

E. Eddy Saylor Industrial Park Osceola, Clarke County, Iowa

*Certification Report
May 2022*

QUEST
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



CONTENTS

- 01 Overview
- 02 Certification Letter
- 03 Property Overview
- 04 Ownership + Availability
- 05 Site Characteristics
- 06 Zoning
- 07 Transportation
- 08 Utilities
- 09 Due Diligence
- 10 Master Plan
- 11 Workforce
- 12 Summary + Recommendations

01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349



The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlers, amy.kuhlers@iowaeda.com, (515) 348-6250

02

Certification Letter



May 23, 2022

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, IA 50315



Dear Ms. Kuhlers:

The E. Eddy Saylor Industrial Park, located in Clarke County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by the City of Osceola and Clarke County Development Corporation and our evaluation of the property, we are certifying the **E. Eddy Saylor Industrial Park** as a **General Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the E. Eddy Saylor Industrial Park as meeting the following criteria:

- The park must be a minimum of 100 total acres, with at least one site 20+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park 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 park's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The park's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 90 days.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The park's developable acreage must be free of wetlands or be able to be mitigated within 90 days.
- The park's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 90 days.
- The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.

- The park's developable acreage must have soils compatible with industrial development.
- The park must be within 15 miles, via truck route, of an interstate or a four-lane highway.
- The park 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 park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within 12 months.*
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within 12 months.*
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within 12 months.*
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within 12 months.*
- The park must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria can be found in Sections 3 through 10 of this report.

This certification will expire on **May 23, 2027**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the City of Osceola and Clarke County Development Corporation for their hard work on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

** For utility capacity, 50% of the capacity must be able to be provided within six months with the remaining 50% capacity in the following six months. For example, 2.5 MW would need to be available within six months and the second 2.5 MW within the following six months for a total of 5 MW within 12 months.*

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

41.022266°, -93.810013°

CONTACT INFORMATION

Ty Wheeler, City Administrator
City of Osceola
twheeler@osceolaia.net
(616) 342-2377 (office)
(641) 414-2225 (mobile)

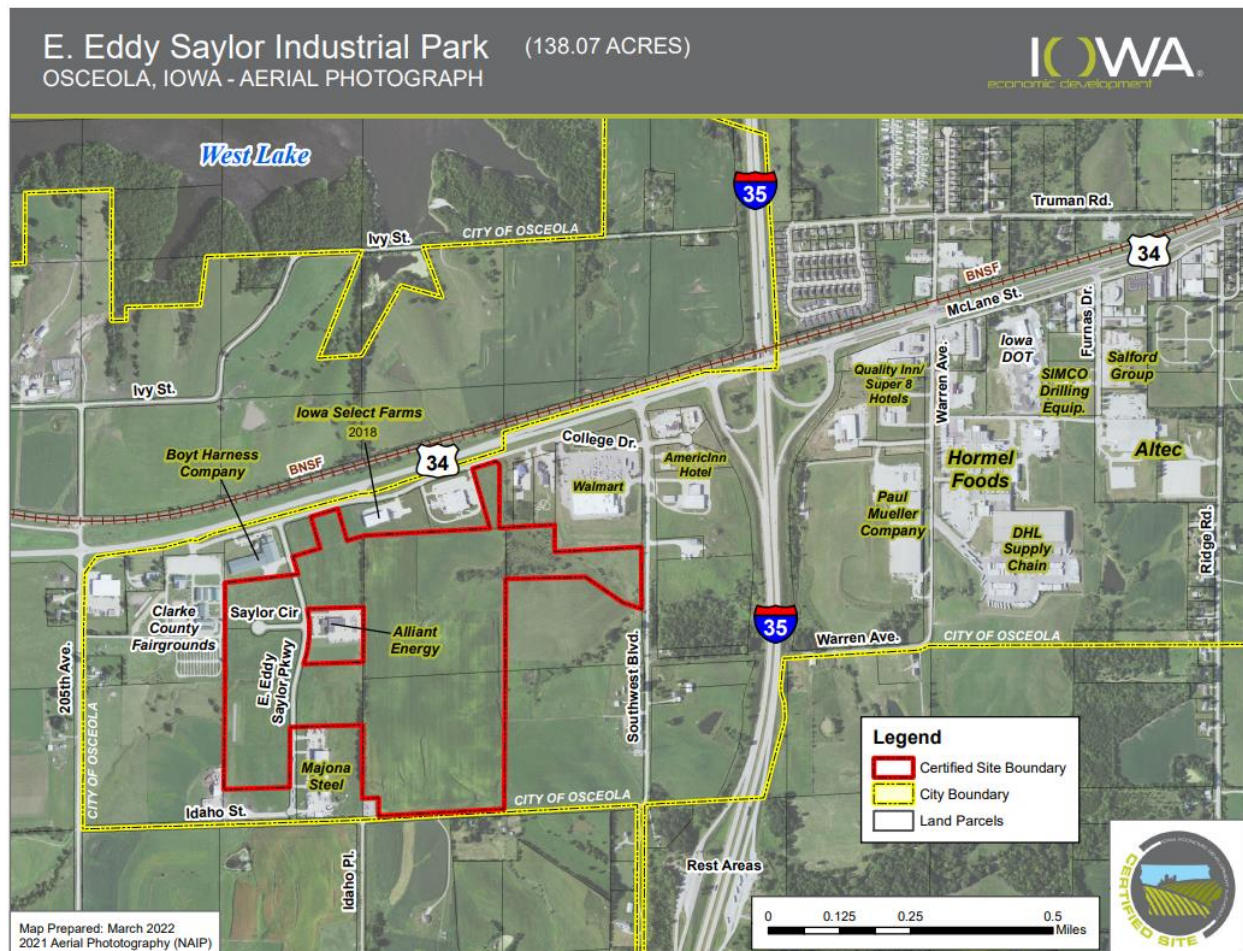
Bill Trickey, Executive Director
Clarke County Development Corporation
wmtrickey@clarkecountyiowa.com
(641) 342-2944 (office)
(641)-414-1884 (mobile)



