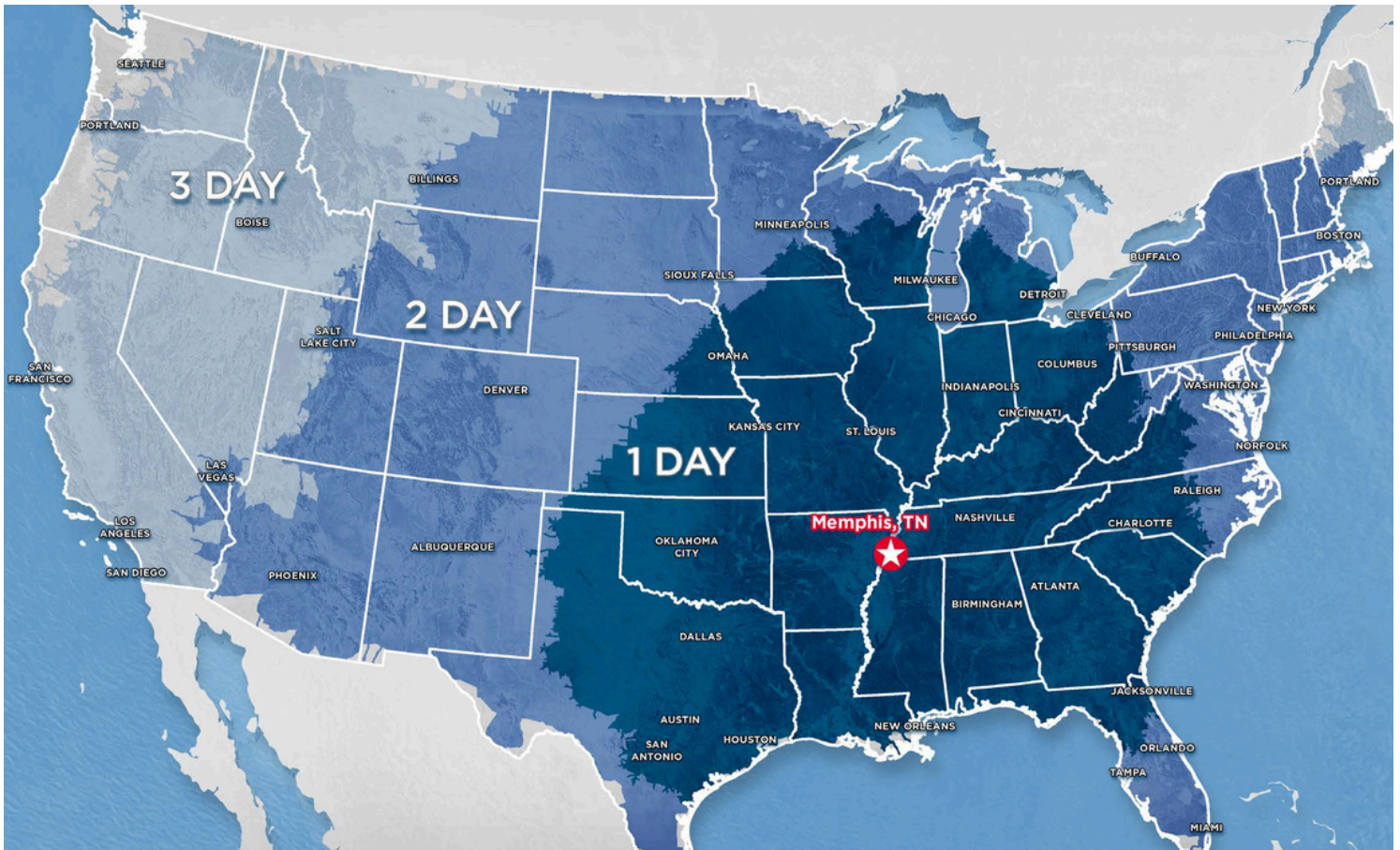




MARION: PRIME LOCATION



MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



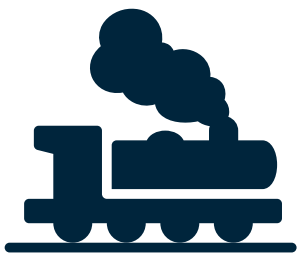
1st

Largest
Cargo
Airport in the US



3rd

Busiest
Trucking
Corridor



5

Class 1
Railroads



5th

Largest
Inland
Port

MARION'S LOGISTICS ASSESSMENT

Nearest Intermodal Rail Facilities

Distance

Union Pacific Intermodal
BNSF

1 mile
4 miles

Nearest Airports

Distance

West Memphis Municipal Airport
Memphis International Airport

6 miles
17 miles

Nearest Ports

Distance

Port of West Memphis
International Port of Memphis

6 miles
11 miles

Nearest Parcel Hubs

Distance

FedEx World Hub & UPS

17 miles

US Highways & Interstates

Distance

Interstate 40
Interstate 55
State Highway 118 (4-lane)
State Highway 147

2 miles
4.5 miles
2 miles
.09 mile

Navigable Water

Distance

Mississippi River

10 miles



Beth Wilson
Economic Development Director
beth.wilson@marionarkansas.org
870.739.6041



UNION PACIFIC IN ARKANSAS



2023 FAST FACTS

Miles of Track	1,324
Annual Payroll	\$223.3 million
In-State Purchase	\$48.6 million
Capital Investment	\$155 million
Community Giving	\$274,000
Employees	1,772

RAIL CARS IN ARKANSAS

Year	Originated	Terminated
2019	229,197	267,156
2020	197,039	200,479
2021	200,183	201,855
2022	202,274	217,233
2023	198,219	207,190

TOP FIVE COMMODITIES IN 2023*

Shipped	Received
1. Intermodal-Wholesale	1. Intermodal-Wholesale
2. Stone & Gravel	2. Coal
3. Steel	3. Auto Parts
4. Auto Parts	4. Meals & Oils
5. Rice, Sugar & Misc. Dry Food	5. Grain

* By volume

SAFETY, SERVICE & OPERATIONAL EXCELLENCE = GROWTH

The Union Pacific team is focused on being the best in **Safety, Service and Operational Excellence**. It defines how we win and grow: Safely delivering the service we sold our customers, investing in our railroad, using our resources and assets efficiently, and proactively engaging with our teams and stakeholders.



SUPPORTING ARKANSAS' ECONOMY

Union Pacific operates some of its largest and most modern facilities within Arkansas, providing resources to businesses and industries seeking growth opportunities.

