



# Utah Mega Sites Program

## **What is the Utah Mega Sites Program?**

The Utah Mega Sites Program is designed to identify and certify a limited number of 400+ acre industrial sites across the state of Utah. These sites are intended to attract large-scale industrial projects with the goal of 1,000 jobs and/or one billion dollars in capital investment. These projects will have substantial direct and indirect economic impact on surrounding communities.

## **Why does Utah have a Mega Sites Program?**

### **Compete Globally**

Certified Mega Sites enables Utah to compete on a national and even global scale for large industrial projects that have historically located elsewhere.

### **Generate Increased Interest in Utah**

Completed due diligence work on the site minimizes client risk, shortens development timelines, increases cost savings, and qualifies sites for a potential large-scale project. Certified site programs and their required due diligence have proven successful across the southern and east-central US. Alabama, Virginia, Florida, and many other states have landed projects because of proactive work completed through certified site programs.

### **Attract jobs and investment to Utah**

Certified Mega Sites will attract large industrial users to Utah, bringing a large number of jobs and/or capital investment. Mega Sites will act as catalysts for local economies, especially in rural Utah where the majority of viable, 400+ acre sites are located.

## **Why Should a Utah Community or Land Owner Certify a Mega Site?**

### **High Return on Investment**

Mega Sites that landed projects have been shown to have a high return on investment and a positive impact on communities. The certification of a Mega Site is a time and money-intensive process that is worthwhile because of the future return on investment. The investment in the site by a site owner and community will be returned as projects provide either a large number of jobs or capital investment.

### **Increased Site Marketability**

Completed due diligence increases site selector and company interest because the information that is expensive and time-consuming is already complete. A certified site is far more likely to sell than an uncertified property as it saves the client money by shortening timelines and decreases potential risks.



# What is a Mega Site?

For a site to qualify as a potential Mega Site, it requires:

- 400+ acres
- 80% contiguous buildable area
- Clear boundaries
- Relatively flat topography
- Property owners in agreement with the program requirements
- Existing or future infrastructure near and on the site
- Dedicated site leader responsible for the Mega Sites application and certification process
- Future state and local incentive discussions

Elberta, Utah  
Mega Site

## Lower Upfront Costs

The Utah Mega Sites program offers financial aid at both stages of certification:

For Stage 1, an EDCUtah Grant covers all costs up to \$5,000.

For Stage 2, legislative funding covers approximately one-third of the total cost. The municipality will be asked to fund one-third, and the land owner will fund the last third of the total certification cost.

## Improved Visibility and Targeted Marketing

EDCUtah has a large network of site selectors, industrial companies, and others with whom they are able to promote potential sites. A certified Mega Site will be marketed on EDCUtah's website, via direct mail, and in-person to those looking to locate or expand in Utah. The Utah Mega Sites Program has budget set aside specifically for site marketing.

## How Does a Community or Land Owner Certify a Site?

The Utah Mega Sites Program has a two-stage certification process:

**Stage 1.** Low upfront investment to complete information-gathering for the site. Largely a desktop process, it includes information on key criteria about the property. EDCUtah offers grants to cover the majority of Stage 1 costs.

**Stage 2.** Building on the information collected in Stage 1, Stage 2 requires more detailed site-specific information, which may be costly and time-consuming to acquire, and may require the services of a reputable engineering firm. EDCUtah offers matching grants to assist with Stage 2 certification.

## See our second brochure on the process of making your site a Certified Mega Site



**Mega Site questions?**  
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For more information on Mega Site certification and grants, please visit <https://edcutah.org/investors-utah-mega-sites-program>