

Eastern Iowa Industrial Center Davenport, Iowa

*Certification Report
October 2021*

QUEST
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



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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



October 21, 2021

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



Dear Ms. Kuhlers:

The Eastern Iowa Industrial Center, located in Scott County, Iowa, achieved certification through the Iowa Economic Development Authority (IEDA) Certified Site Program on July 13, 2015. Quest Site Solutions (Quest) has conducted a thorough analysis of the property and based on the information provided by the Greater Davenport Redevelopment Corporation and our evaluation of the property, we are recertifying the **Eastern Iowa Industrial Center** 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 Eastern Iowa Industrial Center 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.

- To market the park as rail-served, the park must be served or be able to be served within 12 months by rail.
- 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 is included in Sections 3 through 10 of this report.

This certification will expire on **October 21, 2026**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Greater Davenport Redevelopment Corporation for their hard work and on achieving recertification. 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

Note: The majority of the 346.1 certified acres have already sold at the time of recertification. Therefore, the information in this report is based upon the remaining available acreage.

LOCATION (LAT / LONG)

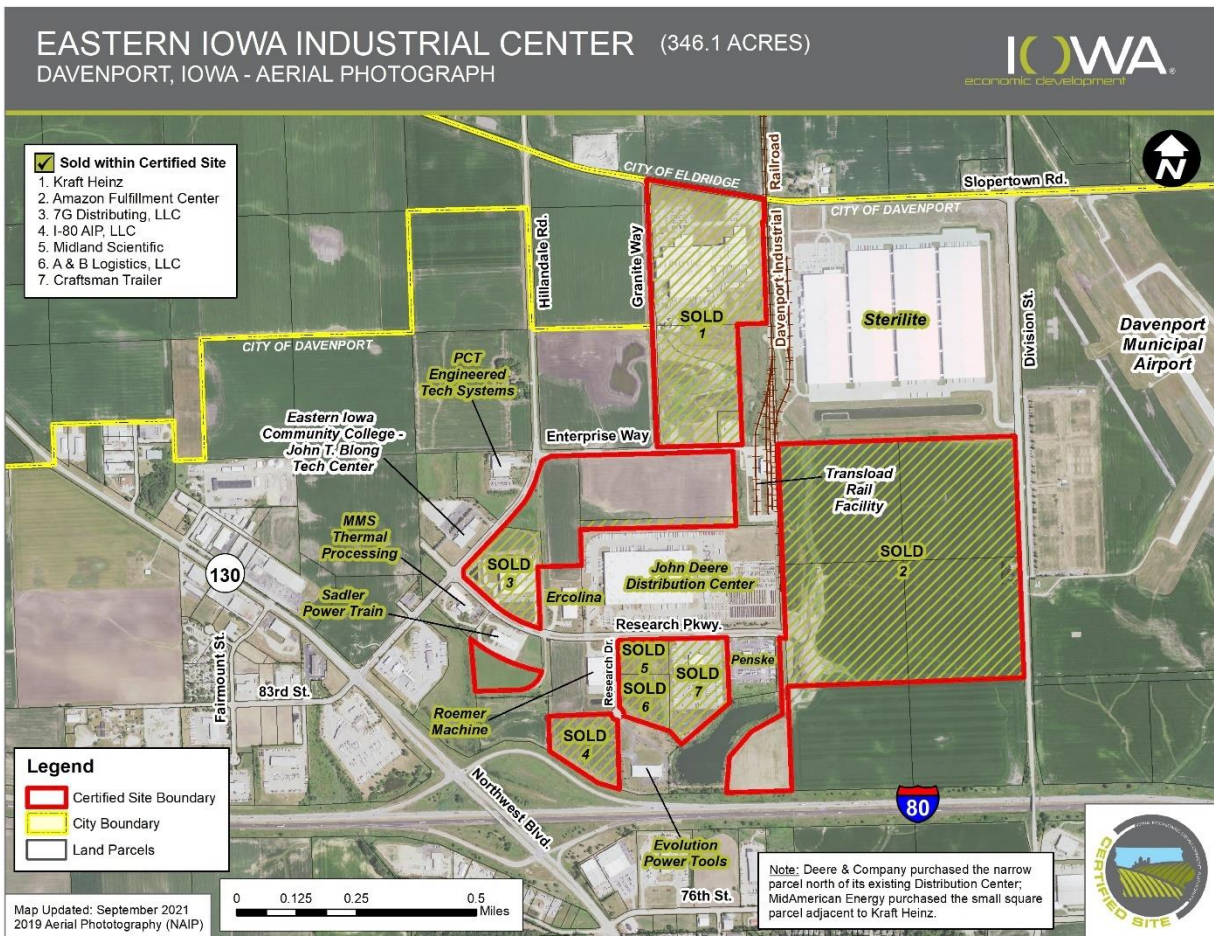
41.609769°, -90.613961°

CONTACT INFORMATION

Roy A. Wennlund
Executive Director
Greater Davenport Redevelopment
Corporation
rwennlund@gotodavenport.com
(563) 884-7559

