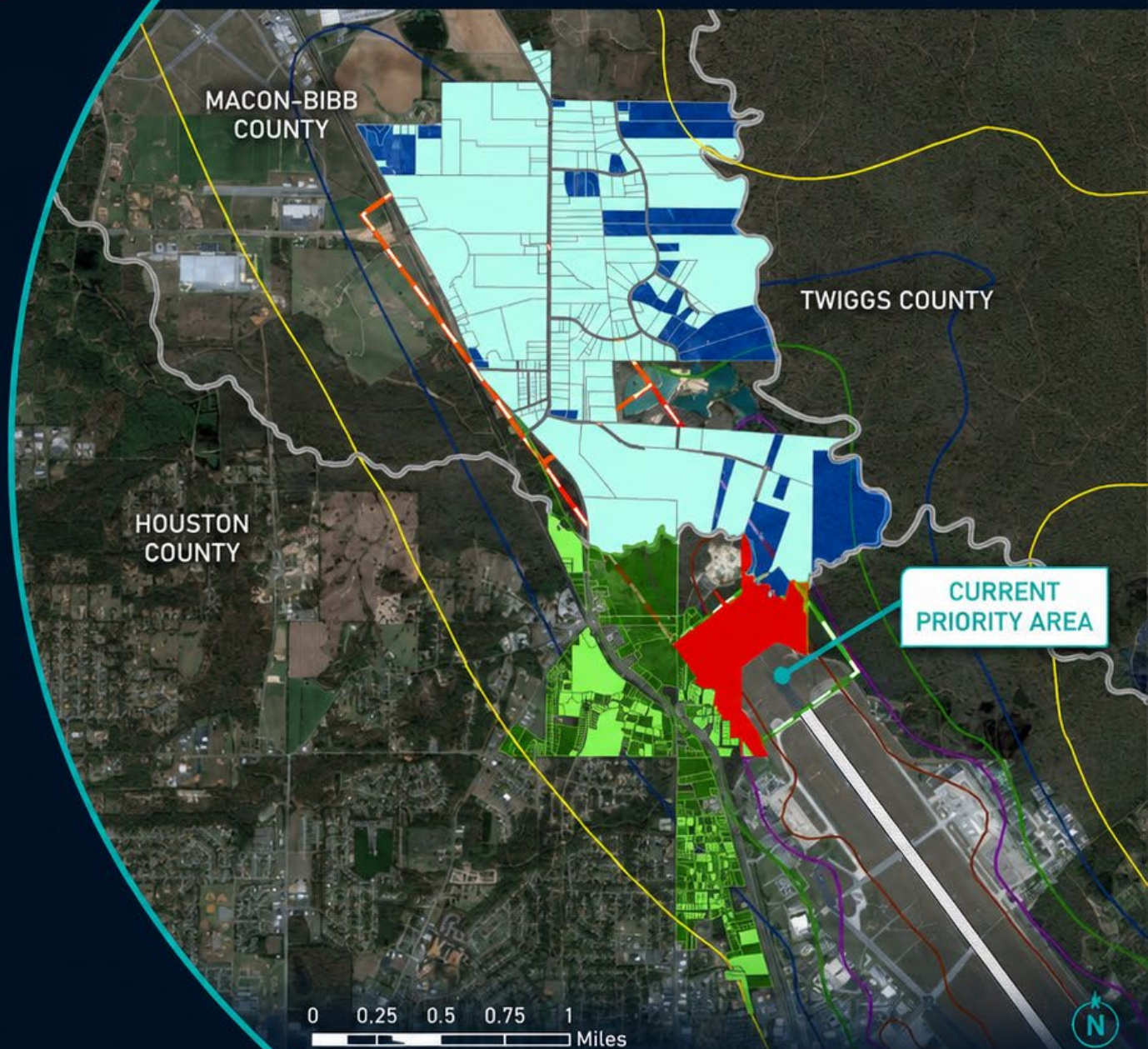


PROTECT THE INSTALLATION

Address land use, stormwater, and encroachment before they become mission risks.