Union Pacific's second-largest freight car classification yard is in North Little Rock, where rail cars are sorted and trains built for departure. Various commodities move through the yard, with service directly supporting the Little Rock Port. Additional yard locations across the state and a \$70 million state-of-the-art, 600-acre intermodal facility at Marion help Union Pacific provide safe, reliable and efficient customer service.

From 2019-2023, Union Pacific spent more than \$819 million on Arkansas tracks, structures and facilities. This commitment to providing a safe, reliable and efficient network allows Union Pacific to be a valuable resource in attracting new business and industry.



HELPING COMMUNITIES THRIVE

Union Pacific proudly supports Arkansas organizations through its [Community Ties Giving Program](#). In 2023, the company provided more than \$274,000 to local organizations, including Associated Industries of Arkansas Foundation, Operation Lifesaver, and Arkansas Game and Fish Foundation. Grants were awarded to programs meeting one of Union Pacific's philanthropic objectives: helping communities prevent and prepare for accidents and emergencies; fostering skills development for family-supporting jobs; creating vibrant community spaces; and advancing the health of our environment.

DRIVING INNOVATION AND SUSTAINABILITY

Union Pacific's rails are technological runways enhanced with GPS, specialized sensors and, in some areas, Positive Train Control (PTC). PTC is an advanced system designed to automatically stop a train before certain incidents occur, such as train-to-train collisions and derailments caused by excessive speed or movement through misaligned track switches. PTC is installed on 100% of required Union Pacific rail lines; implementation efforts also ensured interoperability with other freight and passenger railroads operating on our tracks.

North Little Rock is home to the Downing B. Jenks locomotive repair shop – UP's largest and most modern. It employs skilled workers from a variety of crafts performing heavy maintenance on more than 7,000 locomotives. This facility has played a critical role in equipping Union Pacific's fleet with the technology necessary to utilize PTC.

Union Pacific is using technology to drive fuel efficiency. One train can take several hundred trucks off Arkansas' already congested highways. A Union Pacific train can move one ton of freight 454 miles on a single gallon of diesel, generating a carbon footprint that is 75% less than trucks.