SIZE/ACREAGE

346.1 total acres
59.95 available acres



04

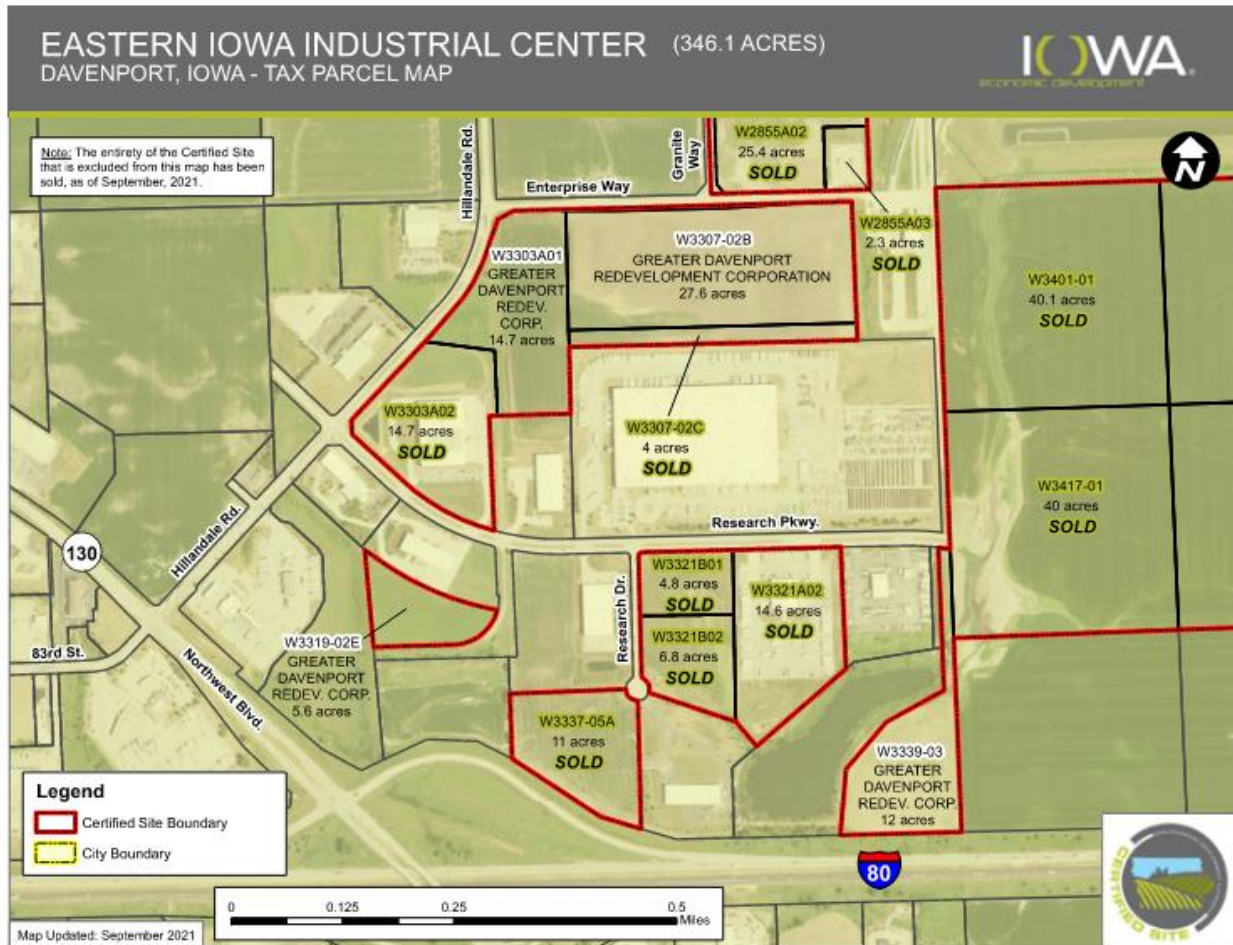
Ownership + Availability



OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Lot #	Price
Greater Davenport Redevelopment Corporation	12.00	W3339-03	Lot 1	\$49,500/acre
	5.62	W3319-02E	Lot 4	
	27.58	W3307-02B	Lot 6	
	14.72	W3303-A01A		

TOTAL 59.9



Support Documentation:

Letter from Greater Davenport Redevelopment Corporation – June 23, 2021

TITLE

Title for the parcels is vested in Greater Davenport Redevelopment Corporation. The title opinion identified the following items:

- Various building setback lines, easements, and/or restrictions as shown on the plats of subdivision
- Conveyances to the State of Iowa
- Easement for Public Highway to Scott County
- Easement to Scott County

- Easements to Iowa-Illinois Gas and Electric Company
- Assessment Waivers
- Declaration of Protective Covenants
- Memorandum of Agreement with Ryan Properties US, Inc.
- Ingress/Egress Easement
- Restrictive Covenants
- Permanent Utility Easement, Permanent Sewer Easement, and Temporary Construction Easement to City of Davenport
- Warranty Deed and Temporary Construction Easement to City of Davenport
- Underground Electric Easement to MidAmerican Energy Company

Further details on any of the above items can be found in the title opinion and support documentation.

Support Documentation:

Letter from Lane & Waterman LLP – April 12, 2021

EXISTING INDUSTRIES

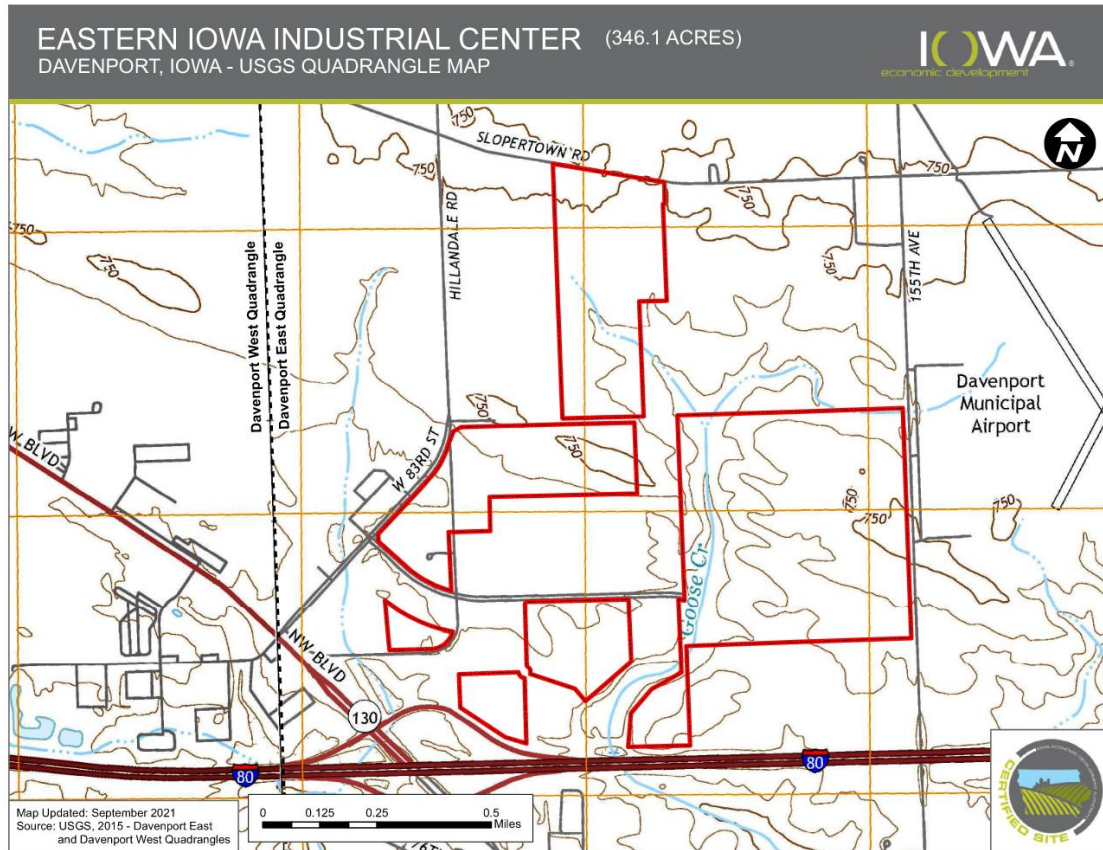
The following companies are located within the certified industrial park: A & B Logistics, LLC; Amazon Fulfillment Center; Craftsman Trailer; I-80 AIP, LLC; Kraft Heinz; Midland Scientific; and 7G Distributing, LLC. There are additional existing industries located within the industrial park but outside of the certified acreage.