SIZE/ACREAGE

138.07 total acres

118.61 developable acres



04

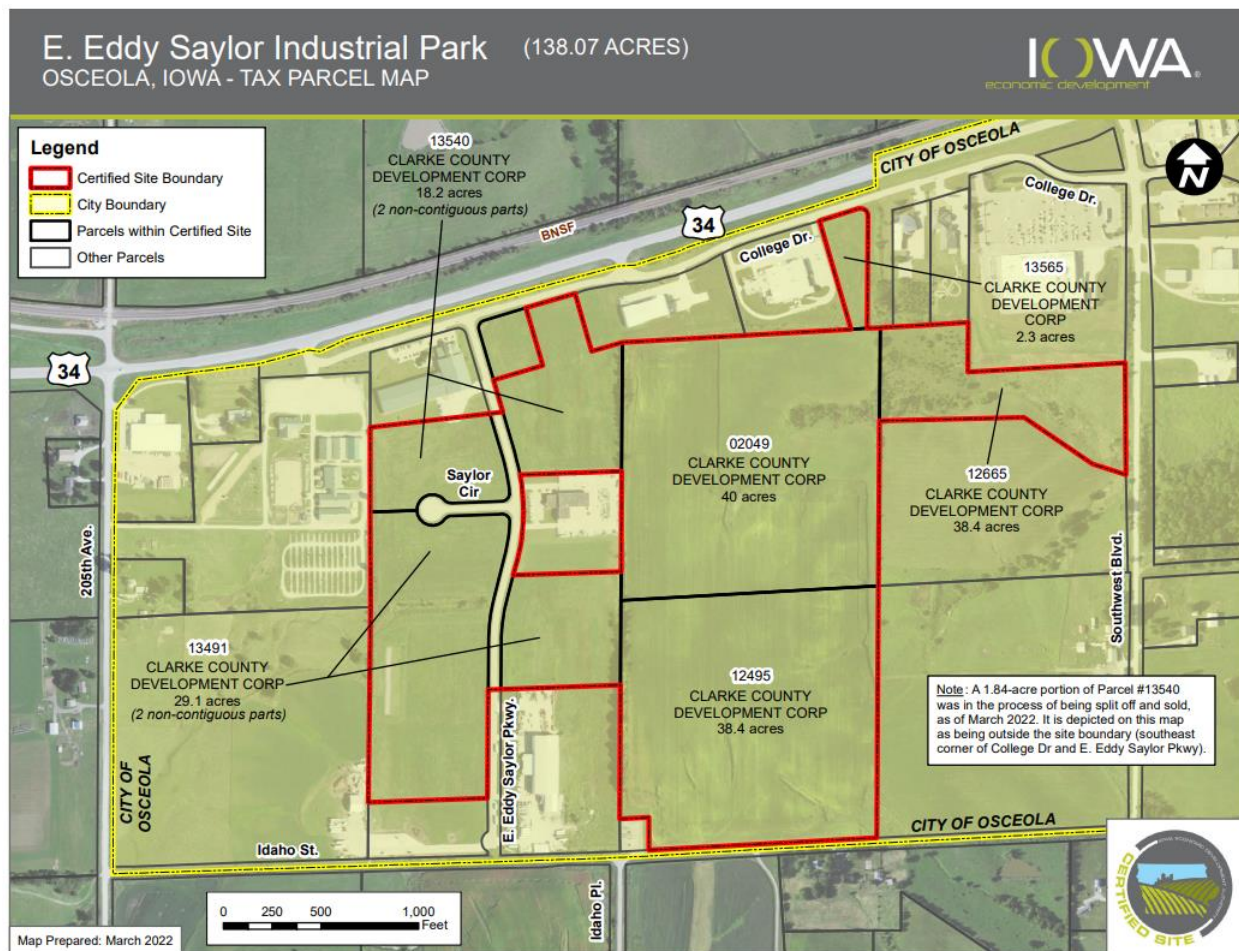
Ownership + Availability



OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Price
Clarke County Development Corporation	40.00	02049	\$30,000/acre
	38.40	12495	
	29.13	13491	
	16.43	13540	
	11.78	12665	
	2.33	13565	

TOTAL 138.07



Support Documentation:

Letter from Clarke County Development Corporation – May 26, 2021

TITLE

Per a title attorney opinion, marketable title to the property is vested in Clarke County Development Corporation. A portion of the property is subject to a mortgage.

Support Documentation:

Letter from Ahlers & Cooney, P.C. – August 10, 2021

LEASES

Clarke County Development Corporation leases 78.42 acres to Merrill Rinner on an annual basis. The original farm lease expired February 29, 2020, but the lease has a renewal option for additional one-year increments which has been exercised. If the property is sold for development purposes, the lease can be terminated for that portion of real estate with a 30-day written notice to tenant. Clarke County Development Corporation will reimburse the tenant for any rent paid during the lease year as well as any related crop input costs incurred by tenant.

Support Documentation:

Letter from Clarke County Development Corporation – May 27, 2021

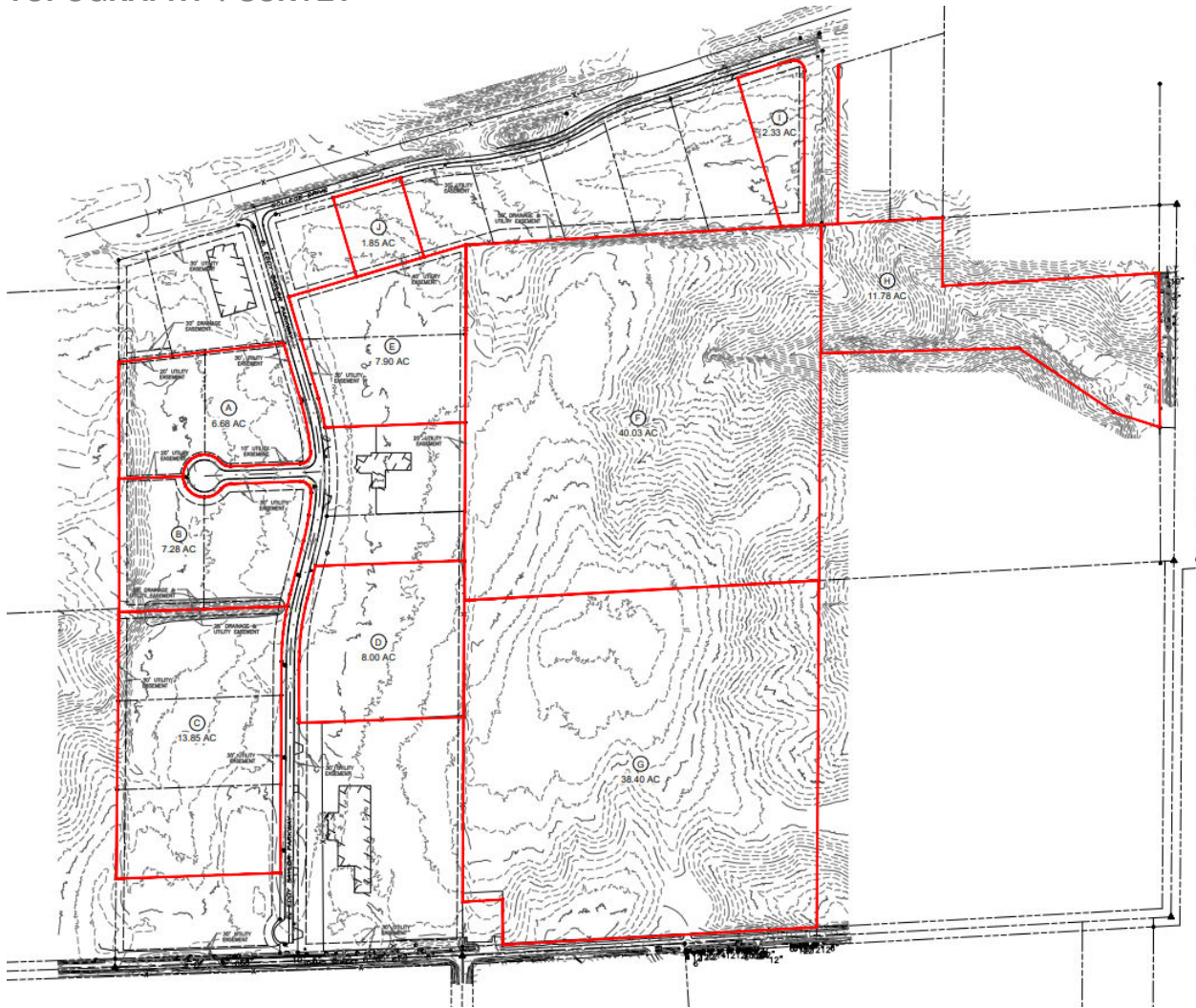
Farm Lease – Clarke County Development Corporation/Merrill Rinner – December 19, 2018

