

Lincolnway Industrial Rail & Air Park Clinton, Clinton County, IA

*Certification Report
April 2023*



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



April 14, 2023

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



Dear Ms. Kuhlers:

The Lincolnway Industrial Rail & Air Park, located in Clinton County, Iowa, originally achieved certification through the Iowa Economic Development Authority (IEDA) Certified Site Program on December 19, 2016. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the updated information provided by Grow Clinton and our evaluation of the property, we are recertifying the **Lincolnway Industrial Rail & Air 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 Lincolnway Industrial Rail & Air 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 also 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.
- 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.

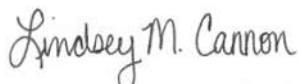
- The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.
- The park's developable acreage must have soils compatible with industrial development.
- To market the park as rail-served, the park must be served or be able to be served within 12 months by rail.
- The park must be within 15 miles 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 U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height).
- 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 **April 14, 2028**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Grow Clinton for their hard work and for 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

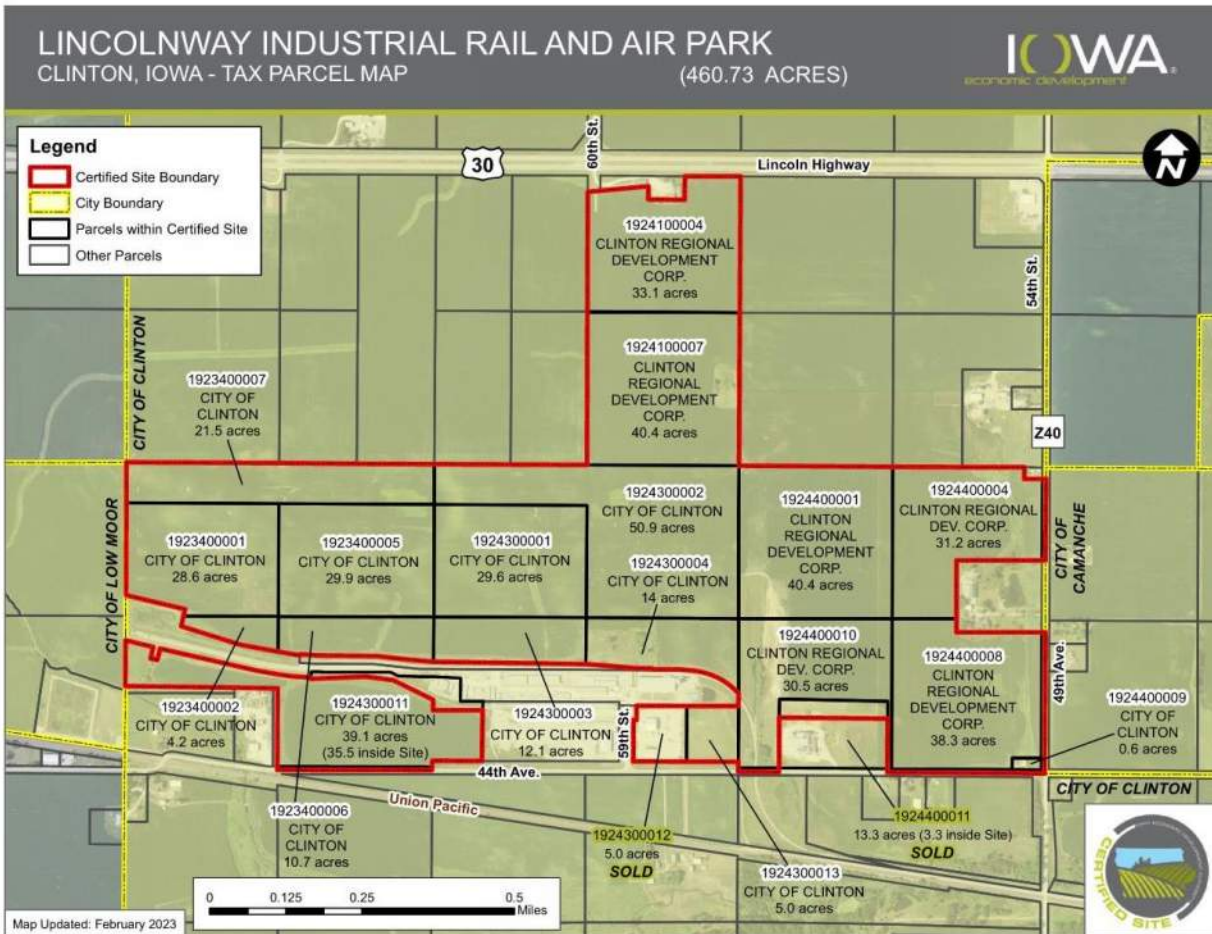


04

Ownership + Availability



OWNERSHIP + PRICE



The following is the available acreage within the park. The acreage is based upon the survey completed by McClure Engineering in March 2016, and this acreage may differ from the acreage from the Clinton County Assessor's office.

