



INDUSTRIAL DEVELOPMENT FORUM

2022

- 335+/- Acres in Great Stream Commons
- 75 +/- Acres Sold in 2021
- 165 +/- Acres Sold in 2022
- 45 +/- Acres Under Contract
- 50 +/- Acres Remain for Sale
- 400k SF +/- Under Construction for Bimbo Bakeries
- Over 3.5M SF Planned in the Park.

LEE & ASSOCIATES IDF 2022



<p>SITE ENGINEER</p> <p>109 MONROE STREET SUITE 70 SELINGROVE, PA 17870 PHONE: 888.987.1993 WWW.LIVICIVIL.COM</p>	<p>RAIL</p>	<p>INCENTIVES</p>	<p>OWNER</p> <p>COUNTY of UNION PENNSYLVANIA</p>	<p>LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES 4500 LENA DRIVE, SUITE 104, MECHANICSBURG, PA 17055 (717) 695-3840</p> <p>BILL SHRAIDER JOHN VAN BUSKIRK, BOR ALLY BRUGGS</p> <p>BSHRAIDER@LEE-ASSOCIATES.COM JVANBUSKIRK@LEE-ASSOCIATES.COM ABRUGGS@LEE-ASSOCIATES.COM</p> <p>(717) 219-7742 (717) 219-8671 (717) 610-4179</p>	<p>LAST REVISED</p> <p>2/4/2022</p>
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SHELL PENNSYLVANIA UPDATES

- **State-of-the-art polyethylene plant**
- **Located in Monaca PA, Potter Township, Beaver County**
- **Construction is 95% complete**
- **Construction created 33,550 jobs, \$1.5 billion in wage income**
- **During operations will support 600 jobs**
- **Wage impact from direct and indirect jobs will be \$22.4 billion**
- **Target opening end of 2022**
- **For more information visit: <https://www.shell.us/about-us/projects-and-locations/shell-polymers.html>**



SHELL PENNSYLVANIA UPDATES



SHELL POLYMERS
MAKING THE EXPERIENCE MATTER



SHELL POLYMERS
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Economic Impact Study

Completed April 2021

Economic Impact Study

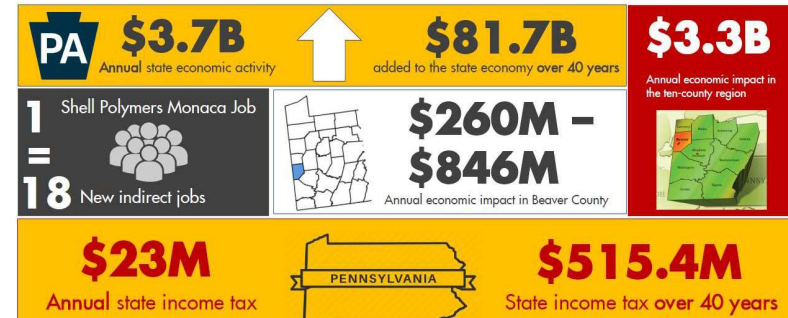
Completed April 2021

Updated Economic Impact Analysis: Petrochemical Facility in Beaver County, Pennsylvania

By the time construction is completed in 2022, the project will have generated:

Once Operational, Shell Polymers Monaca will generate:

Jurisdiction	Tax Revenue	Economic Activity
Commonwealth of PA	\$73M	\$1.7B
SW PA 10-County Region	\$57M	\$2.7B
Beaver County	\$15.7M	\$693M



Prepared for Shell Chemical Appalachia, LLC

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April 2021
Final

* Corresponding numbers of study.