AMERICA'S PREMIER RAILROAD

One of America's most recognized companies, Union Pacific Railroad (NYSE: UNP) connects 23 states in the western two-thirds of the country by rail, providing a critical link in the global supply chain. From 2014-2023, Union Pacific invested approximately \$34 billion in its network and operations to support America's transportation infrastructure. The railroad's diversified business mix includes its Bulk, Industrial and Premium business groups. Union Pacific serves many of the fastest-growing U.S. population centers, operates from all major West Coast and

Gulf Coast ports to eastern gateways, connects with Canada's rail systems and is the only railroad serving all six major Mexico gateways. Union Pacific provides value to its approximately 10,000 customers by delivering products in a safe, reliable, fuel-efficient and environmentally responsible manner.

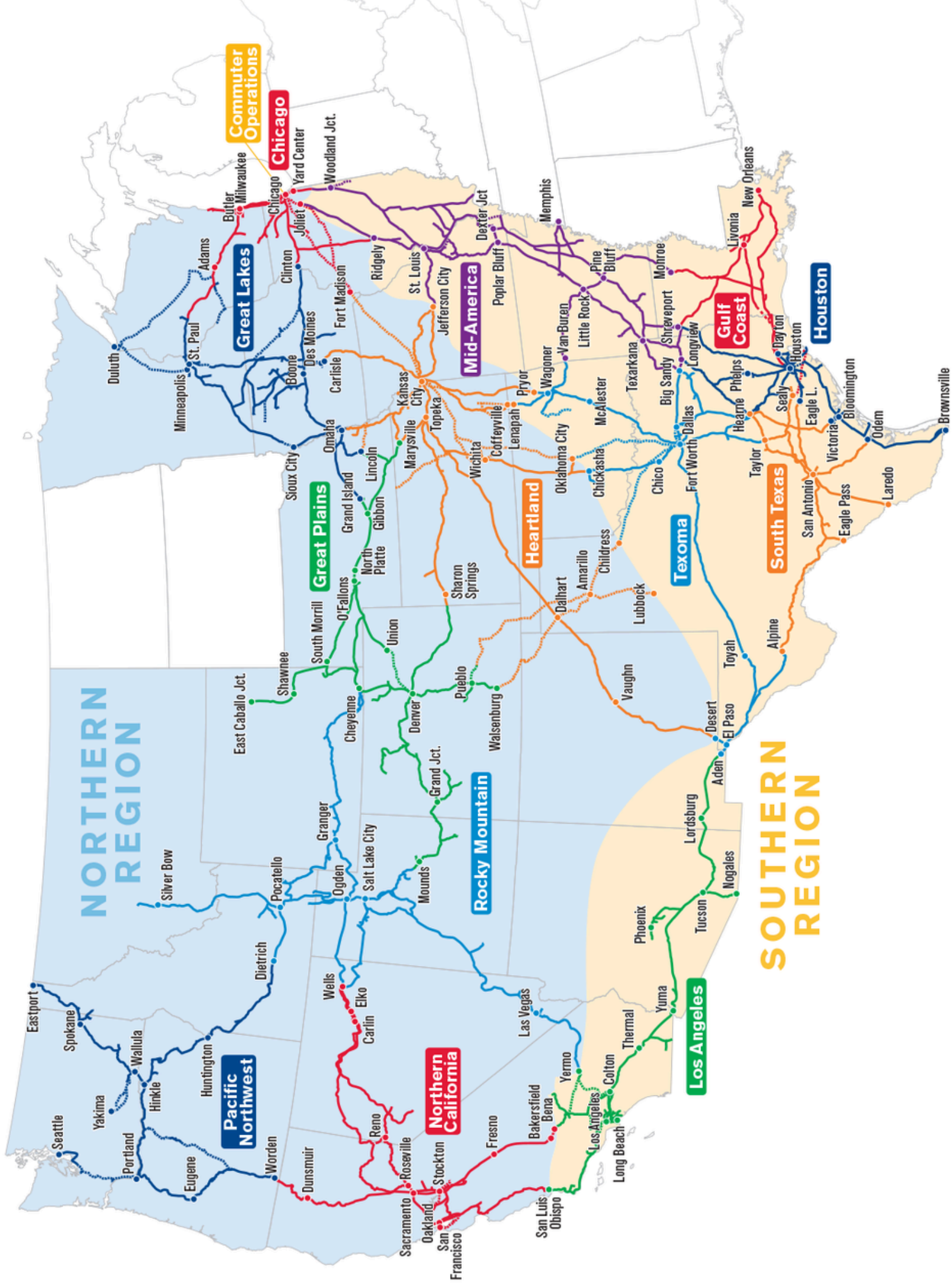
CONTACT US

24-Hour Emergency Hotline – Response Management:
(888) 877-7267

Corporate Headquarters:
(402) 544-5000 or (888) 870-8777

Community Contacts:
www.up.com/aboutup/community/community_contacts

Media Contacts:
www.up.com/media/contacts



INFRASTRUCTURE SPECS

Utility	Provider	Information
Electricity	Entergy Arkansas, Inc.	<ul style="list-style-type: none">• Kuhn Rd. Substation• 161kV transmission• 13.8 kV distribution• In/Out service arrangement.• Allows for service from either direction in the event of a transmission line fault.
Gas	Summit Utilities	<ul style="list-style-type: none">• 6" main• 100 psi minimum• 225 psi
Water	City of Marion	<ul style="list-style-type: none">• 12" main• 1 -million- gallon elevated tank• 2.8 mgd--excess• 3.5 mgd--peak capacity