Owner	Acres	Tax Parcels	Price
Clinton Regional Development Corporation (CRDC)	27.15	1924400010	\$43,560 per acre
	31.18	1924400004	
	33.10	1924100004	
	37.76	1924400008	
	40.36	1924100007	
	40.46	1924400001	

Owner	Acres	Tax Parcels	Price
City of Clinton	21.45	1923400007	\$43,560 per acre
	28.56	1923400001	
	29.89	1923400005	
	4.19	1923400002	
	10.66	1923400006	
	35.47*	1924300011	
	12.07	1924300003	
	50.91	1924300002	
	13.98	1924300004	
	29.63	1924300001	
	5.0	1924300013	

*acreage is only the portion of the parcel which is being certified

Support Documentation:

Letter from Clinton Regional Development Corporation – September 20, 2021

Plat of Survey – McClure Engineering – March 30, 2016

OPTIONS

There were two options agreements for areas within the park:

- Wabash Cannonball, LLC had optioned 87.95 acres of City of Clinton-owned land in the center of the park. The option term ended June 1, 2022 and was not renewed.
- Project Circuit had optioned 10 acres of CRDC-owned land in the southeast corner of the park. The option term ended April 1, 2023.

Support Documentation:

Shive-Hattery Step III Follow-up #1 – August 30, 2022

Letter from Clinton Regional Development Corporation – September 20, 2021

Option Agreement – City of Clinton, Iowa and Wabash Cannonball, LLC – July 27, 2021

Option Agreement – Project Circuit – April 1, 2020

LEASES

The majority of the property within the park is currently leased to three entities as follows:

Clinton Regional Development Corporation (CRDC) leases 105 acres (parcels 1924400001, 1924400004, 1924400010, and 1924400008) to DT Nielsen Farms LLC for agricultural purposes. The 2022 lease expired when the crop was harvested or December 31, 2022, whichever was sooner. The lease includes a termination clause that allows CRDC to terminate the lease with 10 days prior notice with compensation to the tenant if crops are in the ground at the time of termination.

CRDC leases 71 acres (parcels 1924100004 and 1924100007) to Mitch Nielsen for agricultural purposes. The 2022 lease expired when the crop was harvested or December 31, 2020 (assumed typo in lease), whichever was sooner. The lease includes a termination clause that allows CRDC to terminate the lease with 10 days prior notice with compensation to the tenant if crops are in the ground at the time of termination.

The City of Clinton leases all of their acreage, except a portion of parcel 1923400007 (the northern 350 feet), to John E. Thomas for agricultural purposes. The leased acreage totals 223.24 tillable acres. The lease originally expired on February 28, 2021, but the lease is renewed from year-to-year unless there is written notice by either party not to renew. The lease includes a termination clause that allows the City of Clinton to terminate the lease with 10 days prior notice with compensation to the tenant if crops are in the ground at the time of termination.

Support Documentation:

Farm Lease – Clinton Regional Development Corporation and DT Neilsen Farms LLC – January 21, 2022

Farm Lease – Clinton Regional Development Corporation and Mitch Nielsen – January 21, 2022

Farm Lease – City of Clinton, Iowa and John E. Thomas – March 10, 2020 (adopted)