05

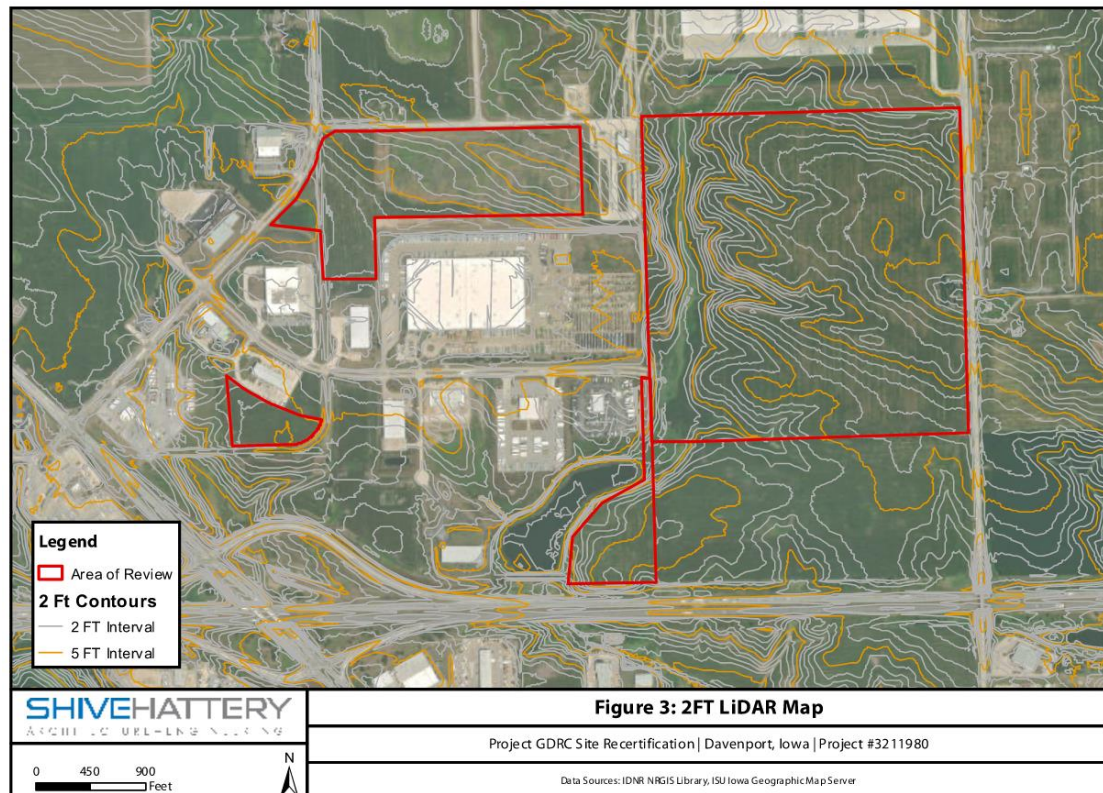
Site Characteristics



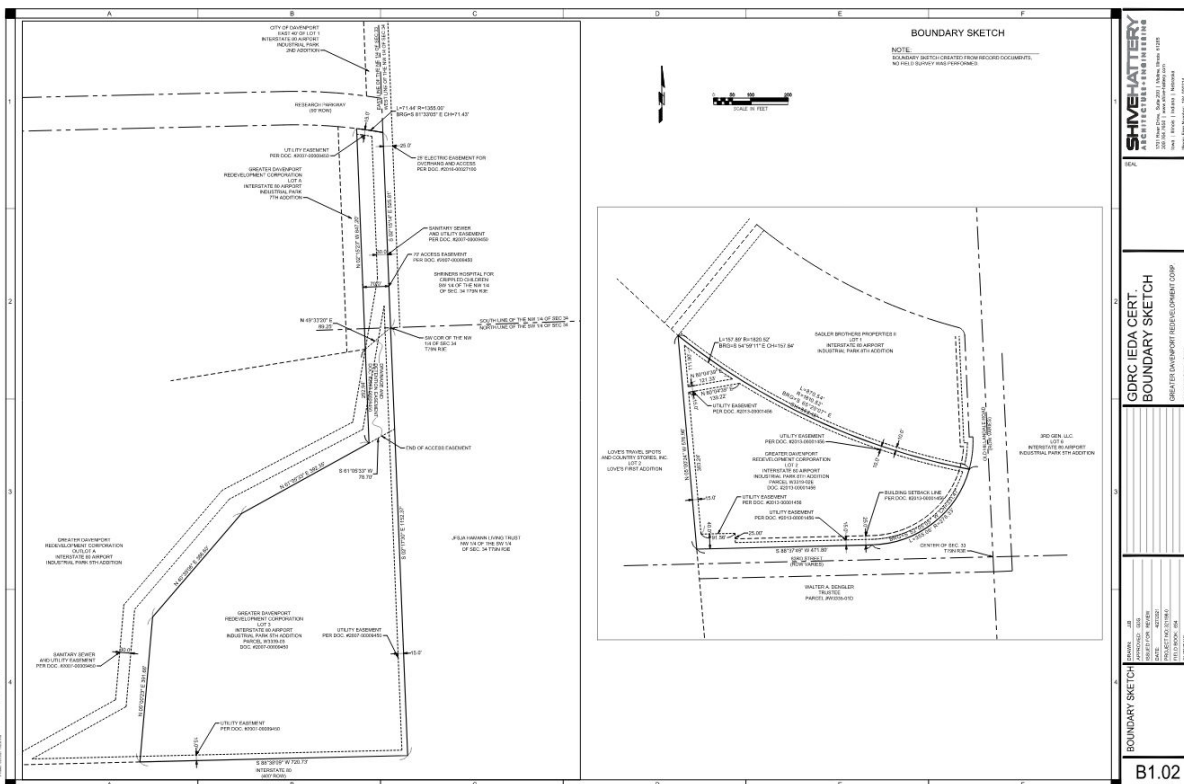
USGS



TOPOGRAPHY



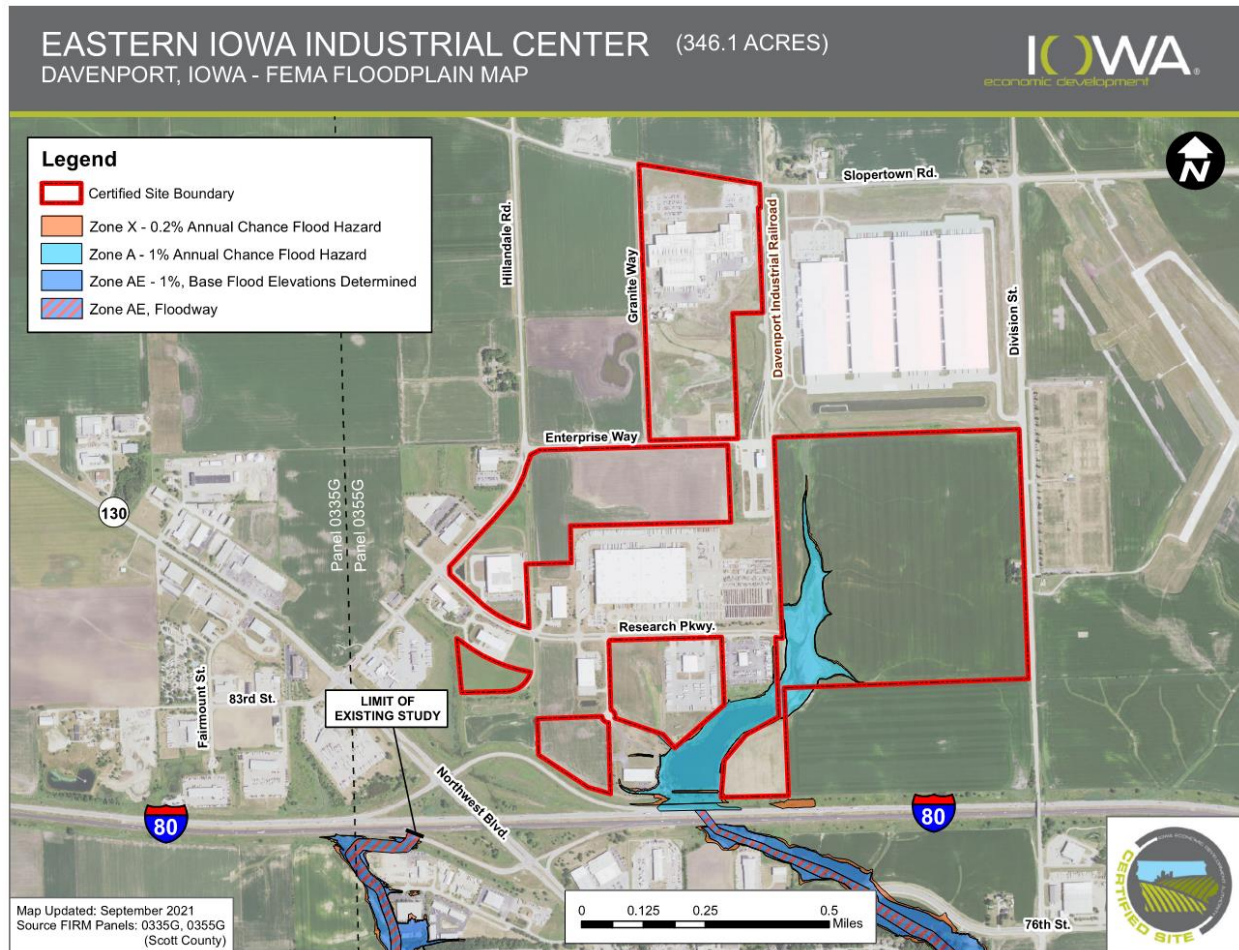
05



FEMA

The majority of the available acreage is in FEMA Flood Zone X – outside of the 100- and 500-year flood zones. A small portion of Lot 1 is in FEMA Flood Zone A – inside the 100-year flood zone.

Map Number 19163C0355G



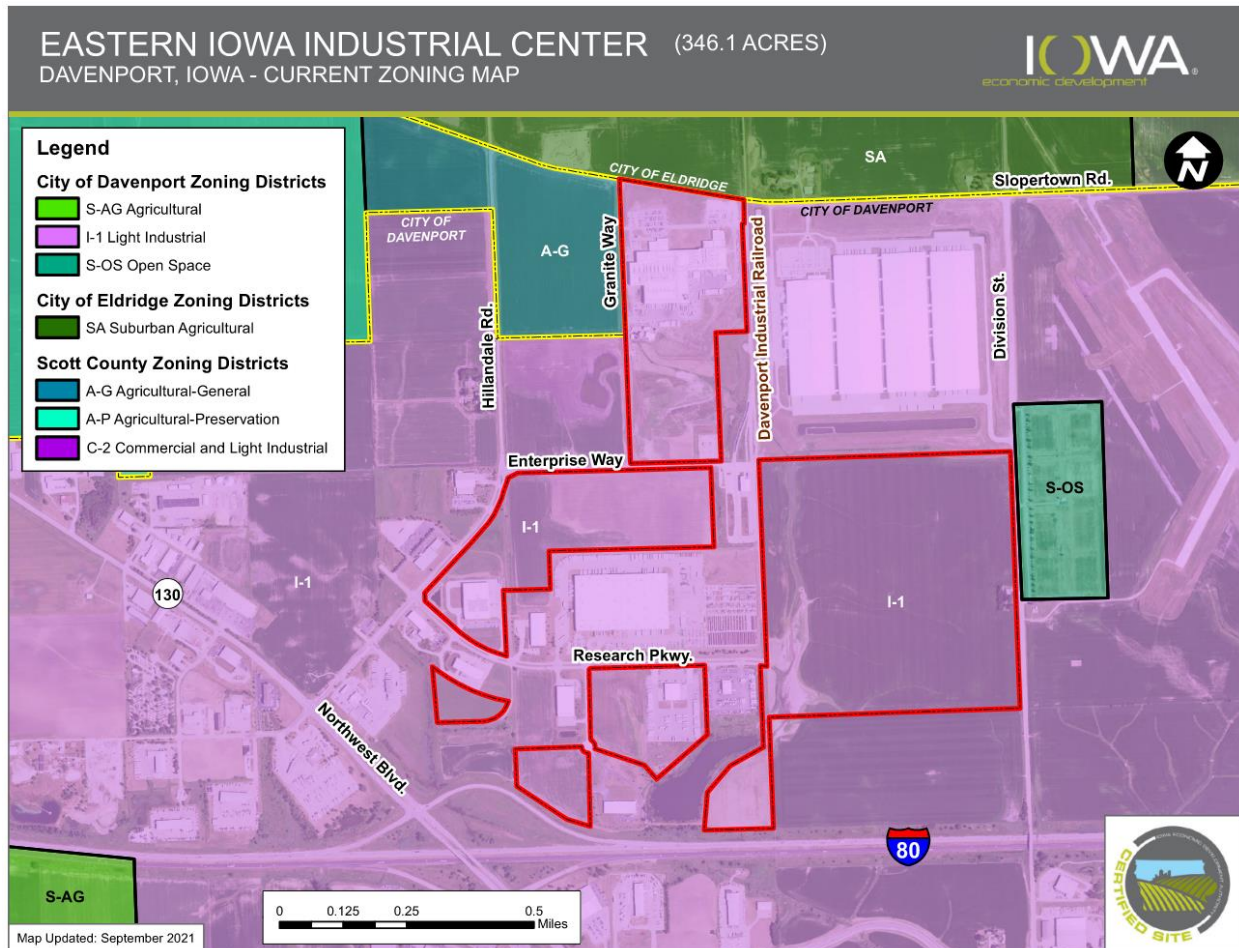
06

Zoning



CURRENT ZONING

City of Davenport: I-1 Light Industrial Zoning District



The I-1 Light Industrial Zoning District is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low intensity uses with minimal, if any, outside impacts. For additional details, see Chapter 17 (Zoning) of the City of Davenport Municipal Code.

Support Documentation:
City of Davenport Municipal Code – Chapter 17 (Zoning)