Mission readiness depends on more than what happens inside the installation. It depends on **thoughtful planning throughout the surrounding community.**

Middle Georgia – Robins AFB Encroachment Project



Encroachment Funding Strategy



Readiness and Environmental Protection Initiative (REPI) program \$9.5 million



State of Georgia invested \$7 million (through DNR)

- Funds for acquisition, demolition



Houston, Macon-Bibb and Peach Counties - \$12.8 million local funds

- Each committed general funds (\$800,000) support for the project for appraisals, acquisitions, demolitions.
- Houston and Macon-Bibb counties SPLOST approved that contributed \$12 million
- Funds for acquisition and demolitions



Project Lead – Central Georgia Joint Development Authority (MGRC staff)

- Established policies and priorities for acquisition
- Managed funds



Property Appraisals and Initial Project Manager Funding

- 21st Century Partnership and Greater Macon Chamber of Commerce

Encroachment Results (2009–2020)

Acquired and removed residential structures



335 Parcels



1,164 Acres



Ownership Mix – all publicly owned



CGJDA
733.26 acres

- 584.27 leased to Georgia Power Company for Robins Solar Project
- 148.99 to be added to the GPC lease



State of Georgia DNR
295.5 acres

- Wildlife Management Area



Houston County
135.48 acres

- Compatible redevelopment opportunities to be determined



Protection against residential or other incompatible land use in place on all properties.
118 properties covered by DOD Deed of Easement (439 acres)

Encroachment Success Led to Opportunity



CGJDA Redevelopment Goals (2014)



Do not harm Robins AFB



Benefit Robins AFB



Benefit a greater good



Other Goals Unrelated to Encroachment



Department of Defense (DOD) Energy Security
and Energy Resiliency Objectives



Georgia Power Company-Integrated Resource Plan
called for utility-grade solar to be developed



ROBINS SOLAR

POWERING TODAY. POWERING TOMORROW.



2016

Project Soap (Robins Solar) was initiated between CGJDA, GPC, and DOD



2018

Georgia Joint Development Authority issued bonds

- Facility Bonds for the 128 MW solar facility constructed on Authority-owned property and leased to GPC
- Parcel Bonds to fund the additional acquisition



2020

Robins Solar went operational



Georgia Power also invested in additional **upgrades to the substation infrastructure** on Robins AFB which directly connects to the solar array.



128 MW
SOLAR CAPACITY



470,000+
SOLAR MODULES



25,000+
HOMES POWERED

CLEAN ENERGY. | STRONG PARTNERSHIPS. | LASTING IMPACT.



WHAT CAME NEXT



PROJECT BESS

(BATTERY ENERGY STORAGE SYSTEM)

CGJDA Issued Bonds in **2024** for additional GPC Investment for **128 MW** battery storage facility.



REPI 2.0

CGJDA has received additional funding to address “outside the fence” issues



Residential encroachment plus



Storm Water



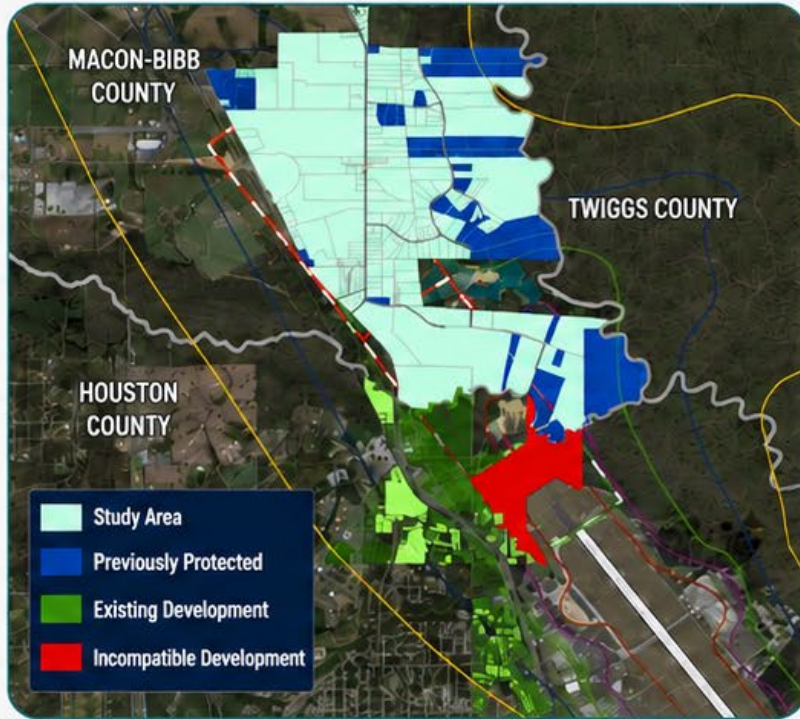
Land Conservation / Protection
in support of Ocmulgee Mounds
and Sentential Landscape