05

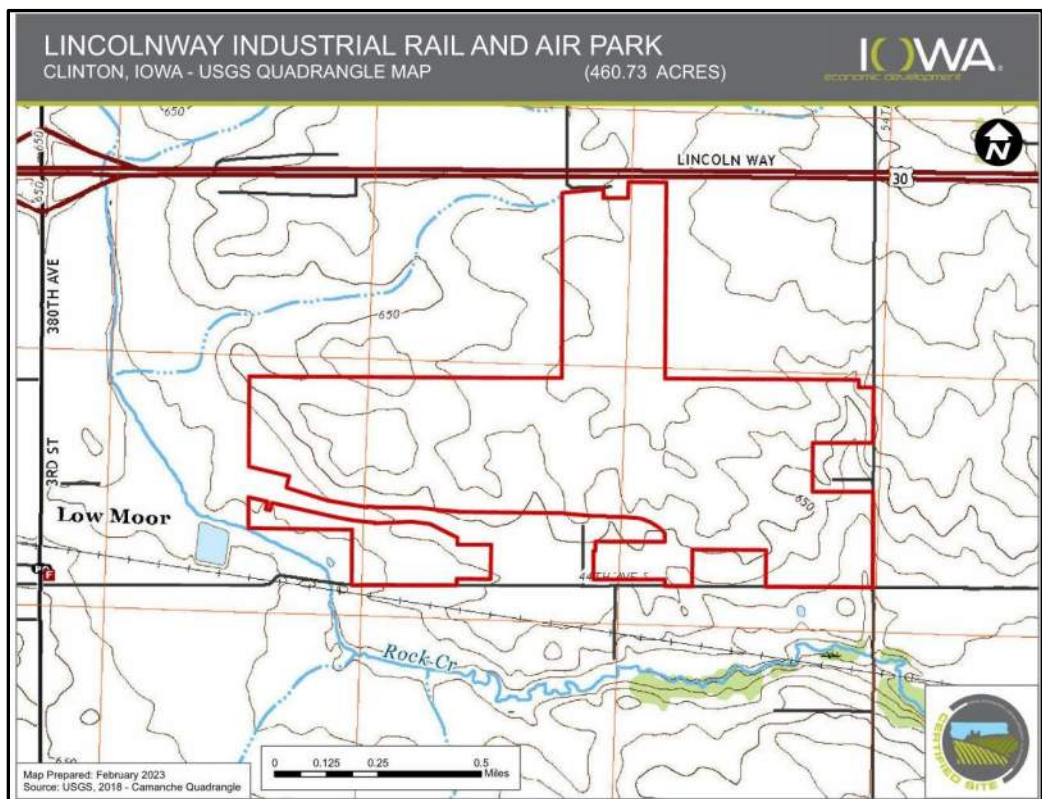
Site Characteristics



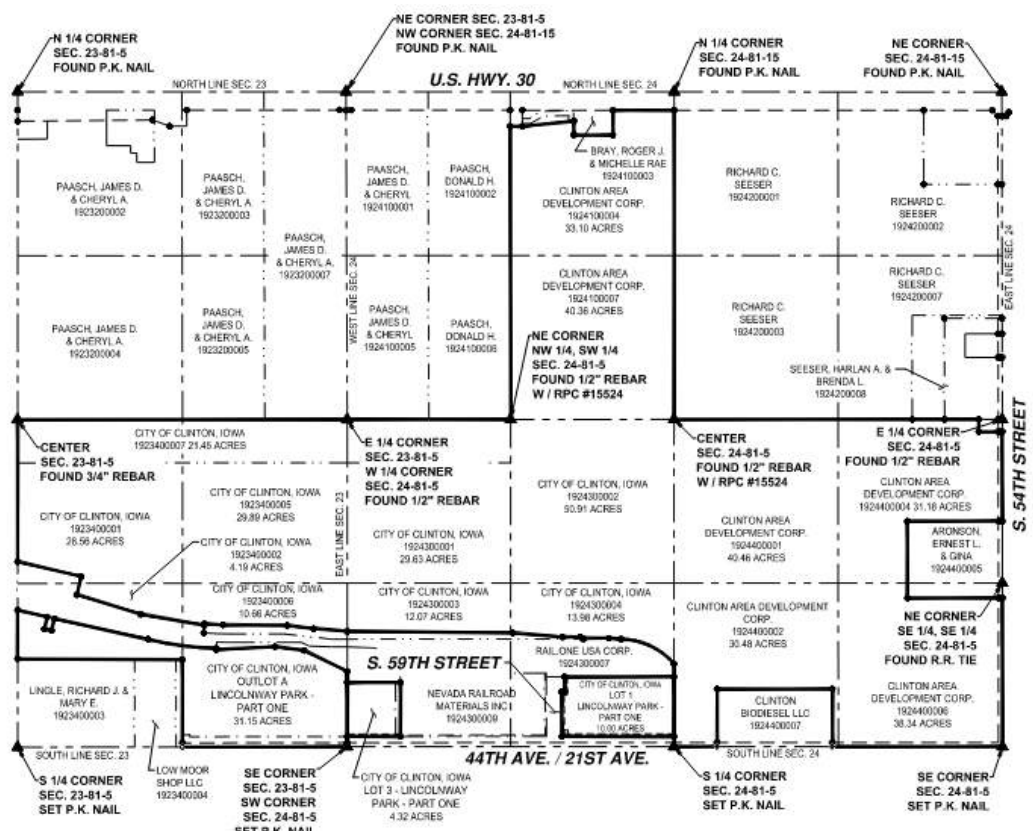
SITE CHARACTERISTICS

05

USGS



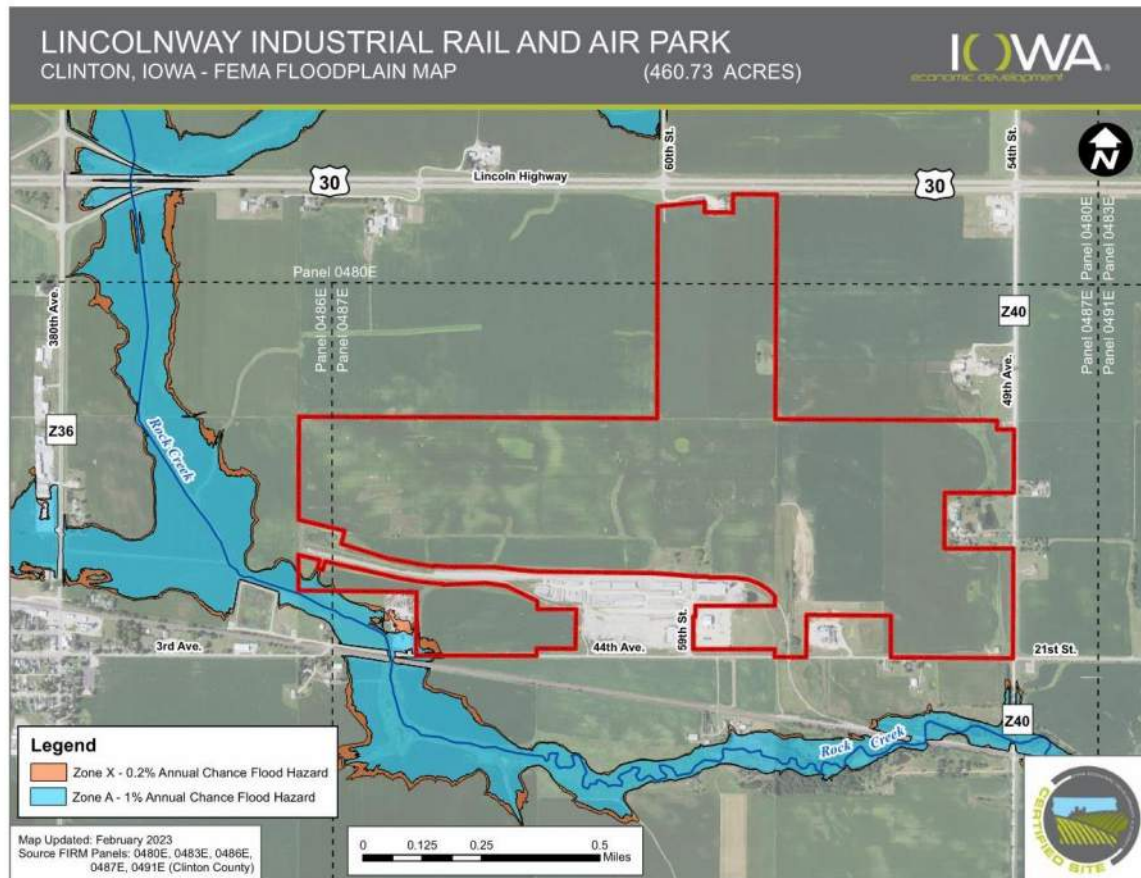
SURVEY



FEMA

FEMA Flood Zone X (500-year zone) and FEMA Flood Zone A (100-year zone) are in the southwestern corner of the site.

