



January 7, 2020

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
200 East Grand Avenue
Des Moines, IA 50309

Dear Ms. Kuhlers:

The Avenue of the Saints Development Park, located in Floyd County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certification Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by the East Polk Innovation Collaborative and our evaluation of the property, we are certifying the **Avenue of the Saints Development Park** as a **General Industrial Site**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Avenue of the Saints Development Park as meeting the following criteria:

- **The site must be a minimum of 50 total acres, of which at least 80% of the acreage is contiguous and developable.**¹ According to the Master Development Plan dated November 12, 2019, the site is a total of 75.34 acres, with 65.09 total developable acres.
- **The site must be available for sale or lease (with a documented price and terms) to prospective industrial investors. If the site is only available for lease, the lease term must be a minimum of 25 years.** The property is owned by Steven Swartzrock (27.98 acres) and Rockland Enterprises LLC (47.36 acres). The Charles City Area Development Corporation (CCADC) has an option on the property that expires August 31, 2022 (First Amendment to Option Agreement dated April 4, 2019). Based on the Grant and Development Agreement dated September 16, 2019, Charles City will grant funds to the CCADC to purchase the property no later than March 1, 2020.

Title opinion dated April 18, 2019 indicates that Steven Swartzrock and Rockland Enterprises, LLC have marketable title for parcels 121830001100, 121830002400, and 121830002500. Restrictive covenants states that no building construction shall be permitted on any lot until after plans and specifications are submitted to and have received written approval of the proprietor, Steven E. Swartzrock.

¹ "Developable" acres are those that have no impediments to development, or mitigation for any known impediments can be accomplished in less than 90 days. Environmental contamination issues must be remediated prior to certification.

- **The site must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.** The western third of the site is currently zoned B-4 General Highway Business District and the eastern portion is zoned UA Urban-Agricultural District. A zoning change will be necessary. Per the letter from Charles City (Steven Diers, City Administrator) dated August 15, 2019, the City would willingly consider a zoning change. The property would be rezoned to either M-1 Light Manufacturing District or M-2 General Manufacturing District. The entire rezoning process takes approximately 90 days.
- **The site must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the site's developability.** A Master Development Plan has been created that takes rights-of-way, easements and wetlands/streams into consideration.
- **The site's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 90 days. If the schedule for filling is longer than 90 days, filling must be completed prior to certification.** The entire site is located in FEMA Flood Zone X – outside of the 100- and 500-year flood zones.
- **The site must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved prior to certification.** A Phase I Environmental Site Assessment conducted in accordance with ASTM Standard E1527-13 was completed on the entire property on December 11, 2018. The assessment did not reveal evidence of any recognized environmental conditions in connection at the subject property.
- **The site's developable acreage must be free of wetlands or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A wetlands delineation was completed on June 5, 2019. According to survey results, 1.13 acres of wetlands were identified on the site. An approved jurisdictional determination letter from the USACE (Matthew Zehr – Chief, Iowa Permit Section) dated November 27, 2019 indicates that Wetland 1 (0.81 acres) located in the center of the site is jurisdictional. Wetland 2 (0.32 acres) is non-jurisdictional.
- **The site's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A threatened and endangered species habitat evaluation report was completed on November 4, 2019. The study found one tree, which is located in a wetland area, that could potentially provide suitable habitat for the northern long-eared bat. However, due to the small number of trees onsite and abundance of suitable habitat along the Cedar River corridor located approximately 2,000 feet northeast of the site, the northern long-eared bat would not likely be adversely affected as long as the trees are cleared outside of the bat active season, which is considered to be April 1 through September 30th in Iowa.
- **The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to**

certification. A Phase I Cultural Resources Investigation was completed in January 2019. Given the results of the Phase I survey which failed to identify any previously undiscovered cultural materials, coupled with the lack of historic architectural properties within the project area, Bear Creek Archeology, Inc. recommends no further work for the project area.

A letter from Iowa State Historic Preservation Office (Michael Perry – Archaeologist and Libby Wielenga – Architectural Historian) dated March 4, 2019 indicates that they concur with the recommendation of no further archaeological survey at the proposed development parcel. No historic properties were identified within the proposed certification area, but a number of modern and historic-age structures are located in the buffer zone surrounding the proposed certification area. Additional study would be necessary to achieve the reconnaissance architectural level.

