



TEXAS ECONOMIC DEVELOPMENT COUNCIL

Economic Development Terms

At a Glance

AEDO / Accredited Economic Development Organization – A program that certifies that a specific organization has demonstrated ability to run and manage economic activities for that community

AICP / American Institute of Certified Planners – A national planning certification accredited by a board within the American Planning Association

BEDC / Basic Economic Development Course – A prerequisite week-long basic course required before acceptance into the EDI program of study

BLS / Bureau of Labor Statistics – The principal factfinding agency for the Federal Government in the broad field of labor economics and statistics

BRE / Business Retention & Expansion – Encourages economic development from within the existing businesses in the community

BREI / Business Retention & Expansion International – A nonprofit working for the advancement of business retention and expansion as an economic development strategy for communities

CCE / Certified Chamber Executive – A certification granted by the American Chamber of Commerce Executives

CDFA – Council of Development Finance Agencies

CDBG / Community Development Block Grant – A federal grant program administered by HUD generally intended to benefit low and moderate income households through enhancements to housing, infrastructure and other economically beneficial programs

CDFI / Community Development Financial Institution – A financial institution that works in market niches that have not been adequately served by traditional financial institutions a certified by the U.S. Department of Treasury

CECd / Certified Economic Developer – An IEDC professional designation

CEDS / Comprehensive Economic Development Strategies – A document required to be submitted to the EDA to be eligible to receive EDA funding. Key elements to include vision, goals, objectives, an action plan, etc.

Chapter 380 Agreement (Texas) – A performance agreement authorized in Chapter 380 of the Texas Local Government Code. Allows cities to provide incentives encouraging developers to build in their jurisdictions

Chapter 381 – A performance agreement authorized in Chapter 381 of the Texas Local Government Code. Allows counties to provide incentives encouraging developers to build in their jurisdictions

Chapter 313 – A property tax abatement incentive program



TEXAS ECONOMIC DEVELOPMENT COUNCIL

COG / Council of Governments – An entity charged with the coordination of multijurisdictional planning and transportation issues and often has formal responsibility regarding recommendations for utilization of federally funded programs

CPM / Certified Property Manager – Awarded by Urban Land Institute.

CRM / Customer Relationship Management – A system for managing relationships with customers, prospects, vendors, etc.

CVB / Convention & Visitor's Bureau – An organization whose general purpose is to market a jurisdiction as a convention or business meeting destination as well as support and encouragement for general tourist or visitor inquiries and visits

Development Corporation Act – See Chapters 501-505 of the Texas Local Government Code.

- Type A Development Corporation (Texas) – See Chapter 504 of the Texas Local Government Code.
- Type B Development Corporation (Texas) – See Chapter 505 of the Texas Local Government Code.

EDA / Economic Development Administration – EDA assistance is available to rural and urban areas of the Nation experiencing high unemployment, low income, or other severe economic distress

EDC / Economic Development Corporation – An organizational format generally funded by an independent taxing source or private funds

EDFP / Economic Development Financial Professional – Certification program by the National Development Council

EDI / Economic Development Institute – An educational program conceived by the SIDC and jointly developed by SIDC and the University of Oklahoma with AEDC as the accrediting agency

EDO / Economic Development Organization – A generic reference to various types of economic development organization

Enterprise Zone – A program of HUD that brings communities together through public and private partnerships to attract the investment necessary for sustainable economic and community development

ESA / Environmental Site Assessment – A report prepared for a real estate holding that identifies potential or existing environmental contamination liabilities

ETJ / Extra-Territorial Jurisdiction – An area outside the annexed municipal limits of a city, over which a city has the right to annex at some point in time based on certain provisions

FDI / Foreign Direct Investment – Ownership or control by one foreign person, or entity, of 10 percent or more of the voting securities of an incorporated U.S. business enterprise or an equivalent interest in an unincorporated U.S. business enterprise