Map Numbers 19045C0480E, 19045C0486E, and 19045C0487E



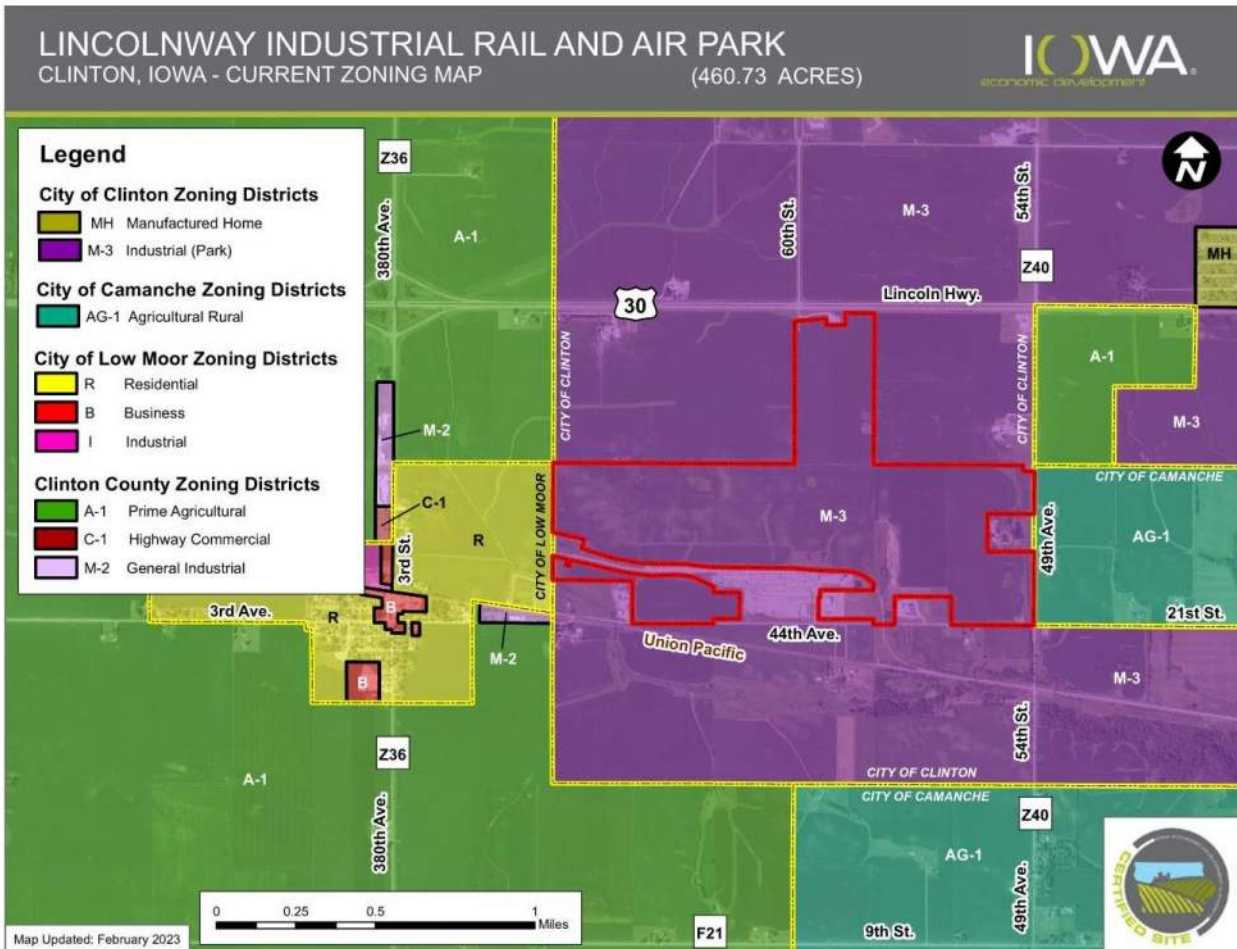
06

Zoning



CURRENT ZONING

The park is currently zoned Industrial (Park) (M-3) by the City of Clinton. A zoning change will not be required for industrial use.

