



CHOOSE MARSHALL

AREA ECONOMIC DEVELOPMENT ALLIANCE

What is the Marshall Megasite?

The more than 1,900-acre Marshall Megasite represents a unique economic opportunity to create thousands of jobs and spark billions in investment for our community, our region and beyond. It is uniquely positioned along two highways (I-94 and I-69) that directly connect it to a much broader region. The site runs 3.3 miles west to east and 1.5 miles north to south, from 12 Mile Road to the east to slightly past 15 Mile Road to the west and from Michigan Avenue to the north down to the Kalamazoo River. It's also possible that future projects may not use the entire Megasite.

What is the history of the Megasite?

The Marshall Megasite is a project more than 50 years in the making. The concept was developed in the 1960s and a few high-profile site visits have occurred over the past 15 years. The central property has been zoned as industrial since the 1960s. In recent years, regional and state partners have grown their investment activities in the site to make it more competitive in attracting business interest and opportunities.

Who is developing the site?

The marketing and development of the site is being managed by a partnership between the Michigan Economic Development Corporation (MEDC), Calhoun County, City of Marshall, Marshall Township and the Marshall Area Economic Development Alliance (MAEDA).

What is strategic site planning and who is doing it?

Calhoun County has been leading the strategic site planning work on the Marshall Megasite. Strategic site planning is the process of collecting and analyzing information about the land to determine its viability for development. It includes environmental audits, geotechnical information, wetlands delineation, archaeological reports, endangered species reports, water quality reports, title and survey work.

What is land acquisition and who is doing it?

MAEDA has been leading land acquisition efforts. Primarily, land acquisition has involved partnering with landowners using option agreements, which allow MAEDA to purchase the property at a pre-determined price negotiated with the landowners. Option agreements streamline the process of preparing the property for development and sale to an interested company. Option agreements generally run for three years, and the landowner receives an

annual payment simply for entering the option. Purchase prices in option agreements have been above market value. **No landowner is legally obligated to enter into an option agreement.** Land acquisition also includes the purchase of properties.

Who is funding site development?

The bulk of the funding for the development of the Megasite is provided by the state of Michigan through the MEDC.

What industries are being considered for the site?

Top industries being considered include those in automobile, battery and semiconductor manufacturing because these are high-growth industries that pay a generous wage rate. Solar and marijuana growing are NOT under consideration for the site.

Are there any benefits to natural resources or recreation?

As part of this development, the partner agencies are setting aside acreage south of the railroad for conservation and the development of a nature trail.

What are the costs to taxpayers in Marshall Township and the City of Marshall?

A payment in lieu of taxes (PILOT)/municipal services agreement will be in place to cover any increased costs to the city and township. There should be no increased costs to taxpayers in Marshall Township and the City of Marshall.

What are the community benefits?

The Marshall Megasite represents a unique economic development opportunity to create **thousands of new jobs** and spark **billions in investment** for our community, our region and beyond. A new major manufacturing development will have the following benefits:

- Stimulate massive economic growth in our region by providing **high-quality, good-paying jobs** with fringe benefits for thousands, boosting property values and generating new tax revenues.
- For every new job created in this development, at least **two to three additional jobs are created in the supply chain** as a result of the spin-off impacts of the investment. These jobs are not replacing other jobs in Michigan's economy but are net new jobs to the region.
- Studies of similar investments in Michigan and other states have shown that these megasite development opportunities generate **billions of dollars of new personal**

income from the direct, indirect, and induced jobs being created over a 20-year timeframe.

- The new personal incomes generated will drive a new economic engine for our community that will **pump millions of dollars into local small businesses** like restaurants, grocery stores, hardware stores, shops and other small businesses.

The Marshall Megasite will be a magnet for billions of dollars of **new capital investment into our region, funding for road improvements and infrastructure projects, and attracting new housing** developments which all will improve the quality of life for our families and neighbors.