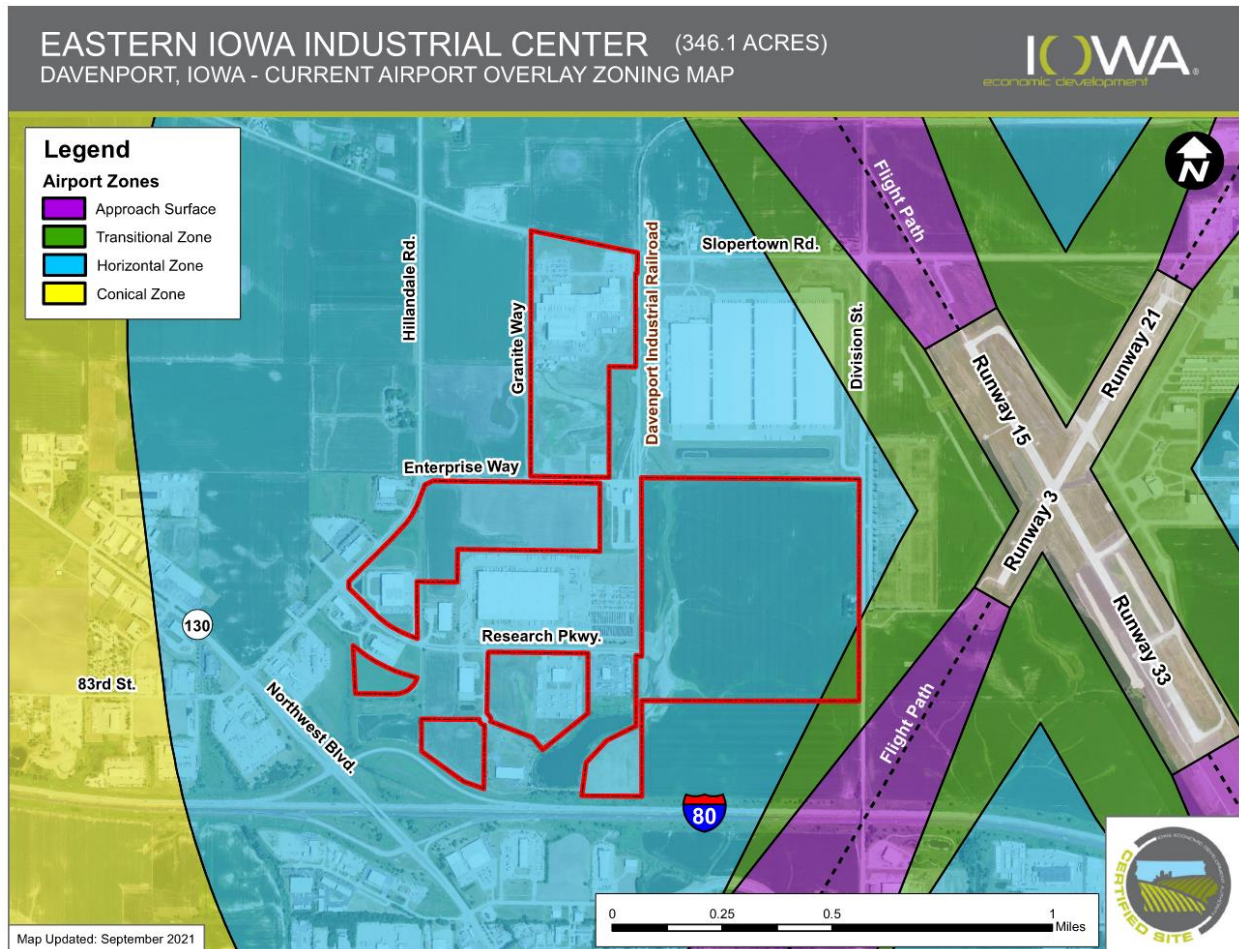
PROTECTIVE COVENANTS

The available acres are subject to the Protective Covenants for the Eastern Iowa Industrial Center which guide development within the park.

Support Documentation:
3rd Amendment to Declaration of Protective Covenants for Eastern Iowa Industrial Center – July 7, 2015
2nd Amendment to Declaration of Protective Covenants for Eastern Iowa Industrial Center – May 31, 2012
Amendment to Declaration of Protective Covenants for Eastern Iowa Industrial Center – December 21, 2011
Declaration of Protective Covenants for Eastern Iowa Industrial Center – March 20, 2002

AIRPORT ZONING

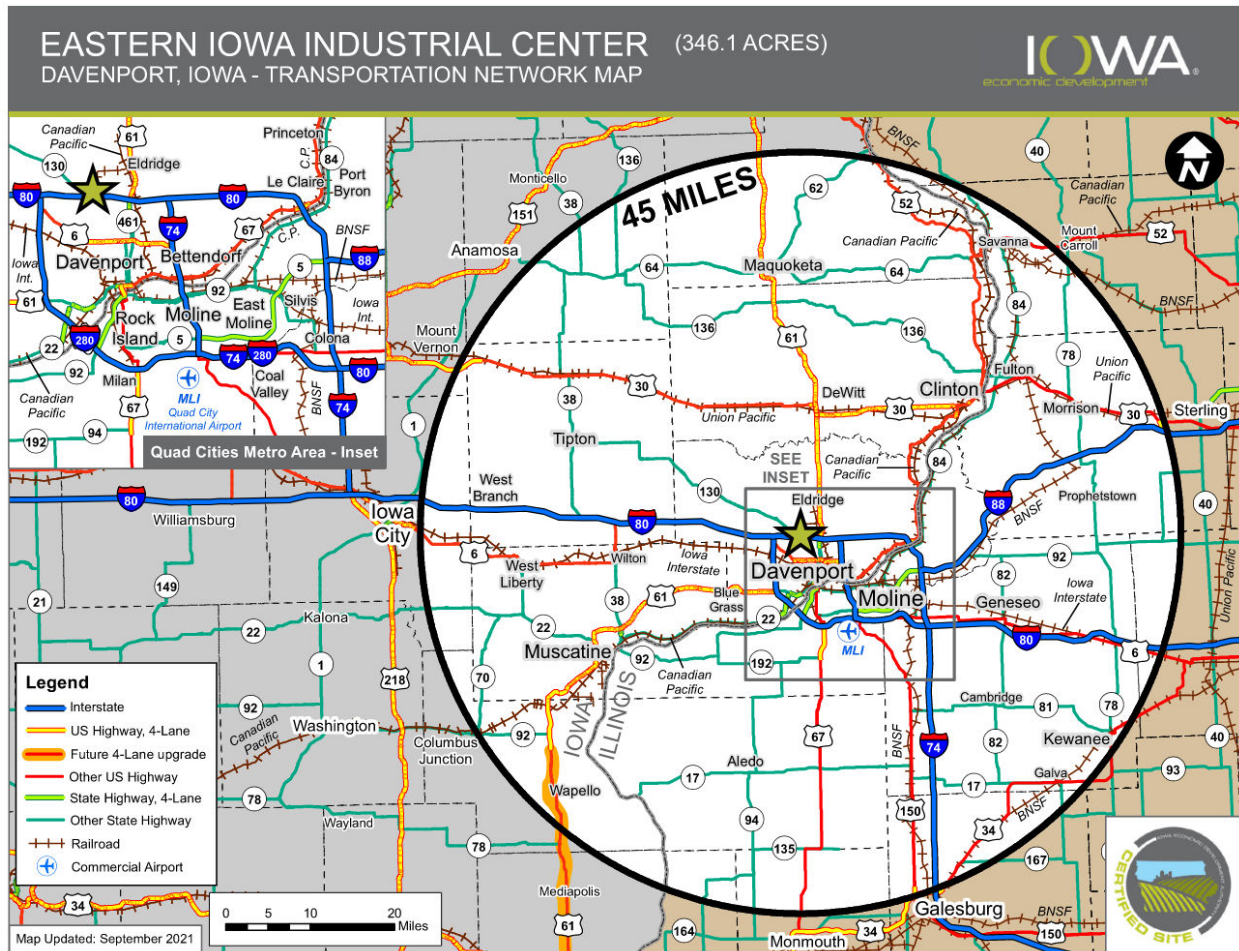
The Davenport Municipal Airport is located to the east of the Eastern Iowa Industrial Center. Due to the proximity to the airport, the available acreage is located with the Horizontal Zone.