Sewer	City of Marion	<ul style="list-style-type: none">• 12" line• 0.4 mgd excess capacity
Fiber Optics	AT&T	<ul style="list-style-type: none">• Fiber Optics available



ST. FRANCIS LEVEE DISTRICT



Economic Development

St. Francis Levee Information

The City of Marion is protected by a multi-billion-dollar flood control system that protects the Mississippi River Valley. The St. Francis Levee District of Arkansas enjoys a great relationship with the US Army Corps of Engineers, the Mississippi River Commission, and the United States Congress to continue to improve protection for Marion, Crittenden County, Northeast Arkansas, and the Lower Mississippi River Valley.

I've attached a brief about the levee provided by Rob Rash, CEO and Chief Engineer of the St. Francis Levee District, and a U.S. Army Corps of Engineers Article: *St. Francis Levee District awarded Outstanding Maintenance Award*.

Mr. Rash stated he is able to provide additional information or pictures regarding the levee if needed. His contact information is 901-674-1062 or 870-735-1062

Please let me know if you have any more questions or concerns. Thanks again for your interest in Marion. It is a great community, and we would love your company to be a part of it!

Thank you,

Beth Wilson

Beth Wilson

Economic Development Director

City of Marion

Office: 870.739.6041

Cell: 870.636.2175

beth.wilson@marionarkansas.org

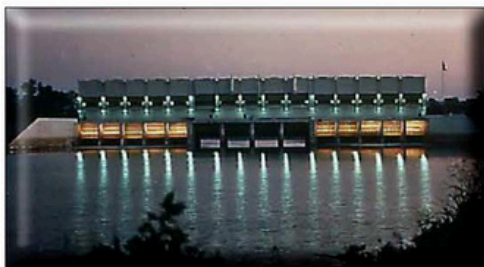
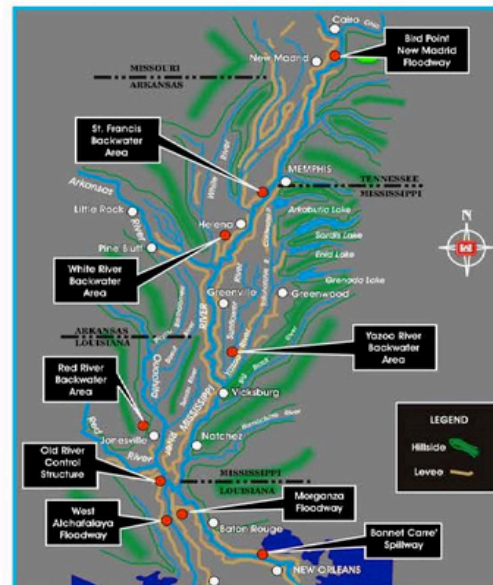
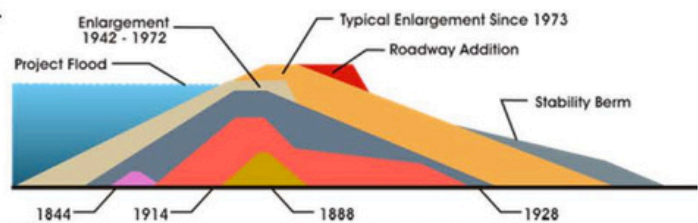
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ST. FRANCIS LEVEE DISTRICT