TURNING STRATEGY INTO ACTION

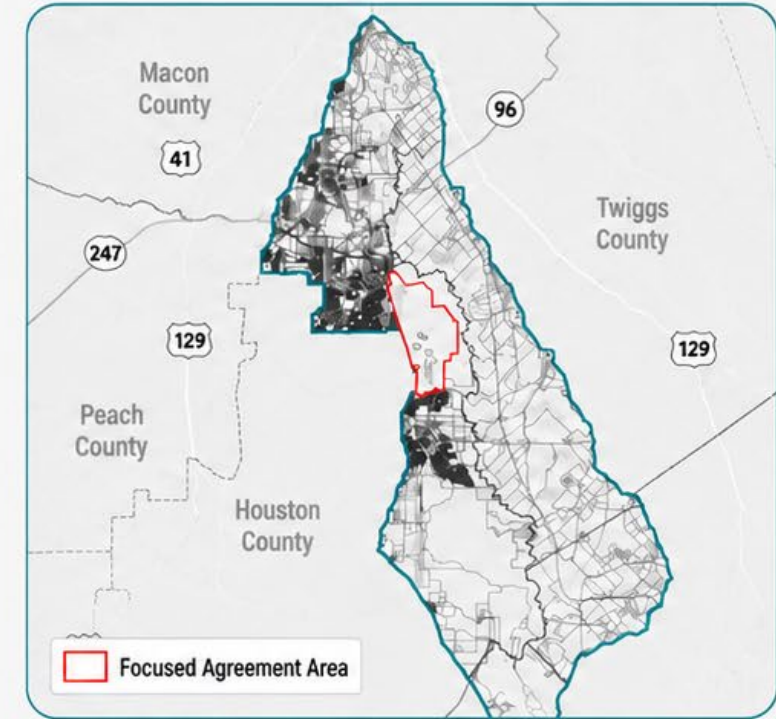
Fifteen years of regional collaboration transformed a broad planning effort into targeted implementation.