05

Site Characteristics



TOPOGRAPHY + SURVEY



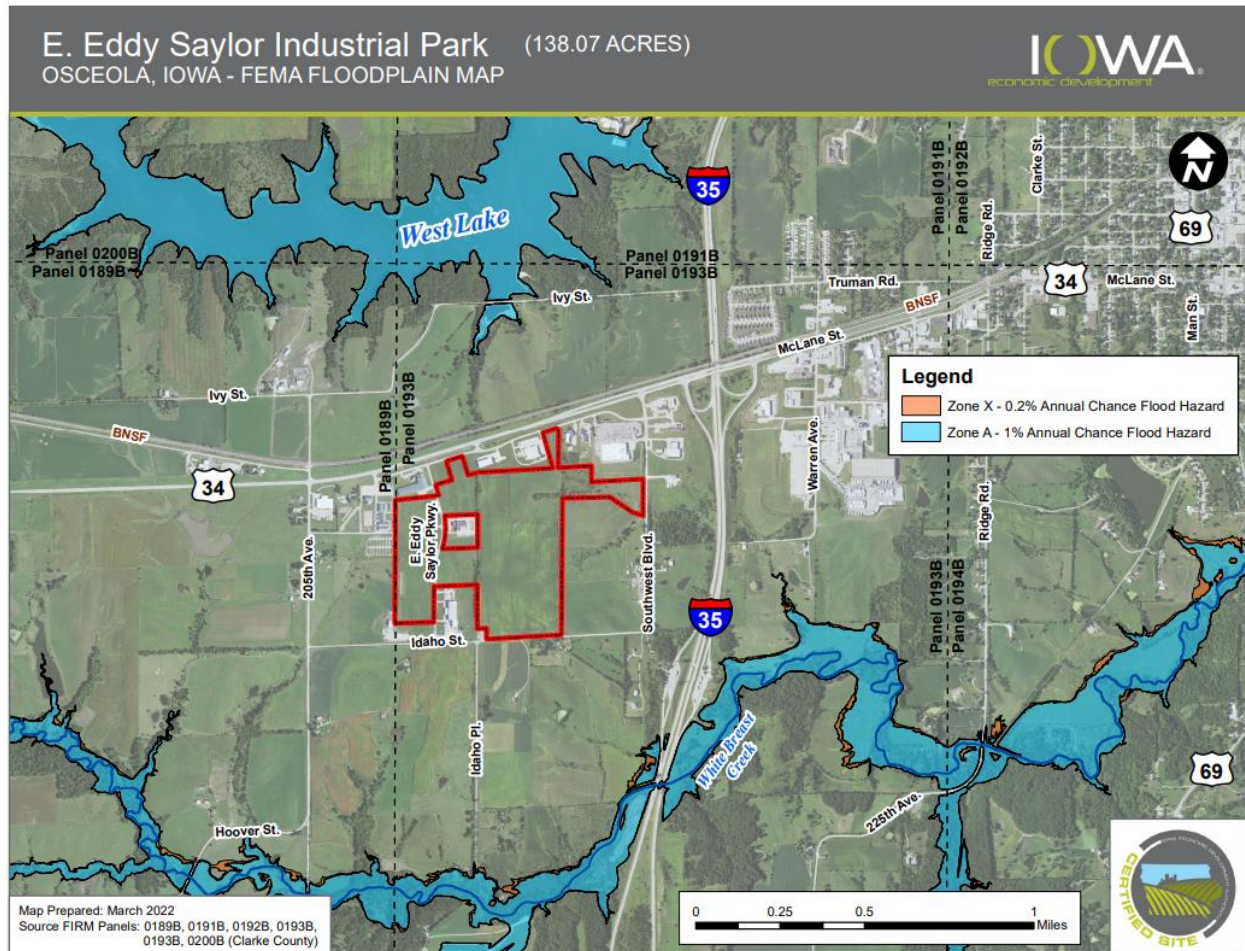
IMPEDIMENTS (EASEMENTS, ETC.)

All impediments, such as easements and existing drainage, are located on the boundaries of the proposed parcels and should not impact development. A jurisdictional wetland is located on Parcel H, but due to the steep topography of this area, it would not be developable.

FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones

Map Number 19039C0193B



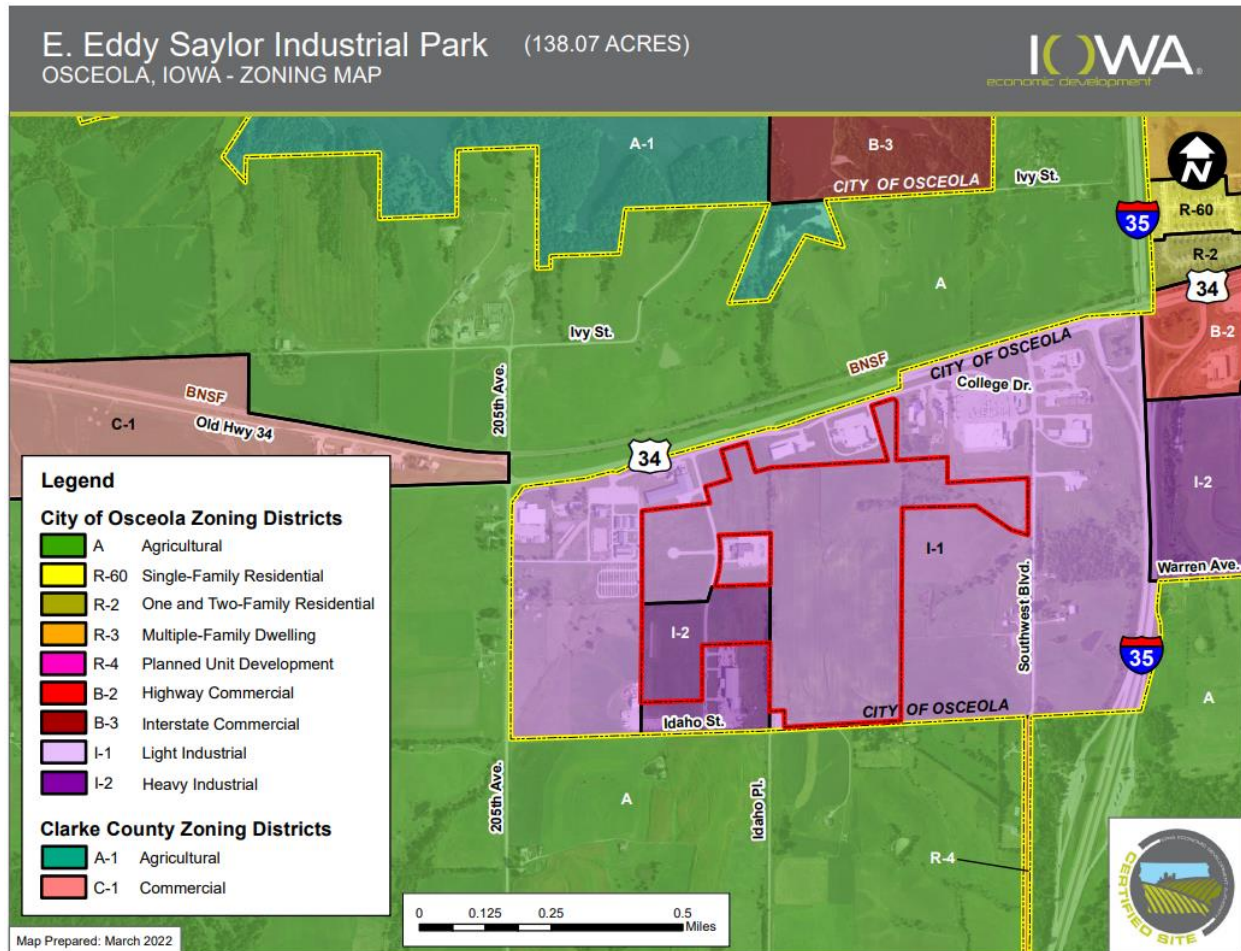
06

Zoning



CURRENT ZONING

The park is currently zoned Light Industrial (I-1) and Heavy Industrial (I-2). A zoning change will not be required for industrial use.



COVENANTS, CONDITIONS, AND RESTRICTIONS

The industrial park is subject to Covenants, Conditions, and Restrictions which govern the development within the industrial park.

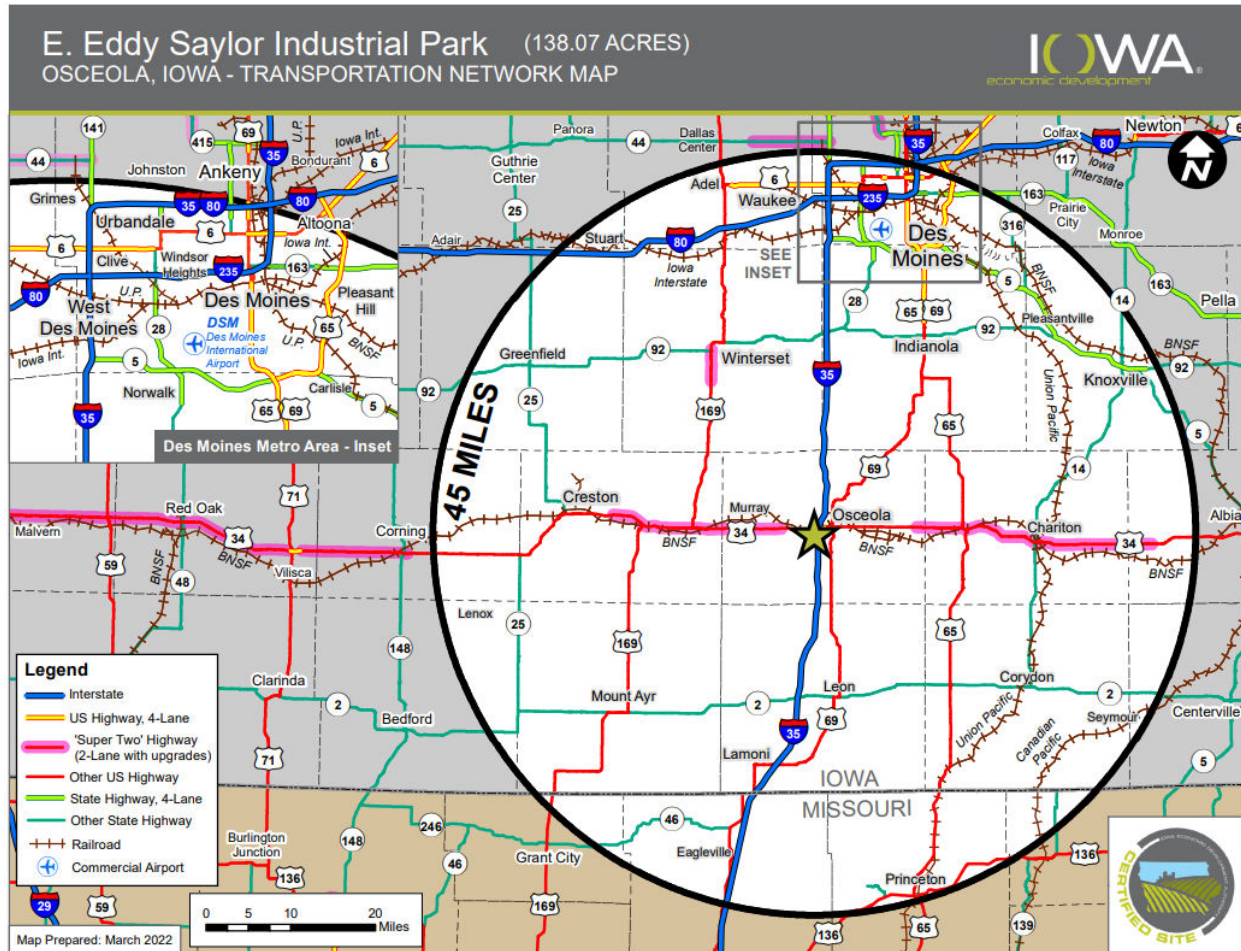
Support Documentation:

Declaration of Covenants, Conditions, and Restrictions – December 11, 2008

07

Transportation





ROADS

US Highway 34 is located just north of the industrial park and is accessed from the park via College Avenue. I-35 is located less than a mile from the park.

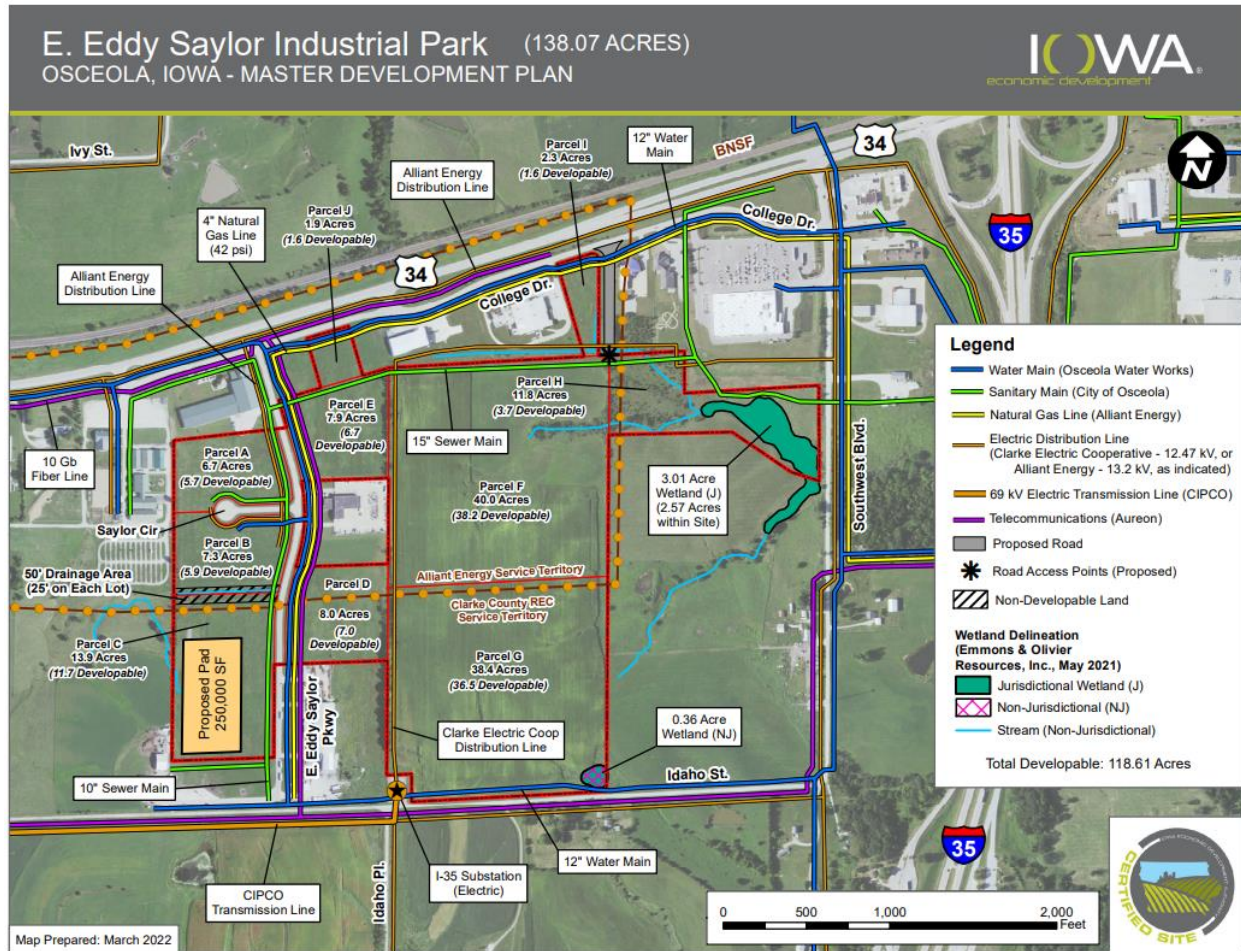
COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 45 miles

08

Utilities





Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

The utility territory boundary line splits this property, resulting in two service providers – Alliant Energy and Clarke Electric Cooperative. Alliant Energy serves parcels A, B, D (portion), E, F, I, and J. Clarke Electric Cooperative serves parcels C, D (portion), G, and H. For projects that locate operations on both sides of the territory boundary, the provider is determined based on where the majority of the project load is located.

Provider: Alliant Energy (distribution) and ITC (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV three-phase line runs along E. Eddy Saylor Parkway from College Drive to Saylor Circle
 - Transmission: 69 kV line is located at the substation which is 1.12 miles west of the park
 - Substation: Osceola West Substation – 1.12 miles west of the park
- Available Capacity: 8 MW

- Improvements: New distribution line from existing substation
- Estimated Cost: Unknown - dependent on revenue credits
- Estimated Schedule: Three months (one month permitting + two months construction)
- Other: Revenue credits would be applied to the cost of construction. Redundant service is potentially available.

Contact:

Taylor McClellan
Sr. Manager of Customer Operations
Alliant Energy
taylormcclellan@alliantenergy.com
(641) 202-9646

Provider: Clarke Electric Cooperative (distribution) and Central Iowa Power Cooperative (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: A 12.47 kV three-phase line runs along the western boundary of parcels F and G. The line then runs directly north of parcel F.
 - Transmission: 69 kV runs to the south of the park along Idaho Street to serve the adjacent substation
 - Substation: I-35 Substation – adjacent to the southern boundary
- Available Capacity: 5 MW
- Improvements: For a user who needs 2.5 MW, a standard distribution line will need to be extended. If a user needs 5 MW, then a new circuit and standard distribution line will need to be extended.
- Estimated Cost: \$25,000 to \$100,000 for 2.5 MW; \$80,000 to \$180,000 for 5 MW
- Estimated Schedule: 3 to 5 months for 2.5 MW; 6 to 9 months for 5 MW
- Other: Redundancy from a separate circuit sourced from the same substation is potentially available.