ST. FRANCIS LEVEE DISTRICT OF ARKANSAS

The St. Francis Levee District of Arkansas (SFLD) was created by the Arkansas State Legislature in 1893. The SFLD owns, operates, and maintains 411 miles of levee that protects almost two (2) million acres of farmland, over 250,000 people, and billions of dollars of industry spanning all or parts of eight (8) counties in Northeast Arkansas.

The SFLD system has been utilized as part (St. Francis Basin) of the Mississippi River and Tributaries Project (MR&T) created by the United States Congress in the 1928 Flood Control Act. The 1928 Flood Control Act created the federal system that protects the Mississippi River Valley which includes Northeast Arkansas. The Mississippi River and Tributaries Project protects the area shown below (red) and controls rainfall events from all or

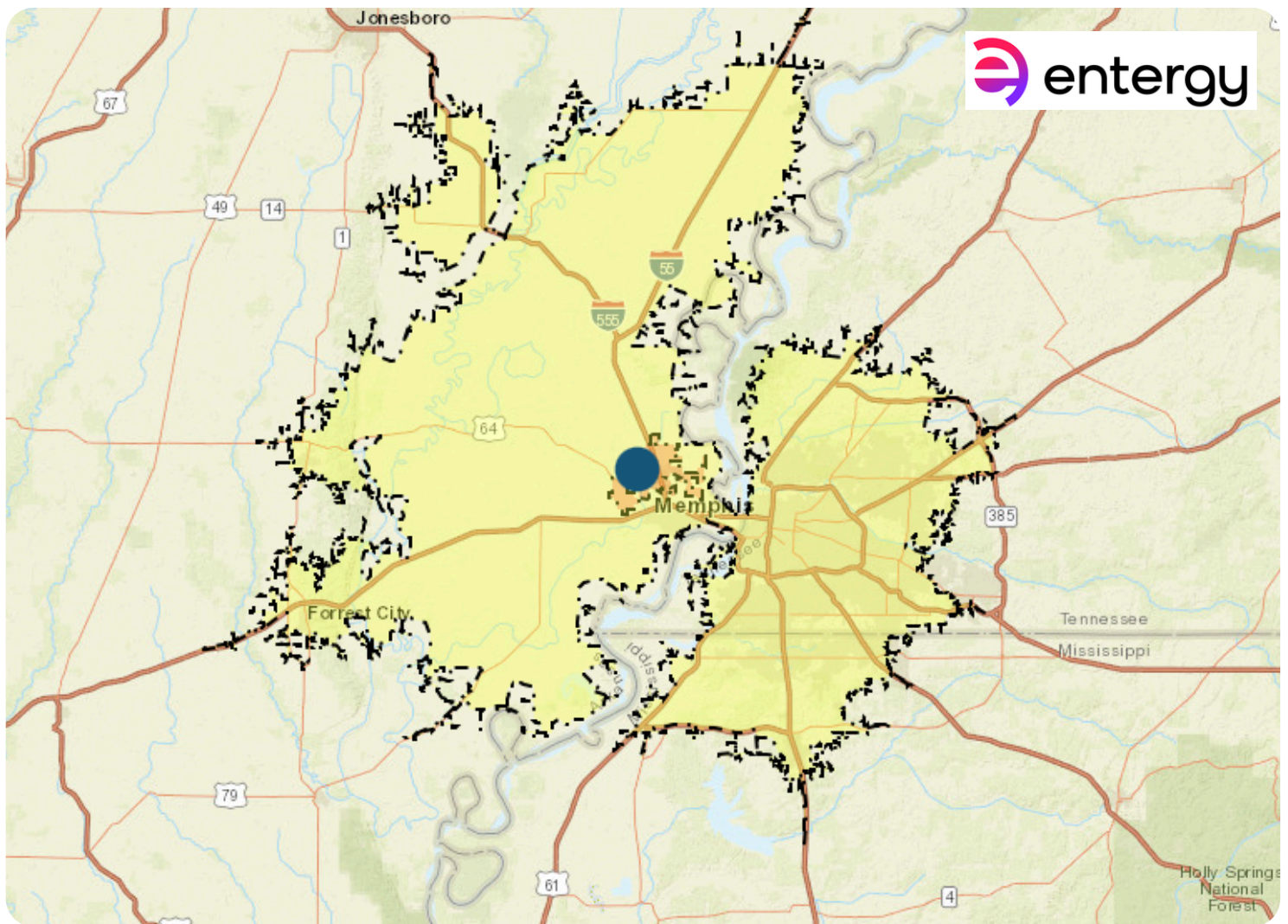


parts of 31 states (blue). The U.S. Army Corps of Engineers and the St. Francis Levee District of Arkansas have partnered for over 95 years and experienced great

success through numerous floods. These major floods include a record flood, by volume in 2011 (2,213,000 cfs), 1973, 1975, 1983, 1993, 1997, 2008, 2011, 2014-15, and 2019. The St. Francis Basin is also protected by the Huxtable Pumping plant (currently enjoying a 32-million-dollar upgrade) which pumps over 14,000 cfs and protects over 600,000 acres, including Crittenden County.