- **The site's developable acreage must have soils compatible with industrial development.** A preliminary geotechnical exploration was completed on the property on February 21, 2019. Five soil borings were drilled to a depth of 18 to 25.5 feet below the existing site grades. Groundwater presence was observed between depths of 4.5 to 22 feet below existing grades in four of the five borings at the completion of drilling operations. The majority of the site is located in a potential karst area with exception of the northeast corner of the proposed development where it is indicated as karst. Based on the soil properties encountered at the site, it is the engineer's professional opinion that the Seismic Site Classification is D applies.
- **The site must be within 15 miles, via truck route, of an interstate or a four-lane highway. The site must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).** The property is adjacent to Iowa Highway 27, a four-lane highway, and approximately 40 miles from I-35.
- **To market the site as rail-served, the site must be served or be able to be served within 12 months by rail.** The site will not be marketed as served by rail.
- **The site must be served or be able to be served within six months by industrial level electric infrastructure that can provide a minimum of 2.5 MW electric service.** MidAmerican Energy is the electric distribution and transmission provider serving the site. Per the Electric Questionnaire (Greg Theis, Business & Community Development) dated August 17, 2018, a 12.5 kV line is adjacent to the property. At least 2.5 MW of capacity is available at the site. There would be no cost to the customer for 2.5 MW, and service can be provided within three months.
- **The site must be served or be able to be served within six months by natural gas infrastructure that can provide a minimum of 10,000 mcf per month.** MidAmerican Energy is the natural gas distribution and transmission provider serving the site. Per the Natural Gas Questionnaire (Greg Theis, Business & Community Development) dated October 16, 2018, a 4-inch line with 50 psig is approximately 2,400 feet from the site. In order to provide 10,000 mcf/month 2,400 feet of 4 inch - 50 psig plastic pipe will need to be installed along Grand Avenue and Southgate Drive and install customer meter/regulator sets as load materializes. Town Border Station modifications are also required to accommodate this load. Estimated cost for improvements is \$62,000 for the 2,400-foot line extension and \$2,940,654 for upgrades at the town border station. Improvements can be completed within six months.

- **The site must be served or be able to be served within six months by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day.** Charles City Water Supply is the water provider serving the site. Per the Water Questionnaire (Cory Spieker, Water Superintendent) dated September 4, 2018, a 12-inch main with 1.7 mgd excess capacity is adjacent to the site. As of September 10, 2018, the Charles City Water Supply has a permitted capacity of 5 mgd and excess capacity of 1.7 mgd factoring in peak utilization.
- **The site must be served or be able to be served within six months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day.** The City of Charles City is the wastewater provider serving the site. Per the Wastewater Questionnaire (Dan Rimrod, WRRF Superintendant) dated August 31, 2018, an 8-inch gravity main with a total and excess capacity of 0.65 mgd is located at the site. As of August 31, 2018, the Charles City WRRF has a permitted capacity of 4.66 mgd and excess capacity of 0.82 mgd.
- **The site must be served or be able to be served within six months by telecommunications fiber.** WIN is the telecommunications provider serving the site. Per the Telecommunications Questionnaire (Steve Bergeron, Strategic Account Manager) dated October 23, 2018, infrastructure is approximately 4,600 feet from the site. Fiber, internet, and Ethernet PL can be available. Estimated cost to provide service is \$50,000-\$100,000 and will take 150 days to complete.
- **A Site Concept Plan must be provided that shows the total and developable acreage, largest potential building pad, road access points, potential rail layout, location of existing and proposed utilities, and easements. The Site Concept Plan should take into consideration and note the location and size of development limitations such as wetlands, floodplains, and permanent easements.** Site Concept Plan dated November 12, 2019 shows 75.34 total acres, 9.44 acres of existing easements, 0.81 acres of jurisdictional wetlands, and 65.09 developable acres. The Plan also indicates existing and proposed utility infrastructure, the transportation network, and jurisdictional wetlands.

The information outlined in this letter has been incorporated into the Site Concept Plan dated November 12, 2019, which is enclosed.