Contact

Jason Gibbs
Member Services Manager
Clarke Electric Cooperative
jgibbs@cecnet.net
(641) 342-2173

Support Documentation:

Electric Questionnaire – Clarke Electric Cooperative – March 22, 2021

Electric Questionnaire – Alliant Energy – March 3, 2021

NATURAL GAS

Provider: Alliant Energy (distribution) and Kinder Morgan (transmission)

Service Details

- Existing Infrastructure: A 4-inch MDPE 42 psig gas line runs north along Southwest Boulevard, turns west and runs along College Avenue, and then turns south and runs along E. Eddy Saylor Parkway.
- Available Capacity: 15,000 mcf per month

- Improvements: Extend infrastructure to end user.
- Estimated Cost: Minimal as infrastructure is already located within the park.
- Estimated Schedule: One month

Contact:

Taylor McClellan
Sr. Manager of Customer Operations
Alliant Energy
taylormcclellan@alliantenergy.com
(641) 202-9646

Support Documentation:
Natural Gas Questionnaire – March 3, 2021

WATER

Provider: Osceola Water Works

Service Details

- Existing Infrastructure: A 12-inch line runs along College Drive, E. Eddy Saylor Parkway, and Idaho Street. The line has a total capacity of 1,500,000 gallons per day with 1,400,000 gallons per day of excess capacity.
- Improvements: Extend infrastructure to end user.
- Estimated Cost and Schedule: Minimal as infrastructure is already located within the park.

Water Treatment

- Plant: Osceola Water Treatment Plant (1.2 miles)
- Total Permitted Capacity: 1,500,000 gallons per day (average day); 3,000,000 gallons per day (peak day)
- Average Utilization: 1,350,000 gallons per day
- Peak Utilization: 1,700,000 gallons per day
- Excess Capacity: 1,300,000 gallons per day (treatment); 150,000 gallons per day (source)
- Other: A new water reservoir, capable of providing 2,000,000 gallons per day of raw water, is planned. Additionally, the Southern Iowa Rural Water Utility averages 363,267 gallons per day of usage from Osceola Water Works. In the event a large user needed additional water, SIRWA can reduce their water usage.

Contact:

Brandon Patterson
Superintendent
Osceola Water Works
Osceolawater2@windstream.net
(641) 342-1435

Support Documentation:
Water Questionnaire – March 22, 2021

WASTEWATER

Provider: City of Osceola

Service Details

- Existing Infrastructure: A 10-inch gravity line is located along E. Eddy Saylor Drive, and a 15-inch gravity line runs through the park from E. Eddy Saylor Drive to the eastern boundary. These lines have a total capacity of 576,000 gallons per day (50% filled at 1% slope) and 476,000 gallons per day of excess capacity.
- Improvements: Extend infrastructure to end user.
- Estimated Cost and Schedule: Minimal as infrastructure is located within the park.

Wastewater Treatment

- Plant: Osceola Municipal Waste Water Treatment Plant (4.4 miles)
- Total Permitted Capacity: 4,000,000 gallons per day (hydraulic capacity)
- Allocated Capacity: 1,587,000 gallons per day
- Average Utilization: 808,000 gallons per day
- Peak Utilization: 4,000,000 gallons per day peak process flow and 3,825,000 gallons per day average wet weather flow
- Excess Capacity: 779,000 gallons per day average daily flow

Contact:

Donnie McCuddin
Waste Water Superintendent
City of Osceola
dmccuddin@osceolaia.net
(641) 342-4363

Support Documentation:

Wastewater Questionnaire – March 22, 2021

TELECOMMUNICATIONS

Provider: Aureon

Service Details

- Existing Infrastructure: Fiber currently runs along E. Eddy Saylor Parkway through the park as well as along College Drive (north of the park), Idaho Street (southern boundary), and along a portion of Southwest Boulevard (southeast of the park).
- Improvements: Extend infrastructure to end user.
- Estimated Cost: Minimal as infrastructure is already located within the park.
- Estimated Schedule: 60-90 days after contract execution

Contact:

Scott Cousins
Enterprise Sales Executive
Aureon
Scott.Cousins@Aureon.com
(515) 830-0551

Support Documentation:

Telecommunications Questionnaire – March 25, 2021

09

Due Diligence



ENVIRONMENTAL

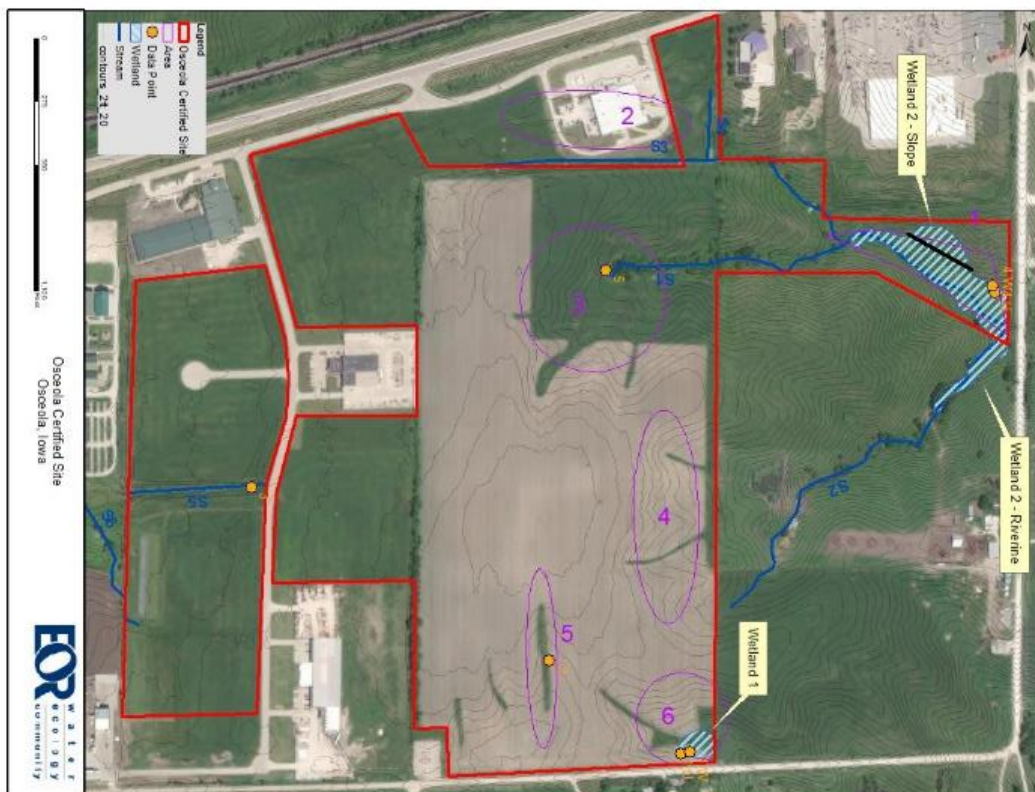
A Phase I Environmental Site Assessment concluded that there are no recognized environmental conditions on the subject property.