WORKFORCE NUMBERS

Report Areas	45 minute Drive-time	Marion
Total population	1,155,568	13,563
16+ labor Force	562,522	7,751



DEMOGRAPHICS SNAPSHOT



13,563
Population

\$81,391
Median Income



36
Median Age

\$200,369
Average
Home Price



COST OF LIVING



24.1 %
less
the national average

40.5 %
less
the national average



5.7 %
less
the national average

4.5
Crittenden County
Unemployment Rate



TRAINING/EDUCATION



ARKANSAS STATE UNIVERSITY
MID-SOUTH



Arkansas State University Mid-South is located in West Memphis, 10 minutes from Marion. it welcomes students from the Arkansas Delta and the Mid-South.

ASU Mid-South provides accessible, employment-relevant, world-class education. In conjunction with state and federal programs such as Arkansas Delta Training and Education Consortium (ADTEC), and Advancing Delta Talent, ASU Mid-South has established a “career pathways” model that offers a series of logical employment “stop-out points” along a comprehensive training continuum.

The institution remains aggressive and determined in its efforts to meet the current and future employment needs of the region so that students will be prepared for the jobs of today and tomorrow.

www.asumidsouth.edu



- Aviation Maintenance
- Auto/Diesel Maintenance
- CDL Training
- Welding
- Machining
- Mechatronics