2009 Regional Study



**COLLABORATION
AND INVESTMENT**

TODAY Focused Agreement Area



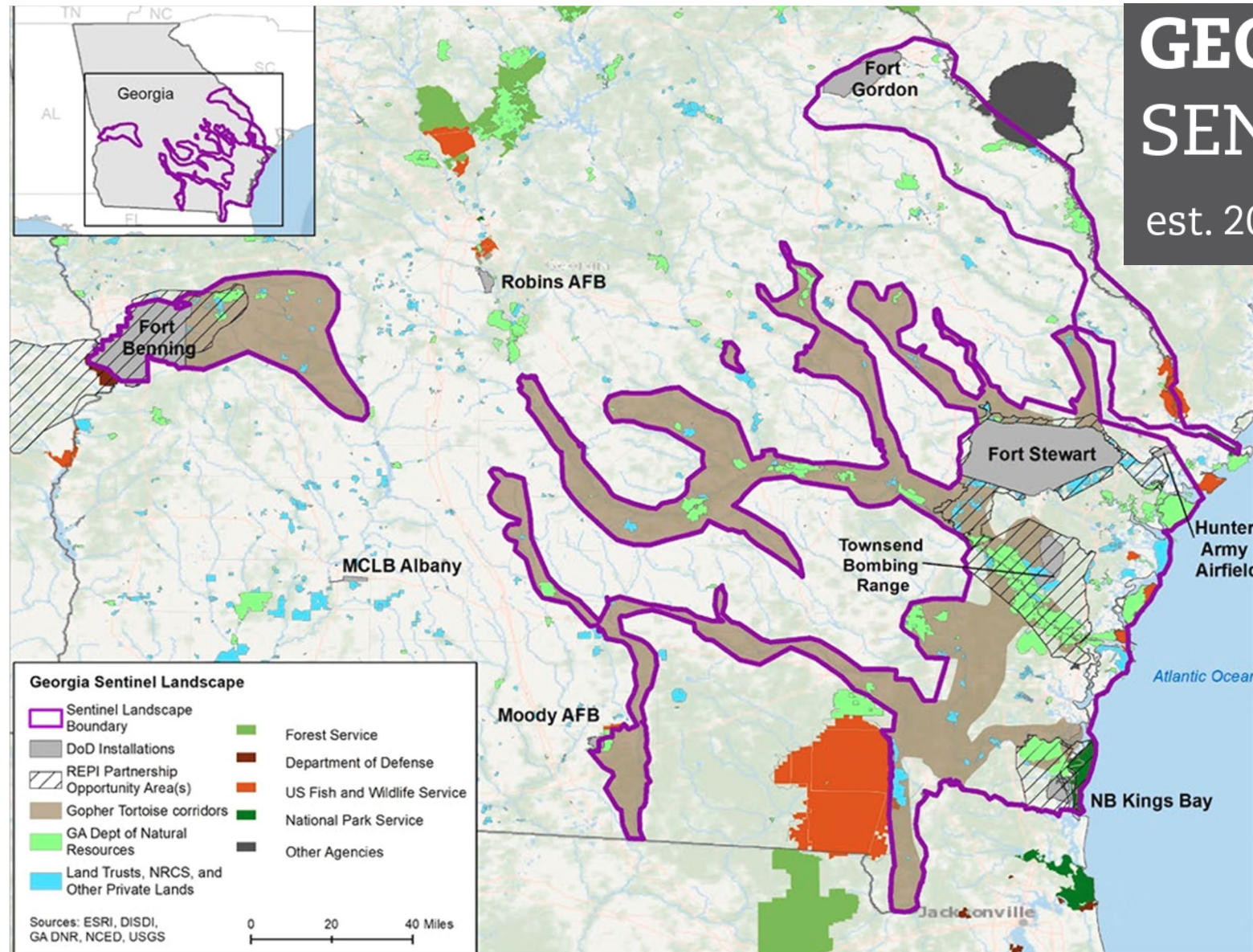
Collaboration Spotlight: Environment & Conservation





