



1. This site is being certified for the following uses:

Land	Industrial Building	Office Building
yes	yes	yes

2. The site is being certified for the following uses:

Light Manufacturing	Heavy Manufacturing	Distribution	Office	Commercial
yes	no	yes	yes	yes

3. Address

Site Name	Southwest EDA*
Street	6400 West 5400 South
City	West Valley City
County	Salt Lake
State	Utah
Zip Code	84118
Web Site	

* see attached survey and EDA maps

4. General site description

An Economic Development Area (EDA) exists on the site to provide incentive to assist development with the infrastructure improvements needed: water/sewer, gas, power to the site, storm water drainage. The site is very well located for warehousing/distribution and light manufacturing, with freeway, rail, and airport within a short distance. The site is located east of Highway 111, west of 5600 West, and lies on the western edge of the Mountain View Highway Corridor. The expanding Hexcel Corporation makes the site very attractive for the advanced composited industry. It is the hope and target of the city to create a cluster of businesses in this infrastructure. Additionally, with the Kennecott Land plans for development immediately to the west of the site, the new industrial park becomes West Valley City's gateway entrance from the west.

5. Acreage

Available Acreage	259
Maximum Possible Contiguous Acreage	259
Minimum Possible Contiguous Acreage	0

6. Building Characteristics

Min Industrial square footage	0
Max Industrial square footage	0
Min Office square footage	0
Max Office square footage	0
Classification of office space	
Type of construction	
Year built	N/A
Ceiling height (industrial only)	N/A
Number of dock-high doors (industrial only)	N/A
Number of ground-level doors (industrial only)	N/A
Number of parking stalls	N/A

7. Sale and lease information

Total Sale Price	\$28,000,000 +
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Sale Price Per Acre	\$108,900 to \$130,680
Sale Price Valid	Current
Lease Price Per Acre	N/A
Minimum Lease Term (years)	N/A

8. Site population and workforce information

	Within 30 miles	Within 50 miles	Within 75 miles
Total Population	1,406,609	2,056,081	2,155,125
Population 25-64	720,184	1,025,984	1,075,407
Total Labor Force	699,063	932,915	969,253
Estimate as of:	May - 08		

9. Unemployment rate (unadjusted) and job creation

Geography	Rate	Estimate as of:
State	3.5%	July - 08
County	3.4%	June - 08
Job Creation by County	21,432	December - 07

10. County wage survey – positions based on site's highest and best use

Position	Median Hourly Wage	Estimate as of:
Construction Laborer	\$11.19	May - 07
Chemical Engineers	\$37.09	May - 07
First Line Supv/Mgr Construction/Extraction Worker	\$22.76	May - 07
Chemical Technicians	\$16.11	May - 07
Truck Driver Heavy Tractor/Trailer	\$17.20	May - 07

11. Surrounding major employers - area of economic influence

Name	Industry	Number of Employees	Miles from Site
Hexcel	Manufacturing	400	.3
Harper Ready Mix	Construction/Excavating	700	.3
Newspaper Agency Company, LLC	Manufacturing/Paper Distribution	325	2.1
Eagle Precast	Manufacturing Concrete	150	.4
Harper Sand & Gravel	Wholesale Sand & Gravel	700	1.5

12. Recent company expansions – area of economic influence (major events, last 3 years)

Company	Date	# Of Jobs	Reason (if known)
Cephalon Inc.	August - 06	350	Development of new technology
Varian Medical	December - 06	100	Development of new technology
US Postal Service	July - 05	700	National consolidation

13. Recent company contractions – area of economic influence (major events, last 3 years)

Company	Date	# Of Jobs	Reason (if known)
Ballard Medical Products	July - 05	450	Moved to Mexico
Novell	November - 05	200	Corporate restructuring
Hospira	March - 05	750	Moved to Mexico

14. Recent company relocations – area of economic influence (major events, last 3 years)

Company	Date	# Of Jobs	Reason (if known)
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USF Reddaways/Yellow Freight	2005	170	New operations to increase western presence
Costco Distribution	2005	85	New intermountain west distribution facility
American Distribution	2004	85	New intermountain west distribution facility

15. Community introduction - include points of unusual, historic or scenic interest and any positive or negative qualities

Utah's world renowned outdoor recreation atmosphere is inviting all year round, anything from skiing to snow shoeing is close in the winter time and mountain biking to water skiing in the warmer months. Many museums are close by in Salt Lake City and the surrounding cities.