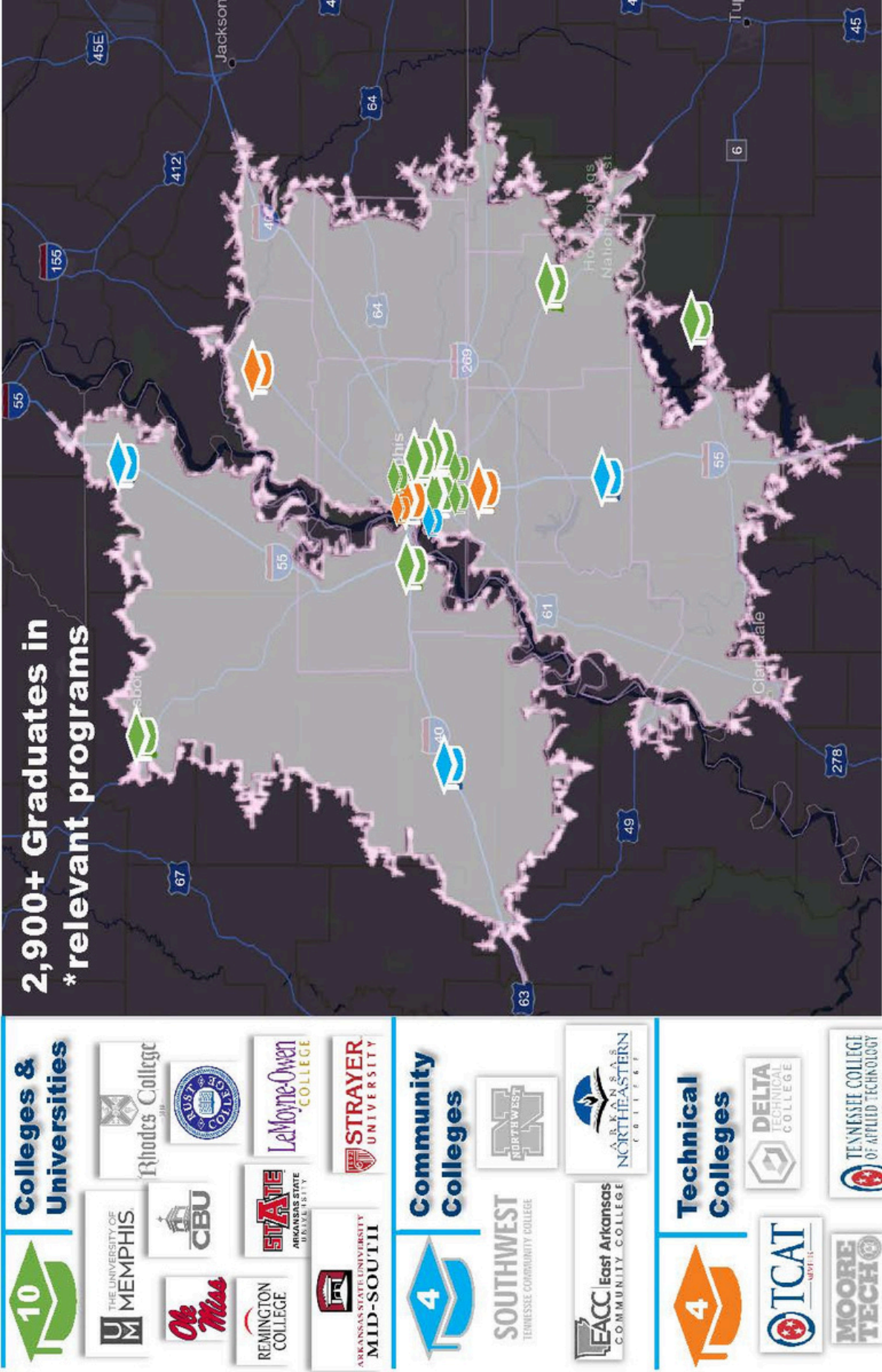


- Computer Programming
- Information Technology
- EMT/Paramedic
- Nursing



- Business
- General Education
- Teacher Education
- Concurrent Student Program w/High schools

TRAINING/EDUCATION



*Relevant programs include computer & info sci., engineering, mechanic & repair tech, precision production, and transportation & materials moving. Source: Lightcast, Q1 2023 dataset

BUSINESS ENVIRONMENT



BUILDING HEIGHT VARIANCE

- Current: 2 stories/35 feet
- Variance may be submitted to the Planning Commission



BUSINESS FRIENDLY

Direct access:

- Economic development director
- Community planning director
- Mayor



APPROVALS

- Planning Commission: 1st Tuesday
- City Council: 4th Tuesday

TAXES



10.25%

Arkansas
6.5%

Crittenden County
1.75%

City
2.0%



20%

Real Property
Assessment Rate

Tax rate per \$100
\$4.73

Effective tax rate
per \$100
\$0.94



3%

of outstanding
capital stock



3.1%

Taxable wage base:
\$7,000

INCENTIVES



OPPORTUNITY ZONE: Provides tax incentives for investors who invest new capital in businesses in economically distressed communities.

www.arkansasedc.com/communityresources/opportunity-zones



NEW MARKET TAX CREDITS: Permits individual and corporate investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). The credit totals 39% of the original investment amount and is claimed over a period of seven years.

www.cdfifund.gov/programs-training/programs/new-market-tax-credit



P.I.L.O.T. (Payment in Lieu of Taxes): Up to 65% of real and personal property tax abatement for up to 25 years.

www.arkansasedc.com/communityresources

STATE INCENTIVES

Advantage Arkansas (Income Tax Credit)

- Advantage Arkansas offers a state income tax credit for job creation based on the payroll of new, full-time, permanent employees hired as a result of the project. The Tier Map linked above shows the job creation requirements and the benefits of the program.
- To qualify for the Advantage Arkansas program (all tiers), the proposed average hourly wage of the new employees hired as a result of the project must be equal to or greater than \$15.99. This minimum average hourly wage is applicable to those eligibility categories that do not require higher wage thresholds as determined by law.
- The Advantage Arkansas income tax credit is earned each tax year for a period of five years. The income tax credit cannot offset more than 50% of a business's income tax liability in any one year and may be carried forward for nine years beyond the tax year in which the credit was first earned. The credit begins in the tax year in which the new employees are hired. Employees included in the new additional payroll under the project must be Arkansas taxpayers.