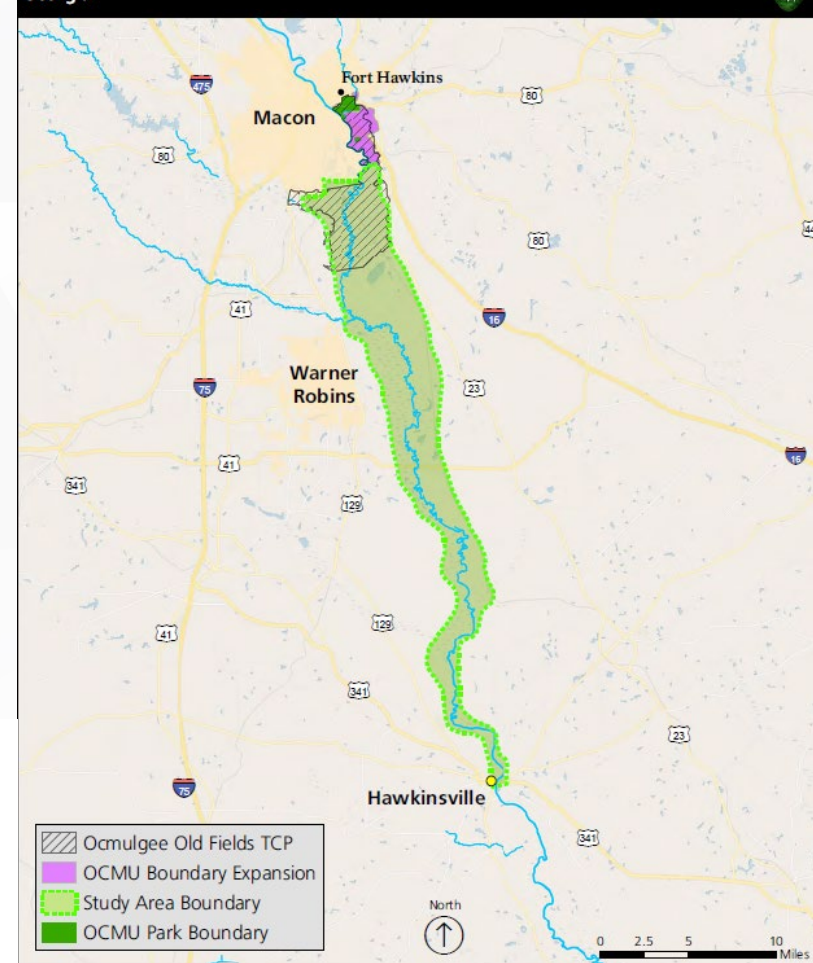
GEORGIA SENTINEL LANDSCAPE

est. 2018



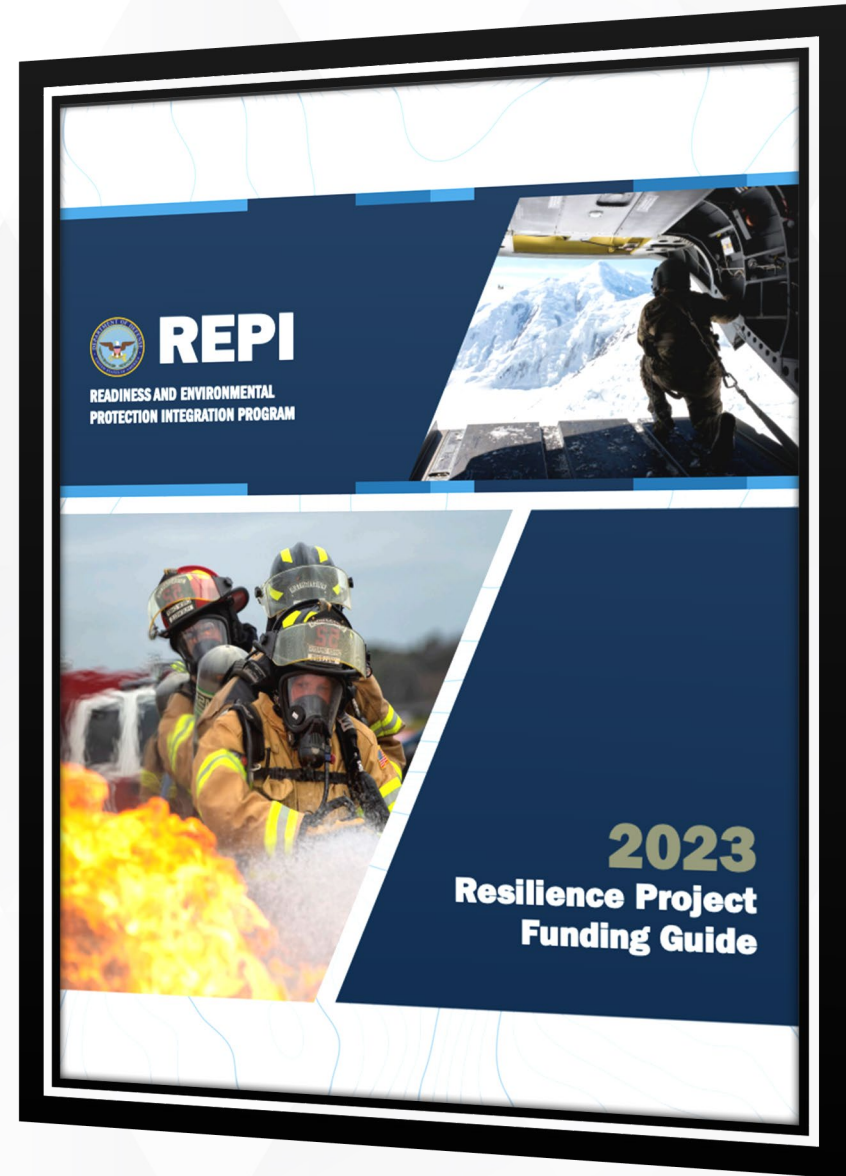
Ocmulgee River Corridor Special Resource Study - Potential Study Area Boundary Georgia