Support Documentation:

Phase I Environmental Site Assessment – Emmons & Olivier Resources, Inc. – March 18, 2021

WETLANDS

The Army Corps of Engineers issued a Jurisdictional Determination which is valid for five years. A Preliminary Jurisdictional Determination indicates 2.57 acres of emergent wetland (Wetland 2) is potentially jurisdictional. An Approved Jurisdictional Determination indicated that two ephemeral streams (Tributaries 1 & 2) totaling 2,025 linear feet, three grassed waterways (Tributaries 3, 5 & 6) totaling 2,580 linear feet, one drainage ditch (Tributary 4), and 0.36 acres of isolated emergent wetland (Wetland 1) are non-jurisdictional.



Support Documentation:

Jurisdictional Determination – U.S. Army Corps of Engineers – August 10, 2021

Wetland and Waters of the United States Report - Emmons & Olivier Resources, Inc. – May 17, 2021

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Endangered)
 - Northern Long-eared Bat (Threatened)

- Monarch Butterfly (Candidate)
- Eastern Prairie Fringed Orchid (Threatened)
- Mead's Milkweed (Threatened)
- Prairie Bush-clover (Threatened)
- Western Prairie Fringed Orchid (Threatened)
- Critical Habitats
 - There are no critical habitats within the project area.

A Threatened and Endangered Species Habitat Assessment Report did not find any suitable habitat for any of the listed species within the subject project. Therefore, the report concluded, "The proposed action would not affect any of the federally protected species." Additionally, the Monarch butterfly is currently a candidate species, so there are generally no requirements for candidate species. The report also indicates that the Iowa Department of Natural Resources noted that the Indiana bat has been previously reported in the general vicinity.

Support Documentation:

Threatened and Endangered Species Habitat Assessment Report – Emmons & Olivier Resources, Inc. – May 3, 2021

Official Species List – U.S. Fish and Wildlife – April 26, 2021

CULTURAL RESOURCES

A Phase I Cultural Resources Investigation resulted in one newly recorded archeological site (13CL65) that was recommended as not eligible for the National Register of Historic Places and for no further work. No further cultural resources investigations for the project area were recommended.

The Iowa State Historic Preservation Office indicated, "Based on our review of the report, we find that the methods used are consistent with the best practices described in the Association of Iowa Archaeologists Guidelines (2020). We concur with the consultant's recommendation regarding the National Register eligibility of 13CL65."

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre and Michael Perry) – July 13, 2021

Phase I Cultural Resources Investigation - Bear Creek Archeology, Inc. – May 2021

GEOTECHNICAL

A Geotechnical Exploration included five soil borings to depths of 25 feet below existing grades. The site is classified as Seismic Site Class C based on the soil profile encountered in the shallow borings and based on the engineer's local experience with soils in the area.

Support Documentation:

Geotechnical Exploration – Allender Butzke Engineers Inc. – April 30, 2021



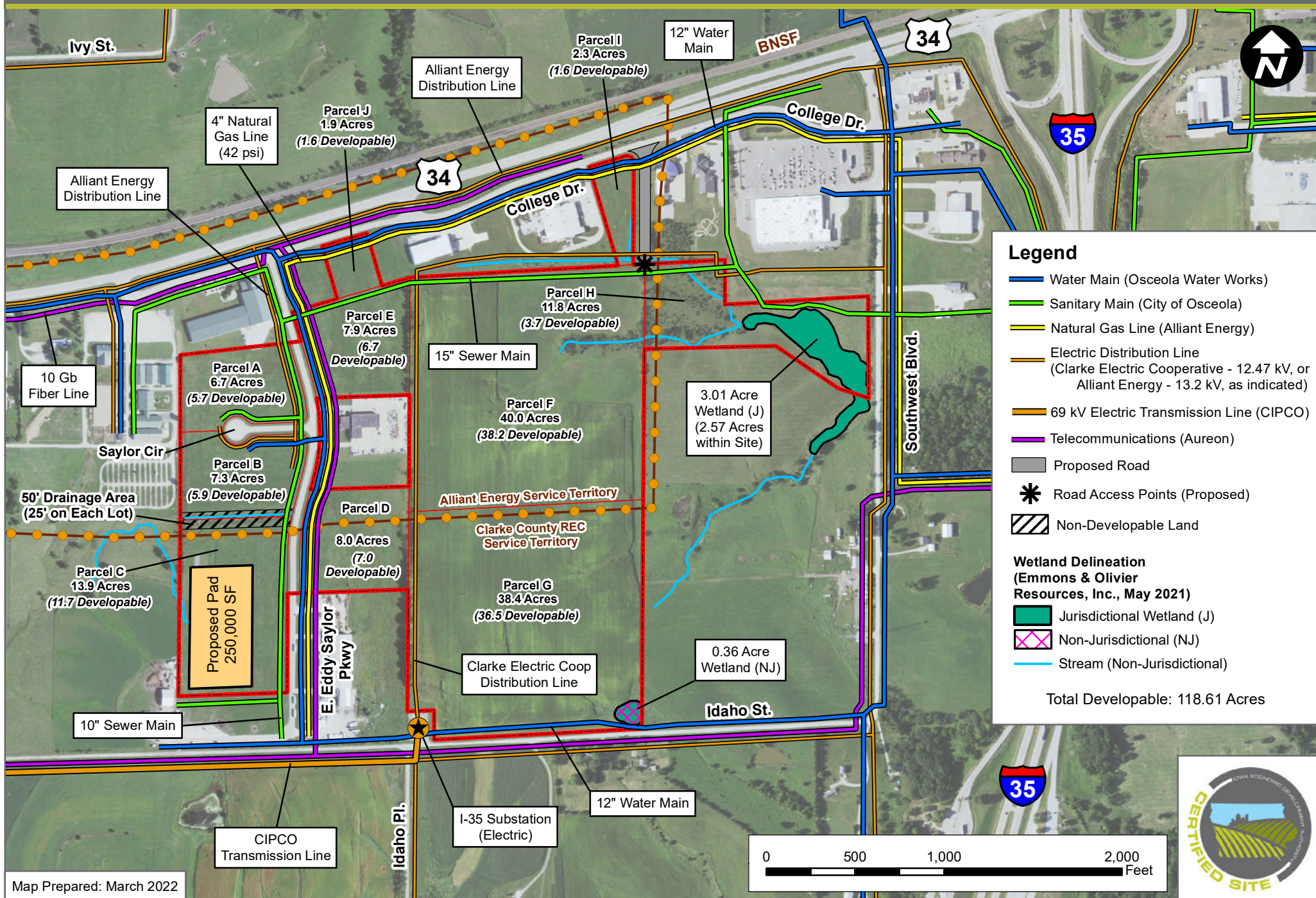
10

Master Plan



E. Eddy Saylor Industrial Park (138.07 ACRES)

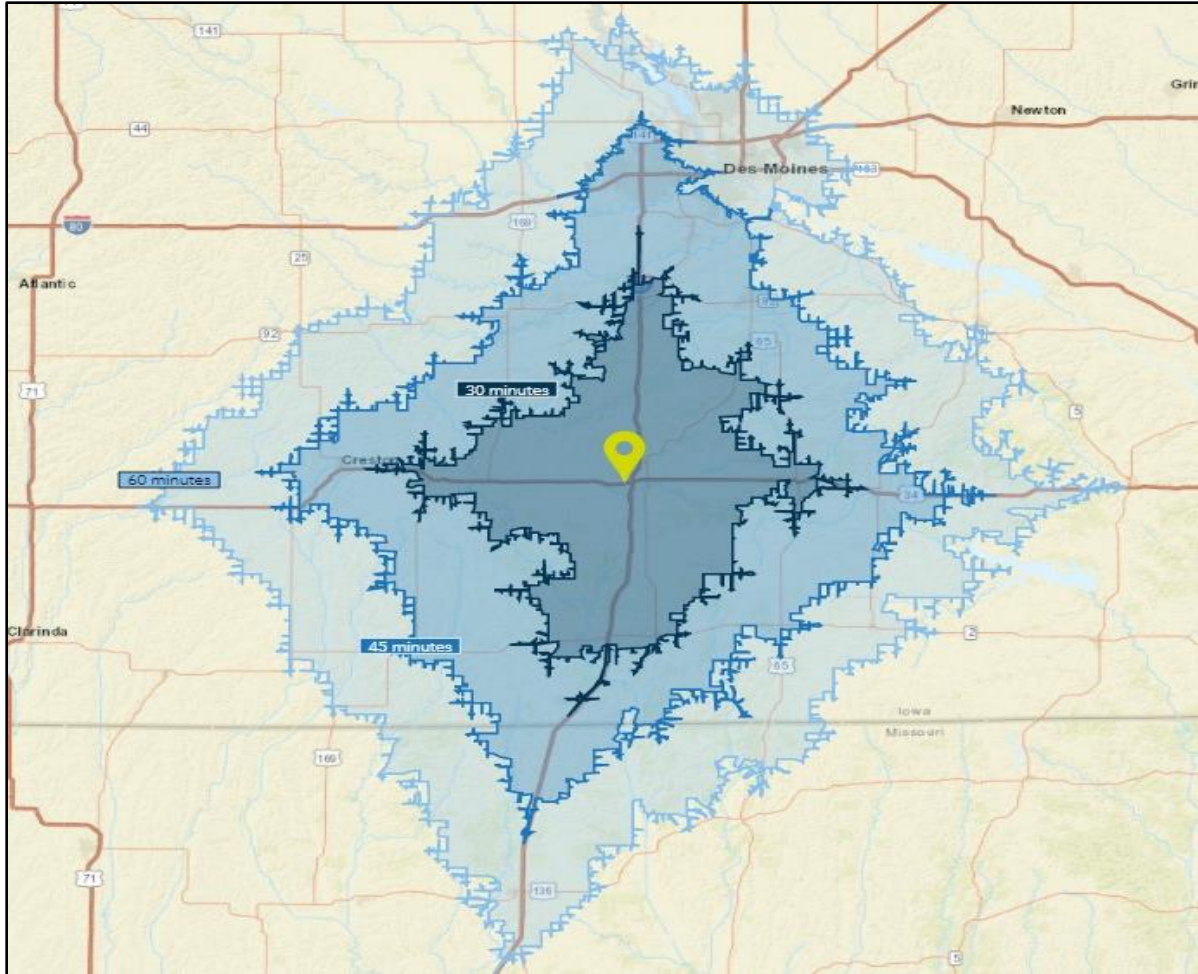
OSCEOLA, IOWA - MASTER DEVELOPMENT PLAN



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	22,089	288,328	659,094
Labor Force	11,327	154,338	370,009
Manufacturing Employment	1,469	11,713	31,358
Percentage Employed in Manufacturing	14%	8%	9%
Median Age	43.1	38.5	37.4
Bachelor's Degree Attainment	19%	42%	37%
Average Hourly Wage	\$18.60	\$29.48	\$28.64
Average Manufacturing Wage	\$20.14	\$25.56	\$29.03

Source:
 ESRI Business Analyst Online – 2021 (all data except wages)
 JobsEQ – Q2 2021 (wage data)

12

Summary + Recommendations



Strengths:

- Established industrial park with existing users.
- Park has a total of 138 acres available. Parcels F and G could be combined for a 78-acre parcel.
- Entire park is owned by Clarke County Development Corporation.
- All impediments (easements, drainage areas, etc.) are located along the boundaries except for a wetland on Parcel H (which is likely not developable due to steep topography).
- Utilities are already present within the park and will only need to be extended to an end user.
- Entire park is outside of the 100- and 500-year flood zones.
- Park is zoned for industrial uses.
- Interstate 35 is approximately one mile from the park.
- Wastewater plant has recently been upgraded.

Challenges:

- On Parcels F and G, the topography starts to get steep on the eastern portion of these parcels.
- A new water reservoir is planned, but until it is completed, there is limited water availability. SIRWA, who utilizes water from Osceola Water Works, can reduce their usage if needed.

Recommendations:

- Since the park is split by two electric providers, ensure that the correct provider is being indicated when responding to requests for information. Likewise, if a prospect is looking at a parcel that is split (like Parcel D), make sure they are aware how the provider is determined.
- As new users establish operations in the park, ensure that the utility information is updated to reflect the additional usage on available capacities.



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