16. Residential real estate costs

	Price
Median Home Price	\$203,096
Median Rental Price (monthly)	\$494

17. Government contacts

Entity	Name	Title	Email	Phone
State	Jeff Edwards	President of EDCUTAH	jedwards@edcutah.org	801-328-8824
County	Dale Carpenter	Dir, Bus & Econ Dev	dcarpenter@slco.org	801-468-2221
City	Nevin Limburg	Bus Dev Manager	nevin.limburg@wvc-ut.gov	801-963-3322

18. Natural disasters – 75 mile radius

	Year	# Of Incidents	Location Relative to Site	Damage Assessment
Flood	1983	1	City Creek/Downtown	\$33 M
Tornado	1999	1	Downtown	1 Death, \$170 M
Hail Storm	None			
Earthquake	None			
Wildfire	None			

19. Taxes

Property Tax Rate	1.2449%
Individual Income Tax Rate (max)	5.35%
Corporate Income Tax Rate	5.0%
Combined State and Local Sales Tax Rate	6.8%

20. Primary and secondary education – 75 mile radius

School District(s)	SLC, Jrdn, Grnt, Murray, Davis, Sumt, Tooele, Bx E
Number of High School Graduates	17773
Graduation Rate	0.85
Available Private Schools	106
Estimate as of:	December - 06

21. Vocational and two-year colleges – 75 mile radius

Name	Salt Lake Community College
Graduates	1,315
Areas of Focus	Mechanics, Diesel, Construction, Trucking, Welding
Estimate as of:	December - 06

Name	
Graduates	

Areas of Focus	
Estimate as of:	

22. Four-year colleges – 75 mile radius

Name	University of Utah
Enrollment	28,619
Graduates	4,889
Estimate as of:	December - 06

Name	Westminster College
Enrollment	2,849
Graduates	644
Estimate as of:	December - 06

23. Public Safety

Distance to Nearest Hospital	6 Miles
Distance to Nearest Fire Station	2 Miles
Distance to Nearest Police/Sherriff Station	3 Miles

24. Available state incentives

Incentive	Available at Site	Maximum Award	Use of Funds	Criteria
Training Incentive (CFT)	Yes, by application	\$250 per employee match	Hard training expenses	Wage, FTE Status
Training Incentive (CFT)	Yes, by application	\$250 per employee match	Hard training expenses	Wage, FTE Status
EDTIF (Economic Development Tax Increment Financing)	Yes, by application	30% of state tax liability for 10 years	Unrestricted	Wage, Urban/Rural Location, # of Jobs
IAF (Industrial Assistance Fund)	Yes, by application	Typical award is between \$1,500 and \$2,500 per new job created	Unrestricted	Wage, Urban/Rural Location, # of Jobs
Recycling	Availability Varies	5% income tax credit	Unrestricted	Equipment purchased must be qualified recycling purchase
IRB (Industrial Revenue Bond)	Yes, by application	\$10,000,000 tax free bond	Manufacturing Equipment and Buildings	Firm must be small issue manufacturer as defined by IRS

The above table is a list of available incentives. No incentive can be guaranteed until an application has been submitted and the appropriate body has rendered a decision. Please contact EDCUTAH for additional information.

25. Available local incentives

Incentive	Available at Site	Maximum Award	Use of Funds	Criteria
Enterprise Zone	N/A	Up to \$2,400 in income tax credit per job or \$100,000 in income tax credit based on capital expenditure	Unrestricted	Must locate in a county of less than 50,000 people and a city of less than 10,000. Industry restrictions
RDA	No			
EDA	Yes **	Varies on criteria and need	Infrastructure, land buy down, company incentives	Quality \$ # jobs, payroll, CI, sales tax
CDA	No			
Revolving Loan	No			

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26. Nearest road transportation

	Name	Distance (miles)
North-South Interstate	I-215 ; I-15	10 ; 11.5

East-West Interstate	I-80	9
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27. Distances to

	Name	Distance (miles)	Direction
Large River or Body of Water	Great Salt Lake	8	West
Waste Water Treatment Facility	Central Valley Water Reclamation	7	Northeast

28. Distances to

Major Western Markets	Distance (miles)	Direction
Salt Lake City	16	Northeast
Denver	528	Southeast
Phoenix	663	South
Las Vegas	422	Southwest
Los Angeles	690	Southwest
San Francisco	732	West

29. Freight carriers

Number of Local Trucking Companies	123 in Salt Lake County
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30. Air transportation – international

Name	Distance	Daily Flights	Major Markets	Major Carriers
SLC International Airport	13.5 Miles	496	CHI, LAX, NYC, SFO	Delta, United, Southwest

31. Air transportation – regional and private service

Name	Distance	Daily Flights	Markets	Carriers
Million Air	13.5 Miles	Charter		

32. Is the site currently served by, or immediately adjacent to, a commercial rail line?

If yes, fill out the following table

Main Line Provider	Union Pacific/Kennecot Company
Short Line Provider	Union Pacific/Kennecot Company
Siding Available	no (negotiable)
Spur Available	no (negotiable)
Train Frequency to Site	Union Pacific will disclose only to incoming firm

If no, fill out the following table

Distance to Nearest Line (miles)	
Nearest Intermodal Facility (miles)	

33. Are telecommunications services available at the site?

If yes, fill out the following table.