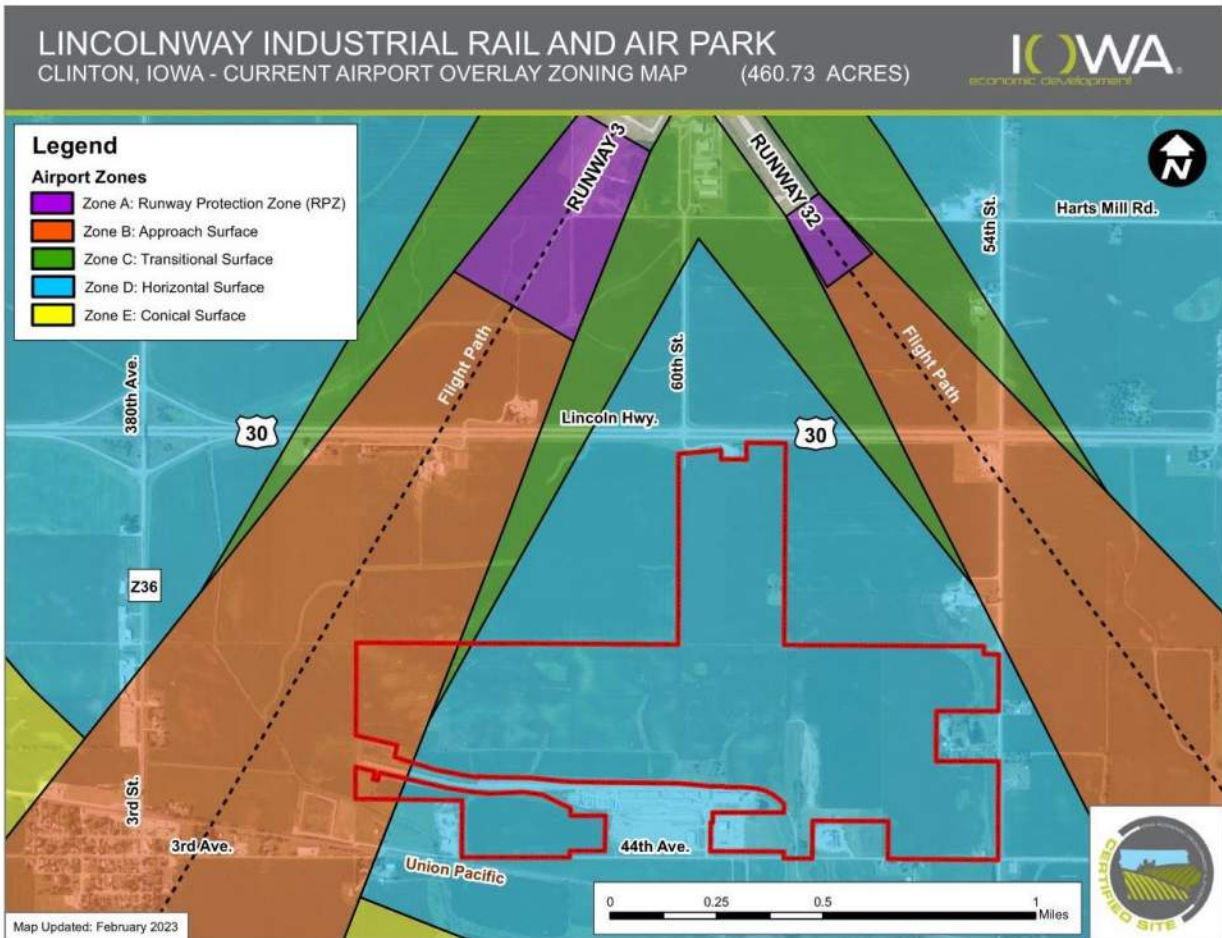


Support Documentation:

City of Clinton Code of Ordinances – Chapter 159: Zoning Regulations – Current through Ordinance 2704 (August 9, 2022)

AIRPORT ZONING

Due to the proximity of the Clinton Municipal Airport, which is located directly north of the park, the park lies within Airport Zones B (Approach Surface), C (Transitional Surface), and D (Horizontal Surface).



Zone B: Approach Surface is a critical overlay surface that reflects the approach and departure areas for each runway at an airport. The size of Zone B is predicated upon the type of approach (visual, non-precision, or precision) that a specific runway has and the type/size of aircraft utilizing the runway.

Zone C: Transitional Surface includes those areas that are parallel to the runway pavement and extend 1,050' from the edge of the primary surface.

Zone D: Horizontal Surface is typically elliptical in shape, depending upon the runway types and configurations at an individual airport.