07

Transportation





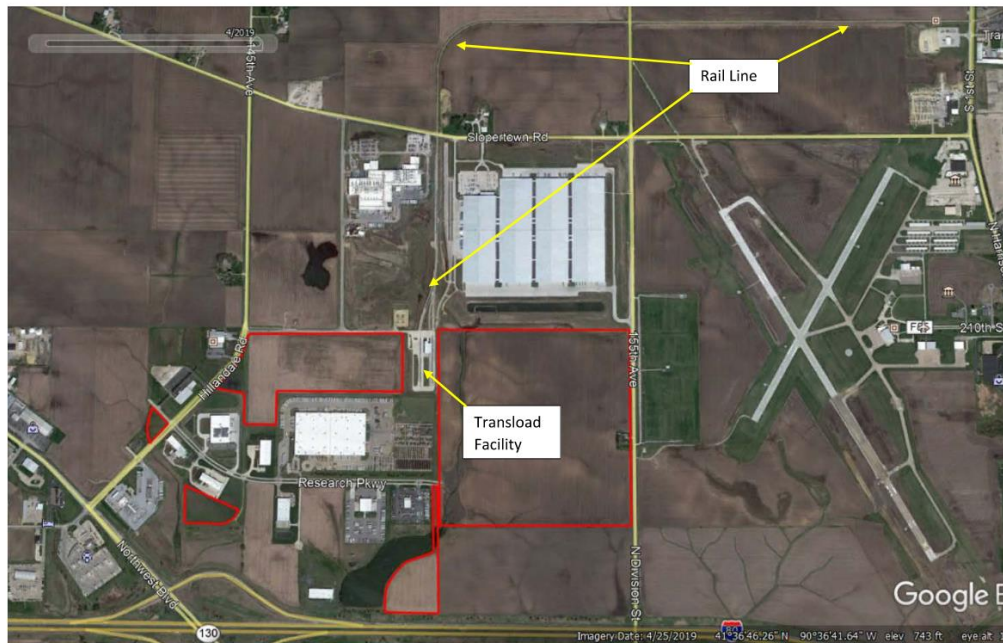
ROADS

All of the available parcels are within approximately one mile of I-80. Lots 1 and 4 are accessed off Research Parkway. Lot 6 is accessed off Enterprise Way and Hillandale Road.

COMMERCIAL SERVICE AIRPORT

Quad City International Airport (MLI) – 18 miles

RAIL



A transload facility operated by Davenport Industrial Railroad LLC is located within the Eastern Iowa Industrial Center to the east of Lot 6. Davenport Industrial Railroad LLC connects to Canadian Pacific north of the Eastern Iowa Industrial Center in Eldridge. Maximum carload weights are 263,000 pounds, and no hazardous commodities are allowed.

In addition to the transload facility, Lot 6 could potentially be served by rail. The estimate of \$462,725 includes constructing approximately 750 feet of railroad track, an AREMA No. 10 switch off of Track 103, an approximately 135-foot crossing across the driveway/parking lot of the Transload Center, plus all earthwork, utility relocation work, permits, etc. The estimated schedule is 15 to 20 weeks from notification to proceed, which doesn't include lead times for materials, weather, design, or grading.



Contact:

John K. Howell

Member Representative

Davenport Industrial Railroad LLC

johnh@davenporttrail.com

(630) 212-8660

Support Documentation:

Schedule for Railroad – Shive-Hattery – July 12, 2021

Letter from Davenport Industrial Railroad – April 27, 2021

Rail Questionnaire - September 25, 2020

08

Utilities



EASTERN IOWA INDUSTRIAL CENTER (346.1 ACRES)
DAVENPORT, IOWA - MASTER DEVELOPMENT PLAN

IOWA
economic development

Legend

- Water Main (Iowa American Water Company)
- Sanitary Main (City of Davenport)
- Natural Gas Line (MidAmerican Energy)
- 161 kV Electric Transmission Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (Central Scott Telephone)
- Proposed Road
- Existing Railroad
- Proposed Rail

Wetland Delineation (Shive-Hattery, Apr. 2021)

- Jurisdictional Wetland (J)
- Non-Jurisdictional (NJ)

286.2 Acres Already Sold
Total Available: 60.0 Acres
(56.9 Developable)

Note: The entirety of the Certified Site that is excluded from this map has been sold, as of September, 2021.

Developable Acres

Lot	Acres
Lot 1	10.3 Acres
Lot 4	5.4 Acres
Lot 6	41.2 Acres

Map Updated: September 2021

Scale: 0 500 1,000 2,000 Feet

Map Labels: Hillendale Rd., Enterprise Way, Granite Way, Division St., Research Pkwy., Northwest Blvd., Fairmount St., 83rd St., Transload Rail Facility, Detention Pond, SOLD, Proposed Pad 250,000 SF, Lot 6 42.3 acres, Lot 4 5.6 Acres, Lot 1 12 Acres, 10 Gb Fiber Line, 8" Natural Gas Line (145 psi), 12" Water Main, 4" Natural Gas Line (60 psi), 16" Water Main, 8" Sewer Main, 18" Sewer Main, 10" Sewer Main, 16" Sewer Main, 15" Sewer Main, 0.1 Acre Wetland (NJ), 0.4 Acre Wetland (J), 0.4 Acre Wetland (NJ).

- Existing Infrastructure:
 - Distribution: 13.2 kV three phase – along Research Parkway, Hillendale Road, and Enterprise Way
 - Transmission: 161 kV – runs along Enterprise Way and along the eastern boundary of Lot 1
 - Substation: Enterprise and Q78 – Enterprise is north of Lot 6
- Available Capacity: More than 5 MW
- Other: Redundant electric service is available.

Contact:
Greg Theis
Program Manager, Business and Community Development
MidAmerican Energy
gregory.theis@midamerican.com
(563) 333-8917

*Support Documentation:
Electric Questionnaire - September 23, 2020*

NATURAL GAS

Provider: Mid-American Energy (distribution and transmission)

Service Details

- Existing Infrastructure: A 4-inch 60 psi distribution line is located along Research Parkway, Hillandale Road, and Enterprise Way.
- Available Capacity: 15,000+ mcf per month
- Improvements: Extend line from roadway into the site
- Estimated Cost: Minimal since lines are already along the roadways
- Estimated Schedule Estimate: 3-6 months

Contact:
Greg Theis
Program Manager, Business and Community Development
MidAmerican Energy
gregory.theis@midamerican.com
(563) 333-8917

*Support Documentation:
Natural Gas Questionnaire – September 23, 2020*

WATER

Provider: Iowa American Water

Service Details

- Existing Infrastructure: 16-inch water lines run along Research Parkway and Hillandale Road, and a 12-inch water line runs along Enterprise Way. Additional water lines are located in the industrial park but would not likely be used to serve the available acreage. Total capacity of the lines is 2,567,520 gallons per day.
- Improvements: Extend line to end user.
- Cost and Schedule: Minimal and one week if Fire Service contracts are involved

Water Treatment

- Plants: East River Station (10 miles)
- Total Permitted Capacity: 30 million gallons per day
- Average Utilization: 16.44 million gallons per day
- Peak Utilization: 25.98 million gallons per day
- Excess Capacity: 13.56 million gallons per day (factoring in average utilization)
- Other: Chemical optimization occurred at the end of 2020 and UV disinfection will occur in Fall 2022.