	Qwest	Comcast	Utopia	Digis
T1 Available	no	no	no	no
T3 Available	no	no	no	no
Fiber Available	no	no	no	no
Wireless Available	no	no	no	yes

If no, fill out the following table.

Type of service closest to site	Comcast
Distance from site (miles)	
Anticipated timeline to get service to site	Approximately 2 weeks

34. Are electric services available at the site?

yes

If yes, fill out the following table.

Service provider	Rocky Mountain Power
Local utility representative (name, phone, email)	Ryan Hoblely, 801-576-6126, ryan.hoblely@pacificorp.
Describe service location at site	Utility power runs along 5400 South
Does the site have redundant power supply	No
Transformer size (KVA)	75 kVA on site
Single-phase	Yes
Three-phase	Yes
Existing power lines on site?	Yes
Existing power lines adjacent to site?	Yes
Distance to nearest substation (miles)	2.8

If no, fill out the following table.

Type of service closest to site	Rocky Mountain Power
Distance from site (miles)	
Anticipated timeline to get service to site	

35. Is natural gas service available at the site?

yes

If yes, fill out the following table.

Provider	Questar
Local utility representative (name, phone, email)	Bill Hinds, 801.324.3796, james.hinds@questar.com
Line Size at Site (inch)	6 inch steel
Location on Site	runs along 6400 West

If no, fill out the following table.

Type of service closest to site	
Distance from site (miles)	
Anticipated timeline to get service to site	

36. Is sewer service available at the site?

yes

If yes, fill out the following table.

Service Provider	Kearns Improvement District
Local utility representative (name, phone, email)	Carl Eriksson, 801.968.1011, ceriksson@kearnsid.org
Line Size at Site (inch)	12 inch
Location on Site	runs along 5400 South, east of 6400 West
Pretreatment Available	no

If no, fill out the following table.

Type of service closest to site	
Distance from site (miles)	
Anticipated timeline to get service to site	

37. Is water service available at the site?

yes

If yes, fill out the following table.

Service Provider	Kearns Improvement District
Local utility representative (name, phone, email)	Carl Eriksson, 801.968.1011, ceriksson@kearnsid.org
Line Size at Site (inch)	16 inch
Location on Site	runs along 5400 south

If no, fill out the following table.

Type of service closest to site	
Distance from site (miles)	
Anticipated timeline to get service to site	

38. Solid waste service at site

Provider	Salt Lake County Landfill
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Distance from Site to Landfill (miles)	11
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39. Has an Environmental Phase 1 assessment been conducted? no **

Fill out the following chronology of previous site land uses

Date	Use

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40. Additional environmental studies **

Date	Study Type

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41. Are there any wetlands on the site? no
 If yes, has a delineation study been conducted?

42. Air quality

Attainment / Non-Attainment Area	Non-Attainment
EPA Class 1 Area(s) Near Site	Over 100 Miles

43. Has a geo-technical assessment been conducted on the site? no

If no, fill out the following table

USGS Soil Classification	Bingham series - gravelly soils
Known Groundwater Depth (feet)	Specific unknown - water table is low
Design Wind Speed (mph)	90
Design Ground Snow Load (lbs)	43 psf
Percent Slope	0-20%
Direction of Slope	East
USGS Mean Elevation (feet)	5,000
Known Geologic Constraints	none

44. Current site zoning

Zoning	Permitted Uses
(M)	Sand & Gravel / Zoned Manufacturing

45. Does the site currently have any restrictive covenants or conditional uses? no

46. Are copies of the owner's letter of intent to sell or lease available? no **

47. Has a preliminary title report been run? no **

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48. SURE Sites application prepared by:

Name	Nevin Limburg
Address	3600 Constitution Boulevard
City	West Valley City
State, Zip	UT 84119
Phone	801-963-3322

Cell	
Fax	801-963-3559
Email	nevin.limburg@wvc-ut.gov
Web Site	

49. Broker or in house information:

Name	
Company	Harper Companies
Address	
City	
State, Zip	
Phone	801-250-0132
Cell	
Fax	
Email	
Web Site	

50. Economic development contact

Name	Nevin Limburg
Company	West Valley City
Address	3600 Constitution Boulevard
City	West Valley City
State, Zip	UT 84119
Phone	801-963-3322
Cell	
Fax	801-963-3559
Email	nevin.limburg@wvc-ut.gov
Web Site	

51. Date of Qualification

Initial Qualification	May - 08
Updated	October - 08