Freeport Exemption (Texas) – A tax exemption on business inventories of goods shipped out of the state within 175 days after being brought into or purchased in the state, as authorized by Section 11.251 of the Texas Tax Code



TEXAS ECONOMIC DEVELOPMENT COUNCIL

FTZ / Foreign Trade Zone – Designated sites licensed by the Foreign Trade Zones (FTZ) Board at which special Customs procedures may be used. These procedures allow domestic activity involving foreign items to take place prior to formal Customs entry

GIS / Geographic Information Systems – A computerized system of mapping various aspects of a jurisdiction through the use of multiple layers of coded information

IAMC / Industrial Asset Management Council – The association of industrial asset management and corporate real estate executives, their suppliers and service providers, and economic developers

ICSC / International Council of Shopping Centers – The global trade association of the shopping center industry.

IEDC / International Economic Development Council – A non-profit, non-governmental organization dedicated to excellence and leadership in economic development.

OM / Institute of Organization Management – A four-year certification program offered by the U.S. Chamber of Commerce.

LEED – Leadership in Energy and Environmental Design

MBE / Minority Business Enterprise – As defined by the Minority Business Development Agency (MBDA). **MDD / Municipal Development District** – (Texas See Chapter 377 of the Texas Local Government Code.)

MSA / Metropolitan Statistical Area / Metropolitan Area – An area with a large population nucleus and adjacent communities having a high degree of social and economic integration with that core

MUD / Municipal Utility District – A political jurisdiction established to administer and provide services for residents or property owners in the district that typically includes water distribution or similar infrastructure

Multiplier Effect – A measure, typically regarding employment, that identifies the total employment created for every basic employee created.

NAICS / North American Industrial Classification System – A classification system that identifies industries by a 6 digit code

New Market Tax Credits – Attracts investment capital to low income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs)

PID / Public Improvement District – Allows a city to levy and collect special assessments on property within the city or the city's ETJ



TEXAS ECONOMIC DEVELOPMENT COUNCIL

Recapture (aka Clawback) – A provision of a tax abatement / performance agreement requiring the return to the jurisdiction any incentives granted, based on the fact that the business did not meet the minimum thresholds to grant or maintain the incentive

REIT / Real Estate Investment Trust – Permits the organization of an unincorporated trust or association for the purpose of investing in real estate or other interests in real estate

RFP / Request for Proposals – A written document sent to consultants requesting a proposal of services necessary to meet the objectives of a project. The RFP typically includes the objectives of the project, anticipated public process requirements, and a broad scope of services.

RLF / Revolving Loan Funds – Loans in which seed money is established, then loans are made out of and paid back into the same fund usually for a specified purpose

SBA / Small Business Administration – A federal organization responsible for financial programs to assist the development of small businesses

- SBA 504 Program – A long-term fixed assets financing program

SBDC / Small Business Development Center – Offers a broad spectrum of business information and guidance, and assistance in preparing loan applications.

SCORE / Service Corps of Retired Executives – An SBA counseling and training service composed of volunteer executives who provide free management and technical expertise

SEDC / Southern Economic Development Council – Formed by a name change from SIDC. SEDC provides useful information and dynamic leadership to economic development practitioners throughout the American South

SIC Code / Standard Industrial Classification Code – A numerical coding system used to identify and classify all industries. A unified effort is being made to change to the NAICS classification system. Also see NAICS

STEM – Science / Technology / Engineering / Math – A term typically used to discuss education curriculum choices

SWOT Analysis – An analysis of Strengths, Weaknesses, Opportunities and Threats for an organization or community

TAB – Texas Association of Business

TDA – Texas Department of Agriculture

TEDC / Texas Economic Development Council – An Austin-based, statewide, nonprofit professional association dedicated to the development of economic and employment opportunities in Texas.

TIRZ / Tax Increment Reinvestment Zone – The formal designation of a specific area of property for the purposes of establishing special economic or development incentives

TWC – Texas Workforce Commission