Shell Polymers Economic Impact



SHELL PENNSYLVANIA UPDATES



<https://www.youtube.com/watch?v=4ut45oQcKel>



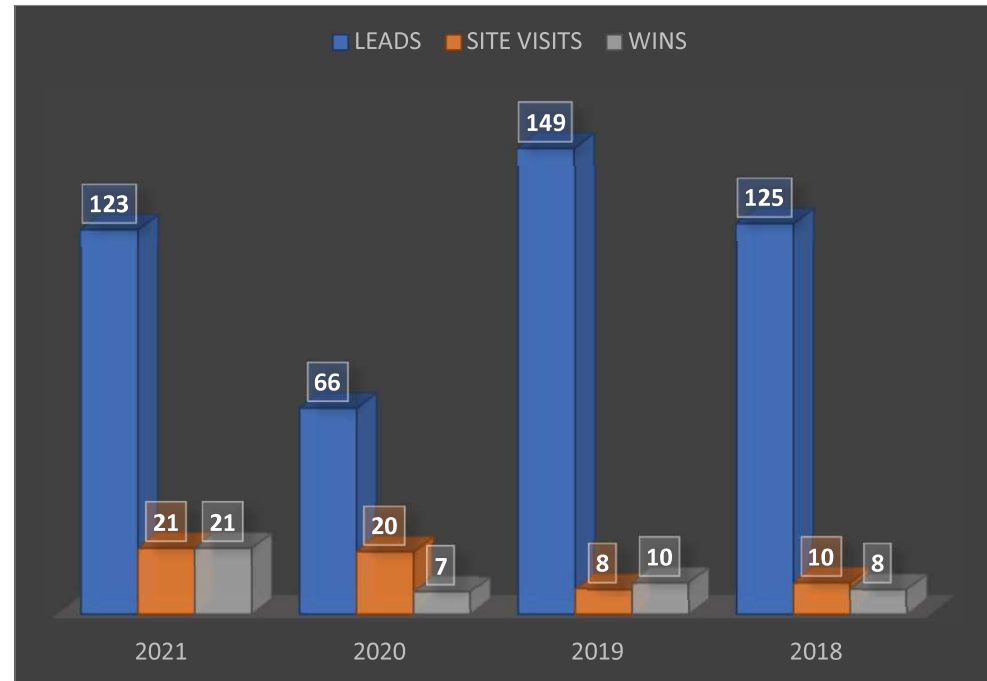
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DEVELOPMENT FORUM**

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March 23rd, 2022

FocusCentralPA.org

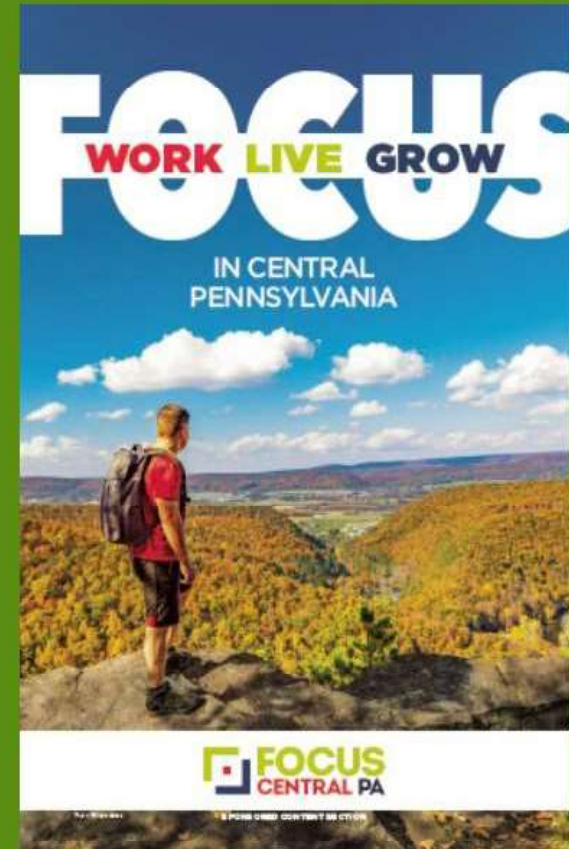
**ATTRACT INVESTMENT THAT
CULTIVATES ECONOMIC
GROWTH IN CENTRAL PA
SMART ECONOMIC GROWTH**





A World Apart in the Center of It All
It's a place where you can work, live and grow.
It's Central Pennsylvania.

Central PA Livability Magazine PDF





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DEVELOPMENT FORUM**

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ATTRACT INVESTMENT THAT

CULTIVATES ECONOMIC

GROWTH IN CENTRAL PA

SMART ECONOMIC GROWTH



- ✓ **PROMOTE OPPORTUNITIES IN CENTRAL PA**
- ✓ **CONVERT LEADS TO SITE VISITS, SITE VISITS TO WINS**
- ✓ **SUPPORT QUALITY INVESTMENT PROJECTS**
- ✓ **PROMOTE LIVABILITY**
- ✓ **STRENGTHEN AND GROW THE ECONOMIC GROWTH ECOSYSTEM**