This certification will expire on **January 7, 2025**. Upon certification expiration, the property will need to submit for recertification. We congratulate the team at the Charles City Area Development Corporation for their hard work and on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



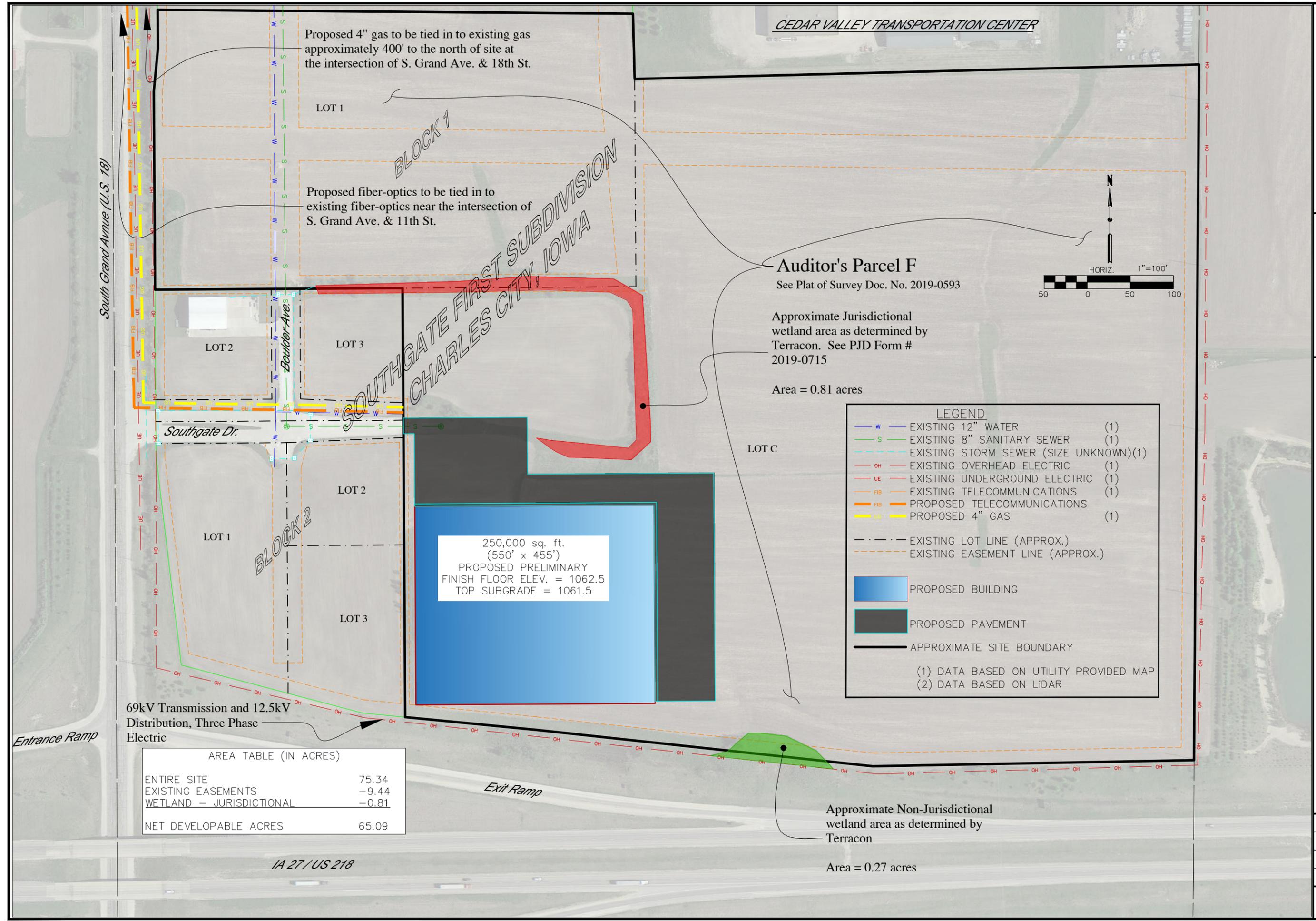
Lindsey M. Cannon
Director

cc: Timothy Fox, Charles City Area Development Corporation

NO.	DATE	DESCRIPTION
1	08/14/19	Wetland Delineation & Utility Data
2	09/10/19	Electrical voltage & topo survey
3	11/12/19	Fiber-optics utility

ATTACHMENT 34 – SITE CONCEPT PLAN
THE AVENUE OF THE SAINTS DEVELOPMENT PARK PROJECT
CHARLES CITY, IOWA

SCALE:	AS SHOWN
PROJECT NO.	8775
DRAWN BY:	AJS
CHECKED BY:	SSS
SHEET	



IA 27 / US 218