

# Utah Mega Sites Program



Southern Utah



# Utah Large Industrial Losses



Toray Industries  
500 Jobs  
\$1B Invested  
South Carolina



Mitsubishi  
500 Jobs  
\$325M Invested  
Georgia



Volkswagen  
2,000 Jobs  
\$1B Invested  
Tennessee



SeverStal  
650 Jobs  
\$625M Invested  
Mississippi



Teijin  
220 Jobs  
\$600M Invested  
South Carolina





**“With this announcement,  
our world changes  
overnight. It vaults  
Alabama to the top as an  
industry leader...”**

**Tommy Battle, Huntsville Mayor**



# Why Mega Sites

- Ability to compete for large-scale projects
- Increase external interest in Utah
- Attract jobs and investment to the state
- Expedites and improves industrial site selection
- Proactive economic development
- Community catalyst for economic development





# What is a Mega Site

- 400+ acres
- Clear boundaries
- 80% contiguous buildable area
- Relatively flat topography
- Existing or future infrastructure near and/or on the site
- Property owners in agreement with the program requirements
- Known listing price (negotiable)
- Defined state and local incentives





# Certification

Stage 1 Desktop Process

Stage 2 Due Diligence Work





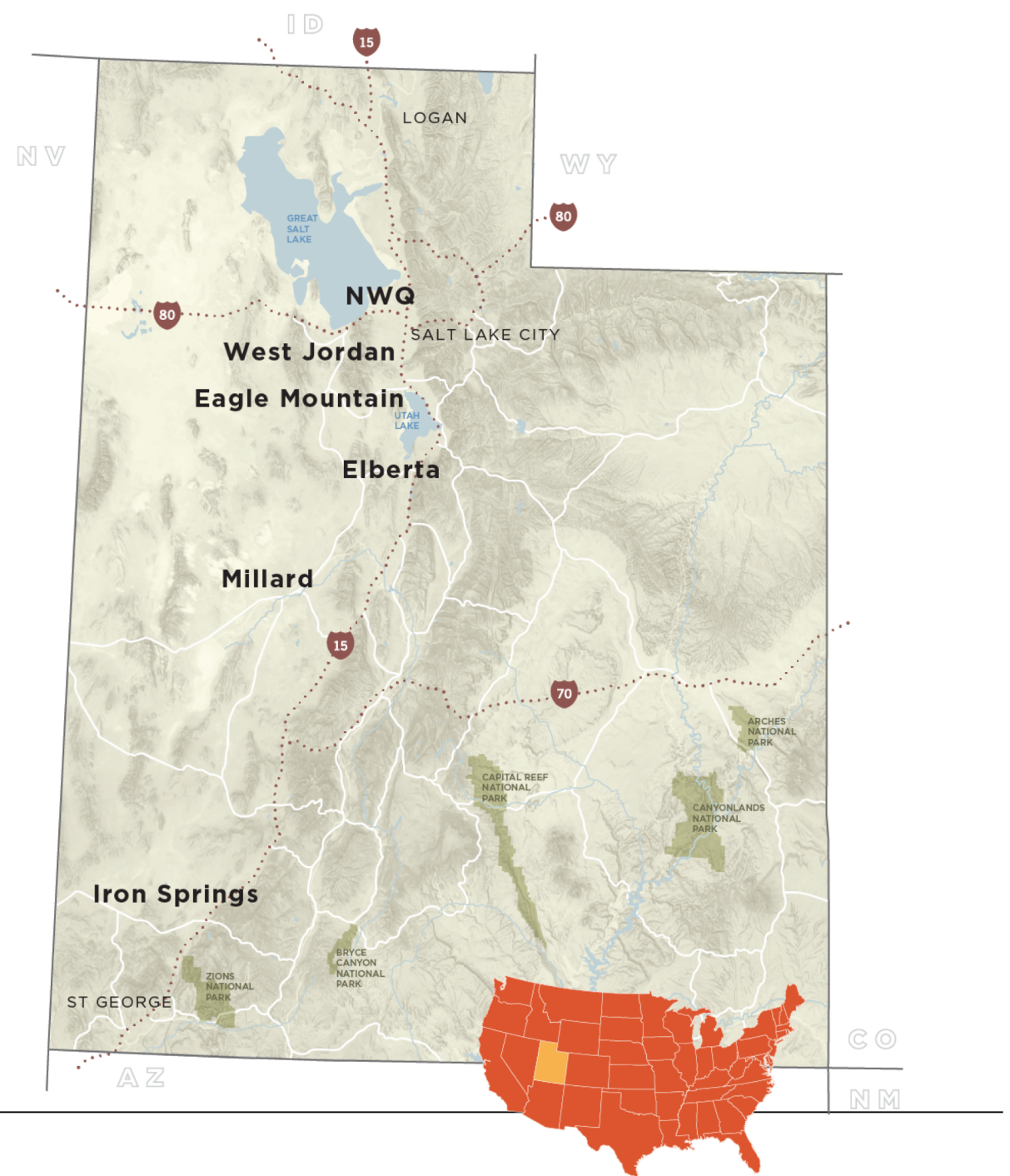
# Today's Mega Sites

## Stage 1

- Iron Springs
- Millard County
- West Jordan City

## Stage 2

- Elberta Mega Site
- Eagle Mountain Mega Site
- Northwest Quadrant Mega Site



# In Summary

## MEGA SITES

400+ Acres

Stage 1 Desktop  
Process

Stage 2 Detailed  
Due Diligence

## BENEFITS

Site Visibility

Marketing

Economic  
Catalyst

## INTEREST

Contact Katherine  
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# Matt Gedney

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Gulf & Ohio Railways

