

UIPA: Building the Foundation for Investment

Logistics infrastructure first. Industrial growth. Local benefit.

Some project areas can compete for businesses immediately. Others require planning and infrastructure development before employers can invest. UIPA bridges that gap using new property value generated by development, self-financed public infrastructure districts, low-interest infrastructure loans and public-private partnerships. In some cases UIPA may provide a direct incentive, in other cases UIPA may provide coordination or facilitation for business expansions.

Projected Company Commitments Since 2022



\$5.9 billion
in capital investment



4.6 million sq. ft.
of new industrial and
logistics space



5,800
new jobs, with significant
impact in rural Utah

*Projected commitments may still be pending contract execution. Recruitment projects are coordinated through GOED.

Infrastructure and Logistics in Action

BNSF Expands Class I Rail Capacity

Since opening in July 2025, BNSF's new Class I intermodal facility in Salt Lake City has handled 16,000+ railcars, with Phase II expansion advancing in early 2026.

Delta Expands Air Cargo Capacity

Announced in 2025, Delta is investing \$18 million in a new 48,000-square-foot cargo facility at Salt Lake City International Airport. Operations are expected to begin in 2027.

Savage Tooele Railroad Opens with UIPA Support

Utah's first new short-line railroad in over a century is operating in Tooele County, supported by a \$10 million UIPA infrastructure loan.

Crossroads Port Reclaims a 770-Acre Brownfield

UIPA is transforming the former North Temple Landfill from a long-standing environmental liability into infrastructure-ready land, including roads, utilities and rail access.

Record EPA Ports Grant

UIPA and DEQ helped secure \$112.4 million in EPA Clean Ports funding—the largest environmental grant in Utah history—to deploy zero-emission freight technologies and improve air quality at the Salt Lake City Intermodal Terminal.

Rural Rail Hubs Connect Utah Businesses

RailSync has moved more than 1282+ railcars and removed more than 4,480+ inbound truckloads. The Savage Cedar City Utah Transload Facility has received hundreds of rail cars. Near Nephi, a new facility is improving freight access Utah businesses.

West Weber Builds Regional Capacity

Construction is underway on a sewer lift station with 6 million gallons of capacity serving the ~9,000-acre West Weber Project Area and surrounding communities. Other utility improvements are being coordinated to support long-term industrial and residential growth.

Communities Gain Essential Utilities

UIPA approved a \$1.6 million infrastructure loan for Fairfield's municipal water system, a \$4.66 million loan for roads, utilities, power and telecommunications in Salina, and a 1.26-mile power line in Fillmore has added up to 2 megawatts of capacity.

Growth Reinvested in Communities

Project-area revenue is also supporting 12 additional Salt Lake City police officers, \$7.5 million in Great Salt Lake conservation funding and improved transportation access for Northwest Quadrant employees.

Private Investment and Expansions Follow Infrastructure

Communities. Companies. A Stronger Utah



Northwest Quadrant - Salt Lake City

- **Motorola Solutions:** planned \$100M, 165,000-sq.ft. advanced manufacturing facility; 400 jobs.
- **Stadler:** \$70M+ expansion, +245,000 square feet and grew the company's Utah workforce from 500 to as many as 800 employees.
- **Amrize Elevate:** opened a 650,000-square-foot, LEED-certified manufacturing facility with direct access to UIPA-supported rail infrastructure; 75 to 80 jobs.
- **Northrop Grumman:** repurposed 300,000-square-foot facility, a defense-focused manufacturing hub; ~100 high-wage jobs.
- **NextEra Dominguez Grid:** 200-megawatt battery energy storage facility supporting grid stability and energy resilience.

Golden Spike - Box Elder County

- **Nucor Towers & Structures:** \$200 million manufacturing facility is expected to create 200 jobs.
- **Lakeshore Learning:** invested approximately \$220M in a 1.2 million sq.ft. facility supporting ~550 jobs. New project-area revenue is helping Garland finance road improvements.

Central Utah Agri-Park Juab County

- **Ash Grove Cement:** more than \$100 million in upgrades to the Leamington plant will increase production, improve energy efficiency and support lower-carbon cement manufacturing.

Skyline Corridor Richfield

- **Unitech Manufacturing:** a 50,000-sq.ft. expansion in Beaver City; 50 new jobs.
- **Fervo Energy:** 500-megawatt Cape Station geothermal project near Milford, ~200 construction jobs and driving new transportation and safety infrastructure.

Castle Country Carbon, Emery Counties, Green River

- **Airbuild:** \$9.5 M and 15 jobs its first microalgae facility
- **Valar Atomics:** achieved zero-power criticality. 100 acres expansion in Castle Country
- **A1 (Anson Resources-POSCO Holdings):** lithium extraction demonstration plant in Emery County.
- **Savage:** planned \$20M expansion of terminal expansion; 40 local jobs.

Iron Springs Cedar City

- **LS Electric-MCM Engineering:** \$168M expansion, three facilities, ~294,000 sq.ft., 250+ jobs
- **Hive Plastics:** \$12.6M manufacturing facility, up to 60 jobs.
- **Iron Depot and Totten Tubes:** first announced tenants at BZI Innovation Park, a rail-served site.

Mineral Mountains Beaver

- **Unitech Manufacturing:** a 50,000-sq.ft. expansion in Beaver City; 50 new jobs.
- **Fervo Energy:** 500-megawatt Cape Station geothermal project near Milford, ~200 construction jobs and driving new transportation and safety infrastructure.

Ancient Sky San Juan County

- **Cask Enterprises:** a \$1 million mixed-use development in La Sal will provide needed small-business space to strengthen workforce development in San Juan County.

The UIPA Model



Local Vision

Communities identify opportunities



Coordinated Infrastructure

UIPA helps plan and finance infrastructure



Business-ready sites

Infrastructure unlocks recruitment opportunities



Private Investment

Companies invest and expand.



Job and local Reinvestment

Better jobs.
Stronger communities