U.S. Department of the Interior
National Park Service



CLIMATE DRIVER

- Robins AFB first in the nation selected to participate in the Climate DRIVER program
 - Designing Resilient Installations: Vulnerabilities, Exposure, And Risks
- Identification of Climate Vulnerability and Impacts on Mission (DoD Focused)
- Community-Partnership for Identifying Nature-Based Solutions
- Opportunities for future REPI climate resilience projects



Collaboration Spotlight: Air Quality



Establishment of Clean Air Coalition

- Established in 2003.
 - Recommendation from GA EPD to designate RAFB in non-attainment of NAAQS (*8-hr Ozone*).
 - Non-attainment leads to challenging NEPA justification for new missions.
- A regional partnership led by regional elected officials.
 - Partners also include colleges, electric providers, and private industry.
- Today: all communities in attainment with the 2015 NAAQS.

- Past work includes:
 - State and federal advocacy
 - Grant funding to help clean up major industrial sites
 - Implementation of solar energy and electric vehicle projects
 - Energy efficiency retrofits.

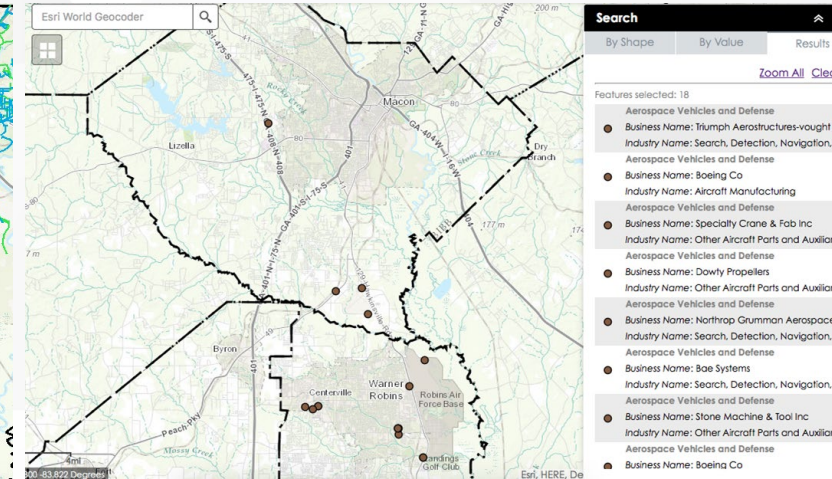
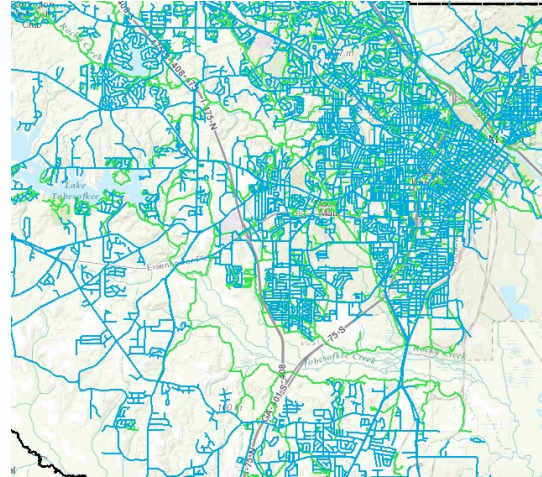