Contact:
Monica DeLaPaz
Operations Superintendent
Iowa American Water
monica.delapaz@amwater.com
(563) 468-9205

Support Documentation:
Water Questionnaire – September 25, 2020

WASTEWATER

Provider: City of Davenport

Service Details

- Existing Infrastructure: An existing sewer line (either 8-inch, 10-inch, or 18-inch) is adjacent to each of the available parcels. The lines have a total capacity of 5,700,000 gallons per day and excess capacity of 1,500,000 gallons per day.
- Improvements: Extend line to end user.
- Cost and Schedule: Minimal cost and four weeks

Wastewater Treatment

- Plant: Davenport Water Pollution Control Plant (10 miles)
- Total Permitted Capacity: 40 million gallons per day
- Allocated Capacity: 26 million gallons per day
- Average Utilization: 26 million gallons per day
- Peak Utilization: 55 million gallons per day (peak hourly)
- Excess Capacity: 9 million gallons per day
- Other: Wet weather optimization completed in April 2021, and disinfection will be completed by December 2021.

Contact:
Dan Miers
WPCP Manager
City of Davenport
Dan.Miers@davenportiowa.com
(563) 326-7877

Support Documentation:
Wastewater Questionnaire – September 25, 2020

TELECOMMUNICATIONS

Provider: Central Scott Telephone / CS Technologies, Inc.

Service Details

- Existing Infrastructure: Underground fiber runs along Hillandale Road and Research Parkway.
- Improvements: Extend line to property.
- Cost and Schedule: To be determined based on needs of user.

Contact:
Donn Wilmott
General Manager / CEO
Central Scott Telephone
(563) 285-9611

*Support Documentation:
Telecommunications Questionnaire – September 24, 2020*

09

Due Diligence



ENVIRONMENTAL

Based on the review of available information and observations made during the evaluation, no environmental concerns were identified at the time the Phase I Environmental Site Assessment was completed.

Support Documentation:

Phase I Environmental Site Assessment –Shive-Hattery, Inc. – June 28, 2021

WETLANDS

A wetlands delineation identified a 0.05-acre wetland (Wetland 4) in the southwest corner of Lot 6. On Lot 1, a 0.38-acre wetland (Wetland 3), 145 linear feet of stream (Stream 2), and 505 linear feet of drainage channel (Drainage Channel 1) were identified.

An Approved Jurisdictional Determination issued October 14, 2021 determined Wetland 3 and Stream 2 are jurisdictional. Wetland 4 is isolated and non-jurisdictional.

Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – October 14, 2021

Wetland Delineation Report –Shive-Hattery – April 21, 2021

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Mammal) – Endangered
 - Northern Long-eared Bat (Mammal) – Threatened
 - Eastern Massasauga (Reptile) – Threatened
 - Higgins Eye (Clam) – Endangered
 - Sheepnose Mussel (Clam) – Endangered
 - Spectaclecase (Clam) – Endangered
 - Monarch Butterfly (Insect) – Candidate
 - Eastern Prairie Fringed Orchid (Flowering Plant) – Threatened
 - Prairie Bush-clover (Flowering Plant) – Threatened
 - Western Prairie Fringed Orchid (Flowering Plant) - Threatened
- Critical Habitats
 - No critical habitats at this location.

An Endangered Species Act Consultation found that the Indiana Bat and Northern Long-eared Bat may be present within the property, but there are not anticipated to be impacts to any bats since it is “intended and essential that only the current farmland will be within the developable limits.”

No suitable habitat was found for the remaining species. The Endangered Species Act Consultation concludes that the project site is not likely to adversely affect the listing species, their habitats, or proposed or designated critical habitat.

Support Documentation:

Endangered Species Act Consultation – Shive-Hattery – April 2021

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

CULTURAL RESOURCES

A Phase I Intensive Archeological Survey and an Architectural History Survey were both completed in June 2014. In July 2014, the Iowa State Historic Preservation Office indicated that the “archaeological field techniques employed by WVA during this investigation are consistent with best-recommended practices outlined in the *Guidelines for Archeological Investigations in Iowa* (Association of Iowa Archaeologists 1999).” The SHPO office identified one inconsistency within the report that would potentially need to be addressed during a Section 106 review. SHPO further noted that the architectural survey “appears to fulfill the basic documentation standards set forth at 36 CFR Part 800.11 of the Advisory Council on Historic Preservation’s rules implementing Section 106.”

In May 2021, SHPO indicated, “Our opinion that the 2014 archaeological work documented in a report by Wapsi Valley Archaeological in Section 33 was and continues to be consistent with the best-recommended practices outlined in the 2020 *Guidelines of the Association of Iowa Archaeologists*...Both Wapsi Valley Archaeology reports could be used to support a federal agency’s conclusions and determination of effect pursuant to the requirements of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800 as they relate to archeological properties.”

Support Documentation:

Email from the Iowa State Historic Preservation Office (Heather Gibb) – May 14, 2021

Letter from the Iowa State Historic Preservation Office – July 29, 2014

Architectural History Survey – Wapsi Valley Archeology – June 2014

Phase I Intensive Archeological Survey - Wapsi Valley Archeology – June 2014

GEOTECHNICAL

A Subsurface Exploration was completed in June 2014 on the original certification acreage. Boring 2 was located on Lot 6. Based on the information from the Boring Logs and International Building Code, Site Class “D” should be used for seismic design of proposed structures.

Additional geotechnical investigations have been completed on surrounding properties.

Support Documentation:

Subsurface Exploration – TEAM Services – June 2014

10

Master Plan



EASTERN IOWA INDUSTRIAL CENTER (346.1 ACRES)