Support Documentation:

City of Clinton Code of Ordinances – Chapter 157: Airport Zoning Regulations – Current through Ordinance 2704 (August 9, 2022)

07

Transportation

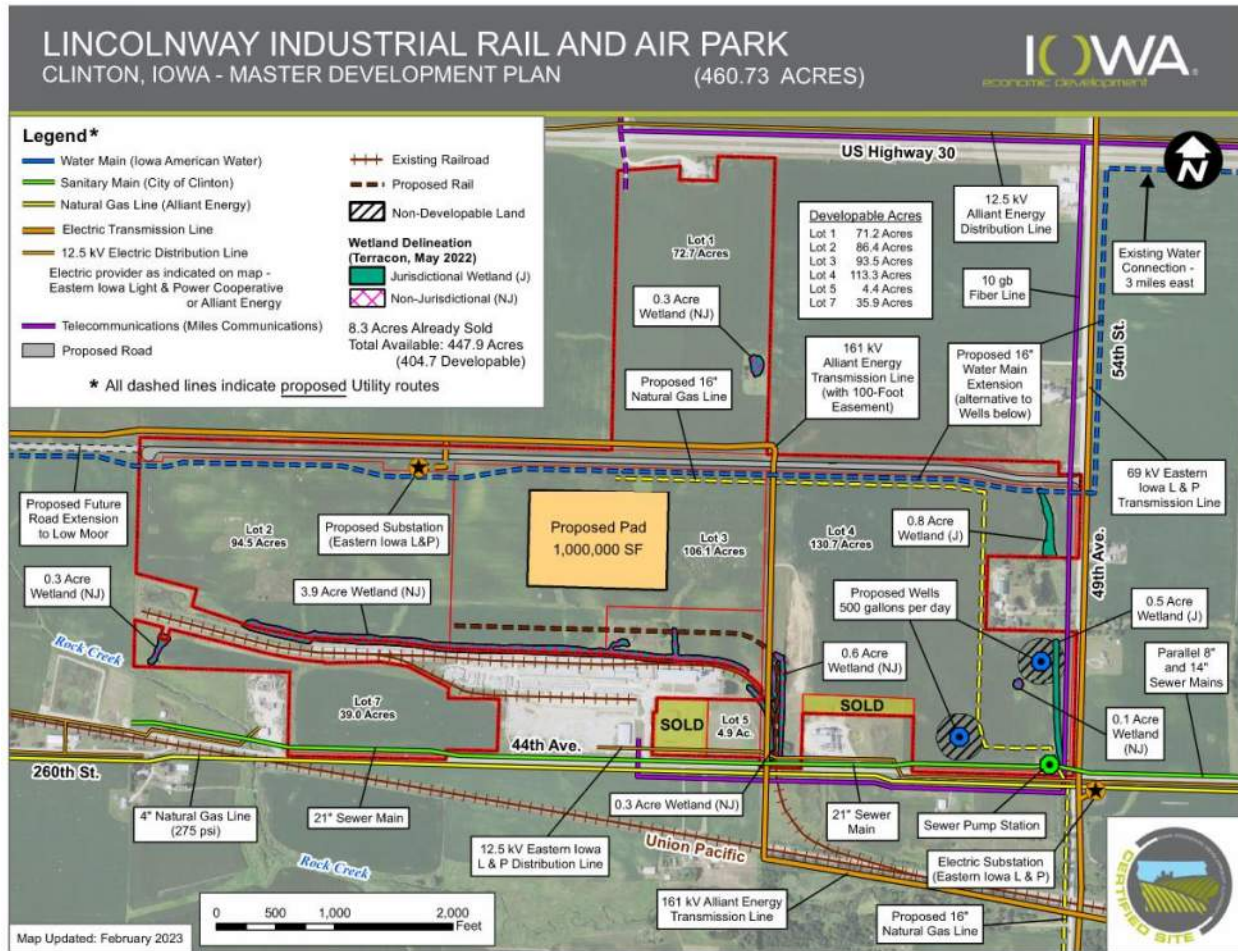




08

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 (north and west) and Eastern Iowa Rural Electric Cooperative (east). For projects that locate operations on both sides of the territory boundary, the provider is determined based on where the majority of the project is located.

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

Service Details

- Existing Infrastructure:
 - Distribution: 25 kV line - runs on the north side of US Highway 30
 - Transmission: 161 kV - bisects the property and runs along the future 36th Avenue South
 - Substation: Van Allen – 4 miles
- Available Capacity: 5 MW can be provided via the 25 kV line; additional capacity could be available with a new substation on site.
- Improvements: Extend the distribution line south to the project area.

- Estimated Cost: \$45,000
- Estimated Schedule: Six months (2-3 months for permitting and 2-3 months for construction)
- Other: A new substation is proposed within the park based on future development demands. A new substation would take 18-24 months.