Collaboration Spotlight: Defense Industry Adjustment

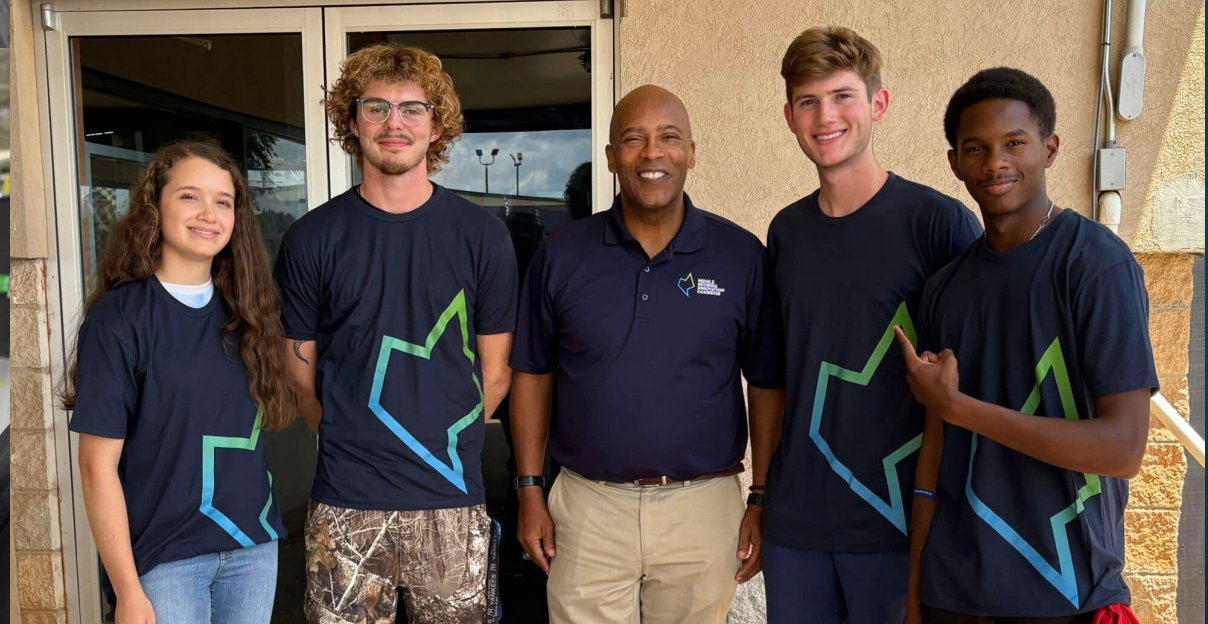


Office of Local Defense Community Cooperation Grants

- Asset Mapping:
 - Human Capital
 - Infrastructure
 - Industrial Base
- Implementation Studies
 - Intermodal Hub Planning
 - Regional Airport Strategic Plan
 - Fab Lab/Makerspace Development
- Regional Leadership Program
- Middle Georgia Innovation Project
 - 478 Innovates / Living in Middle Georgia
 - Leads to Build Back Better Regional Challenge Grant with Georgia Tech



Collaboration Spotlight: P4 Initiatives



Local Partnerships for Military Construction

- Project Synergy
 - Located just off base in Warner Robins
 - Partnership with Houston County and Houston County Board of Education
- Blue Sky Lab
 - Located in downtown Macon
 - Partnership with Macon-Bibb County and Mercer University
- Robins North
 - Located at Middle Georgia Regional Airport
 - Partnership with Central Georgia Technical College





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