ArkPlus (Income Tax Credit)

- ArkPlus is a state income tax credit program that provides tax credits of 10% of the total investment in a new location or expansion project. This incentive is offered at the discretion of the AEDC Executive Director.
- ArkPlus requires both a minimum investment and a minimum payroll of new, full-time, permanent employees hired as a result of the project, depending on the tier in which the business is located. The business must reach the investment threshold for the tier in which it is located within four years from the date of the signing of the financial incentive agreement, and the payroll threshold for the tier in which it is located within 24 months from the date of the signing of the financial incentive agreement.
- The income tax credits may be used to offset 50% of the Arkansas income tax liability in the tax year the credit is earned. Any unused credits may be carried forward for nine years beyond the tax year in which the credit was first earned.

STATE INCENTIVES

Create Rebate (Cash Rebate)

- Create Rebate provides annual cash payments based on a company's annual payroll for new, full-time, permanent employees. This incentive is offered at the discretion of the AEDC Executive Director.
- Create Rebate requires a minimum payroll of new, full-time, permanent employees hired as a result of the project, depending on the tier in which the business is located. The business must reach the payroll threshold for the tier in which it is located within 24 months from the date of the signing of the financial incentive agreement.
- Create Rebate benefits are available after the business certifies to the Arkansas Department of Finance & Administration that it has fulfilled the terms of the financial incentive agreement, and the reported payroll has been verified. The percentage of the benefit depends on the county's tier assignment where the job creation occurs.

Tax Back (Sales and Use Tax Refund)

- The Tax Back program provides sales and use tax refunds on the purchase of building materials and taxable machinery and equipment to qualified businesses investing the minimum required based on the tier in which the company locates and who either a) sign a job creation agreement under the Advantage Arkansas or Create Rebate programs within 24 months of signing the Tax Back agreement or b) have signed an Advantage Arkansas or Create Rebate agreement within the previous 48 months.
- Applicants for Tax Back must also obtain an endorsement resolution from a local governing authority authorizing the refund of its local taxes. Applicants must meet the qualification criteria under the requisite Advantage Arkansas or Create Rebate program in which they are participating and must be approved by AEDC.
- The refund of sales and use taxes shall not include the refund of state taxes dedicated to the Educational Adequacy Fund provided in §19-5-1227 or the state taxes dedicated to the Conservation Tax Fund provided in §19-6-484, which totals 1%. The state tax rate is 6.5%; therefore, the eligible refund amount is 5.5%.

STATE INCENTIVES

Infrastructure Grants

- AEDC has the ability to share the cost of project infrastructure needs by committing grants from state and federal infrastructure funds. These funds are offered at the discretion of the State. The amount of assistance committed is dependent upon the strength of the company, of jobs, average wage, project investment and costs associated with facility/site improvements.

Customized Training Grants

- Provides reimbursement for both on-site and off-site training for newly created positions related to an expansion or new location.
- Flexible and highly customizable.
- Pre-employment training, new employee orientation, on-the-job training, and/or skills upgrades for new positions qualify under this program.
- All prospective production employees are encouraged to complete the Career Readiness Certificate Process.

Office of Skills Development Training Grants

- The Office of Skills Development (OSD) is a division of the Arkansas Department of Career Education offering grants to support workforce development by strategically investing in training programs that are prioritized by employer needs and economic impact. Businesses and non-profit entities are eligible to apply for training according to the OSD Grants Rules and Regulations. Grants are available to support training that falls into the following categories: Grow Your Own, Skills Gap, Customized Technical and Professional Development.

Untapped
Market

Mid-South's
Best Kept
Investment
Secret

• EST. 1896 •

MARION

ARKANSAS

Strategic
Location

Ready
for
Development

READY FOR BUSINESS,
READY FOR YOU.

Launchpad
for
Growth

Scan to hear from
business owners



MARION
ECONOMIC DEVELOPMENT



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www.marionar.org

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.