Utah Mega Sites Process
Site Requirements

For a site to qualify for Mega Site certification, a site must meet the following requirements:

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

**STAGE 1 Desktop Process**
If the site meets the requirements, submit a Mega Site application at https://edcutah.org/investors/utah-mega-sites-program, or contact Katherine Morrell. Applications are reviewed by the Mega Sites Committee, consisting of governmental agencies, infrastructure and utility providers, and economic development professionals. The application will be evaluated for viability using the site information, regional workforce availability, future infrastructure plans, and economic development potential.

**Funding Approval**
After application approval, the Mega Sites Committee can approve a Stage 1 Grant to reimburse costs, up to a maximum of $5,000. Stage 1 costs typically include time and resources used in information gathering and potential work done by an engineering firm or other outside party. Funding will be reimbursed via check once Stage 1 documentation is submitted and reviewed. Funding will not be reimbursed until documentation is found satisfactory.

**Certification Documentation**
Stage 1 is desktop-work focused on information gathering and coordination with land owners. Completed documentation includes:
- Ownership and acreage map
- Labor map
- Tax parcel map
- Infrastructure map
- Transportation map
- FEMA flood map
- Topographic map

Stage 1 documentation must be submitted electronically to Katherine Morrell to be reviewed by the Mega Sites Committee and kept on file.

**Marketing**
The site will be included on
EDCUtah’s Mega Sites website, in future presentations, and in-person interactions as a Stage 1 Certified Site.

**STAGE 2**

**Due Diligence Work**
Because every potential Stage 2 site must first certify as a Stage 1 site, the Stage 2 application process does not include a formal application. Contact Katherine Morrell about certifying as a Stage 2 site and provide all Stage 1 documentation, estimated Stage 2 costs, and additional details that would impact further certification.

**Estimated Certification Costs Submission**
An Estimated Certification Costs document must be submitted and include a breakdown of Stage 2 requirements and associated costs. Cost estimates should be made by a reputable engineering firm or another party with similar credentials. The Mega Sites Committee will review the Estimated Certification Costs document for grant funding.

**Estimated Certification Costs Approval**
You will receive notification when your estimated costs have been approved by the Mega Sites Committee.

**Grant Funding**
Once the Stage 2 costs have been approved, the Mega Sites Committee will approve a grant for one-third of the estimated Stage 2 costs. The grant amount set by the Mega Sites Committee is the highest amount the program will
fund. Any additional Stage 2 costs not included in the original estimate and approved grant will need to be covered by other involved parties. If the grant is awarded but the certification contract broken, all grant money must be returned to EDCUtah.

Certification Documentation
Required documents include:
- Letter of intent to hold sale as a Mega Site for a minimum of two years from completion of Stage 2 certification
- Established sales price (requirement negotiable)
- ALTA Survey and title reports
- Environmental ESA reports
- Archeological/cultural reports
- Geotechnical and soils reports
- Development & Zoning Plans
- Infrastructure reports, including power availability, natural gas, water and waste water, and telecommunication
- Transportation maps
- Wetland delineation and mitigation plan
- Air quality attainment report
- Parameters of state and local incentives
- Estimated site development costs

Certified Mega Site Marketing
A fully certified Mega Site will be listed on the Mega Site landing page and have its own landing page with site details, certification details, and contact information. It will also have physical marketing collateral including: a site brochure and site flyer to be distributed to site selectors and industrial users. The Certified Mega Sites will be highlighted and marketed at future Industrial Asset Management Council (IAMC) Forums and during in-person interactions with site selectors and industrial clients.

Funding Reimbursement
Funding will be reimbursed via check to the appropriate parties as Stage 2 documentation is submitted, reviewed and approved. Funding will not be reimbursed until work and documentation is found satisfactory.

Documentation Submission
Documentation must be submitted electronically to Katherine Morrell to be reviewed by the Mega Sites Committee and kept on file. Physical documentation will also be compiled and filed at EDCUtah.

Mega Site questions?
Katherine Morrell
Community Strategist
kmorrell@edcutah.org
(801) 323-4242

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