Contact:

Paula Steward
Key Account Manager
Alliant Energy
paulacsteward@alliantenergy.com
(563) 244-9686 office
(563) 940-8752 cell

Provider: Eastern Iowa Rural Electric Cooperative (REC) (distribution) and Central Iowa Power Cooperative (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 7.2/12.47 kV three-phase power – along the east side of South 54th Street
 - Transmission: 69 kV – along the east side of South 54th Street
 - Substation: Camanche REC – located at the southeast corner of South 54th Street and 44th Avenue
- Available Capacity: 5 MW
- Improvements: A 3-phase feeder line would need to be extended from the substation.
- Estimated Cost: \$50,000 (1,000-foot extension)
- Estimated Schedule: 3 to 3.5 months (2-3 weeks permitting and 2-3 months construction during normal conditions)
- Other: Redundant electric service can be accomplished with a loop from the substation.

Contact:

David Mohr
Manager of Business Development
Eastern Iowa REC
dave.mohr@easterniowa.com
(563) 529-3711

Support Documentation:

Electric Questionnaire – Alliant Energy – November 7, 2022

Electric Questionnaire – Eastern Iowa REC – September 17, 2021

NATURAL GAS

Provider: Alliant Energy (distribution) and Clinton Gas Distribution System (transmission)

Service Details

- Existing Infrastructure: A 4-inch 275 PSI line is located 9,000 feet east of the park at approximately 1,500 feet from the intersection of Highway 30 and Anamosa Road. A 2nd 4-inch 275 PSI line is located 3,000 feet south of the park at the intersection of 44th Avenue South and 54th Street.
- Available Capacity: 7,500+ mcf per month is available on each of the lines

- Improvements: The existing lines would need to be extended 3,000 or 9,000 feet, depending on which line is extended as well as a metering / regulating station installed.
- Estimated Cost: \$135,815
- Estimated Schedule: Six months (2-3 months for permitting and 2-3 months for construction)

Contact:
Paula Steward
Key Account Manager
Alliant Energy
paulacsteward@alliantenergy.com
(563) 244-9686 office
(563) 940-8752 cell

Support Documentation:
Natural Gas Questionnaire – November 7, 2022

WATER

Provider: Iowa American Water

Service Details

- Existing Infrastructure: A 16-inch ductile iron line is located on the south side of Highway 30 approximately 1.5 miles east of the park. The line has a total capacity of 5,000,000 gallons per day with an excess capacity of 4,500,000 gallons per day.
- Improvements: The 16-inch line will need to be extended 2,640 feet to the property. The proposed route will run along US Highway 30, South 54th Street, and the future 36th Avenue South ending in the middle of the industrial park.
- Estimated Cost: \$700,000
- Estimated Schedule: Six months (two months permitting and four months construction)
- Other: The extension will be within the City of Clinton's rights-of-way.

Water Treatment

- Plant: Public Water System (PWS) ID 2326048 – six deep well sites (5 miles)
- Permitted Capacity: 7,500,000 gallons per day
- Allocated Capacity: 5,000,000 gallons per day
- Average Utilization: 2,700,000 gallons per day
- Peak Utilization: 5,000,000 gallons per day
- Excess Capacity: 2,000,000 gallons per day
- Notes: Two new well sites have been proposed to the Department of Natural Resources for construction on site to serve future business demand. A 1,000,000-gallon storage tank is designed and permitted but will be installed when needed.

Contact:
Scott Hinton
Engineering Manager
Iowa American Water
scott.hinton@amwater.com
(866) 641-2108

Support Documentation:
Water Questionnaire – October 13, 2022

WASTEWATER

Provider: City of Clinton

Service Details

- Existing Infrastructure: A 21-inch PVC line runs along 44th Avenue (southern boundary) to a pump station in the southeast corner of the park. The pump station currently has 500,000 gallons per day of capacity with approximately 200,000 gallons per day of excess capacity after accounting for occasional peaks up to 300,000 gallons per day (wet weather infiltration and inflow in the Town of Low Moor collection system).
- Improvements: With minor modifications to replace pump impellers and motors, replace pumps, and/or add additional pumps, capacity could be increased to 1,200,000 gallons per day. Additional improvements could increase total capacity to 5,800,000 gallons per day.
- Estimated Cost: \$150,000
- Estimated Schedule: Six months assuming materials are available (design – 4 weeks; IDNR permitting – 13 weeks; construction – 7 weeks); Current lead time for materials is 30 weeks.

Wastewater Treatment

- Plant: City of Clinton STP (3.3 miles)
- Total Permitted Capacity: 17,000,000 gallons per day
- Allocated Capacity: 11,000,000 gallons per day
- Average Utilization: 5,000,000 gallons per day
- Peak Utilization: 11,000,000 gallons per day
- Excess Capacity: 6,000,000 gallons per day (factoring in peak utilization)

Contact:

Bob Milroy
Regional Wastewater Reclamation Facility Director
City of Clinton
bobmilroy@cityofclintoniowa.us
(563) 243-4064

Support Documentation:

Wastewater Questionnaire – September 20, 2022

Email from Shive-Hattery (Daniel Solchenberger) – September 16, 2022

Letter from City of Clinton Water Pollution Control – April 26, 2022

TELECOMMUNICATIONS

Provider: Miles Communications LLC

Service Details

- Existing Infrastructure: Fiber is currently being extended to the industrial park.
- Improvements: Fiber is being extended along South 54th Street (eastern boundary) and along South 44th Avenue to South 59th Street (southern boundary). The extension is approximately 3.5 miles. Fiber will also be extended along US Highway 30 to South 60th Street (northern boundary).
- Estimated Cost: \$105,000

- Estimated Schedule: Fiber to the south boundary was estimated to be completed in late August 2022 while the second extension was anticipated to be completed by the end of 2022.
- Other: City, state, and railroad permits for right-of-way will be required.