DAVENPORT, IOWA - MASTER DEVELOPMENT PLAN

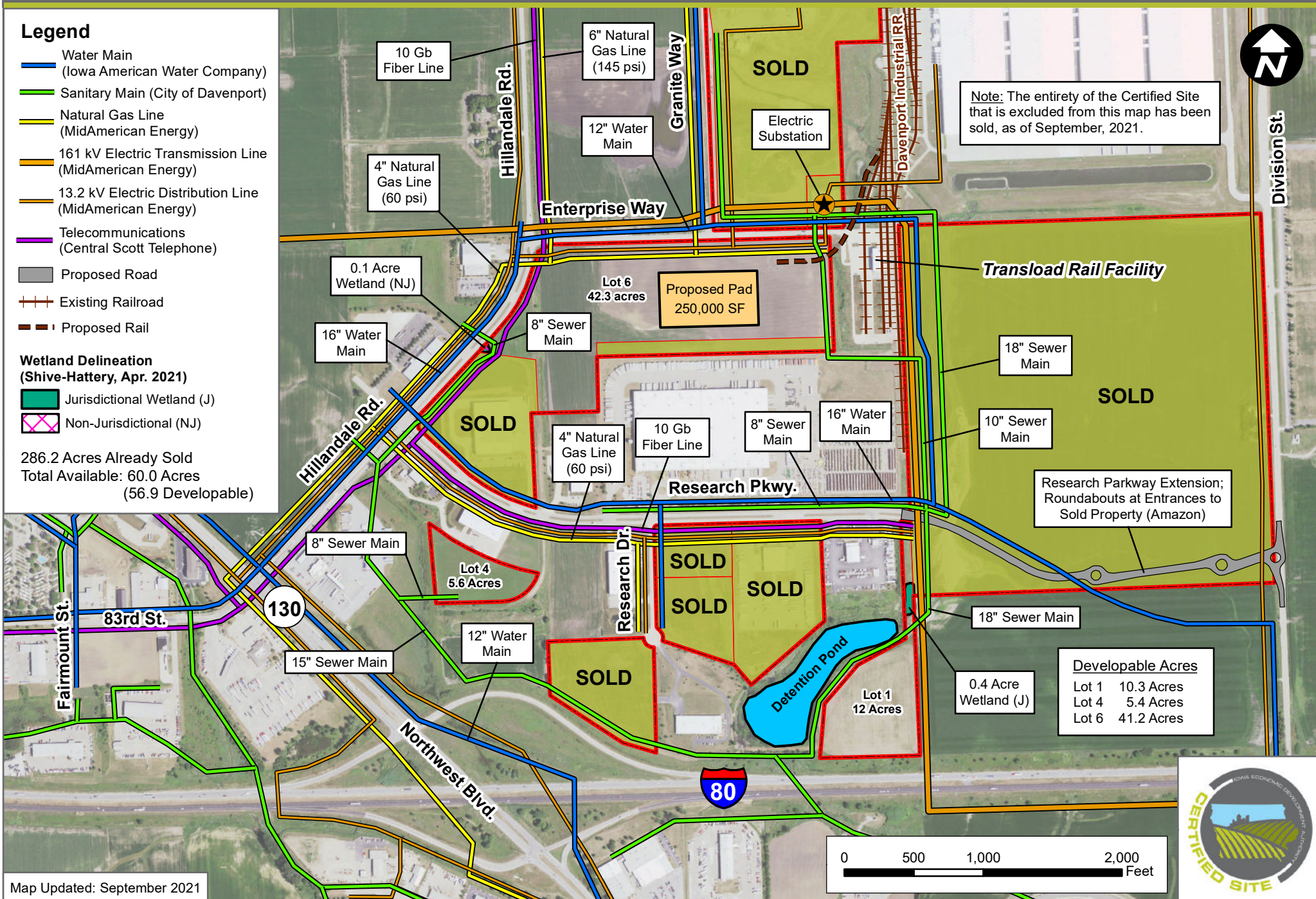
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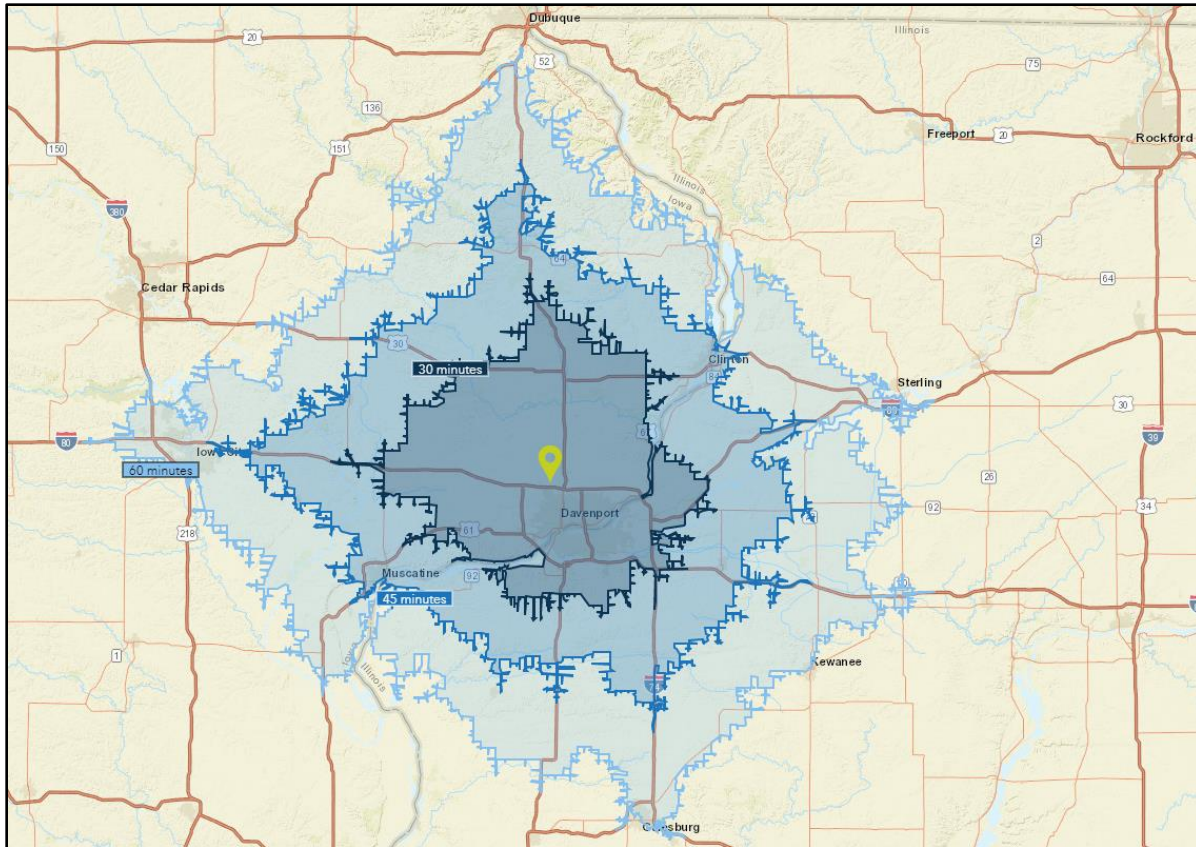
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11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	338,260	468,808	703,070
Labor Force	174,002	240,192	361,777
Manufacturing Employment	28,638	41,861	55,103
Percentage Employed in Manufacturing	17%	18%	16%
Median Age	40.4	41.0	39.1
Bachelor's Degree Attainment	28%	28%	31%
Average Hourly Wage	\$26.82	\$26.04	\$25.03
Average Manufacturing Wage	\$31.72	\$31.27	\$30.90

Source:
 ESRI Business Analyst Online – 2021 (all data except wages)
 JobsEQ – Q1 2021 (wage data)

12

Summary + Recommendations



Strengths:

- Site has 59.9 available acres.
- Utilities are present throughout the park with substantial excess capacity available.
- Park is adjacent to I-80 with road improvements in the area currently underway.
- A transload facility is located within the park, and Lot 6 can potentially be served by rail.
- Established industrial park with notable tenants.

Challenges:

- While 59.9 acres are available, this acreage is spread out among multiple parcels.
- Lot 1 access requires crossing wetlands and floodplain.
- Lot shapes will limit building configurations.

Recommendations:

- With only a few remaining parcels, begin to explore additional acreage for industrial development in the area.
- Determine the largest building that could fit on each of the remaining parcels based on setbacks, utilities, topography, and zoning regulations.



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