Contact:

Scott Boehde
General Manager
Miles Communications LLC
scott@milestelephone.com
(563) 682-7111

Support Documentation:

Email from Miles Communications LLC (Scott Boehde) – April 29, 2022

Telecommunications Questionnaire – September 7, 2021

09

Due Diligence



ENVIRONMENTAL

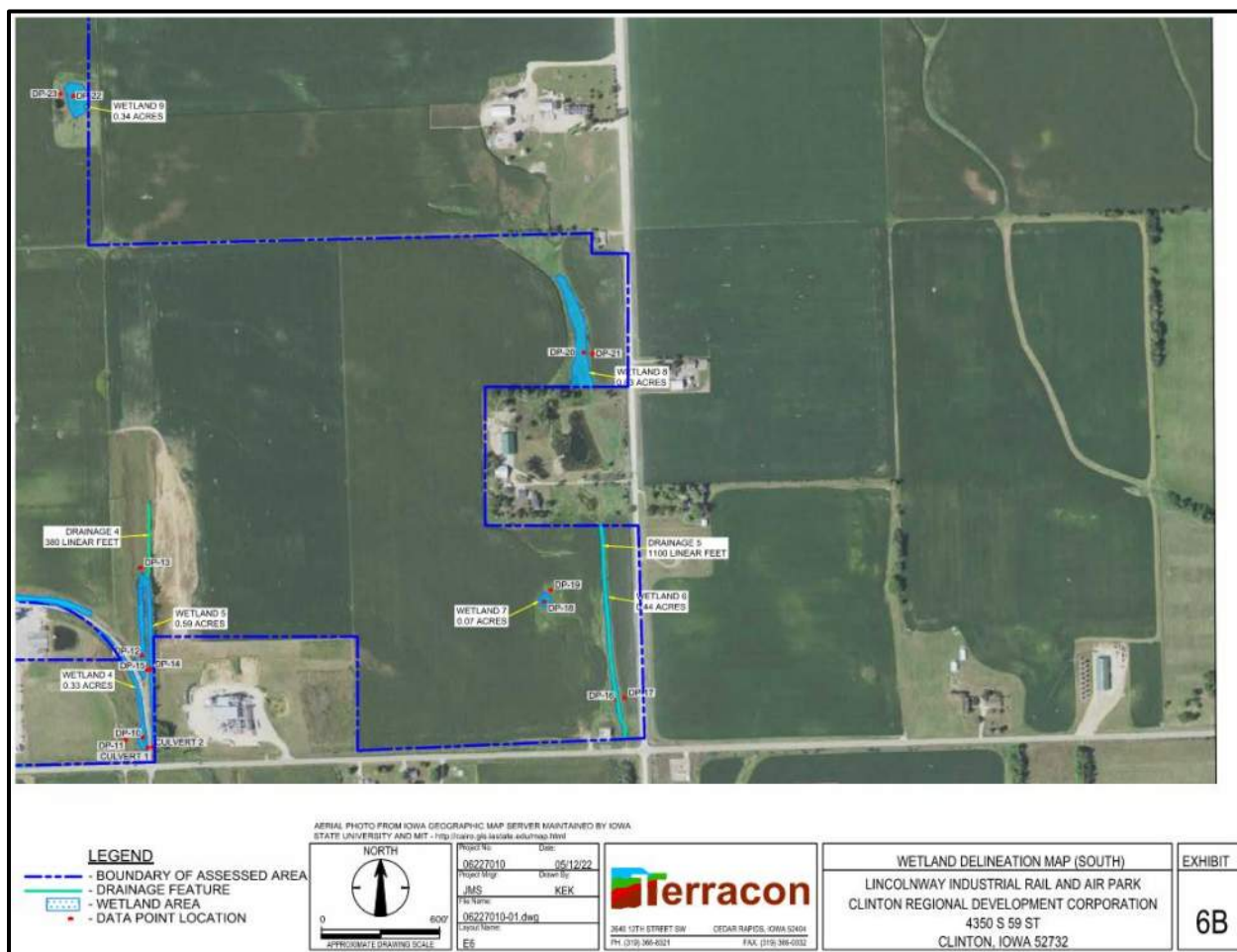
A Phase I Environmental Site Assessment (ESA) did not identify any recognized environmental conditions (RECs) or any controlled recognized environmental conditions (CRECs) in connection with the site. No additional investigation is warranted at this time.

Support Documentation:

Phase I Environmental Site Assessment – Terracon – March 31, 2022

WETLANDS

An Approved Jurisdictional Determination indicated that there are 1,100 linear feet of drainage ditch (Drainage 5) and 1.27 acres of wetlands (Wetland 6 and Wetland 8) that are jurisdictional on the property. There is an additional 5.59 acres of wetlands and 5,860 linear feet of drainage ditches identified in the delineation report that are not jurisdictional.



Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – September 8, 2022

Wetland and Waters of the United States Delineation Report – Terracon – May 12, 2022

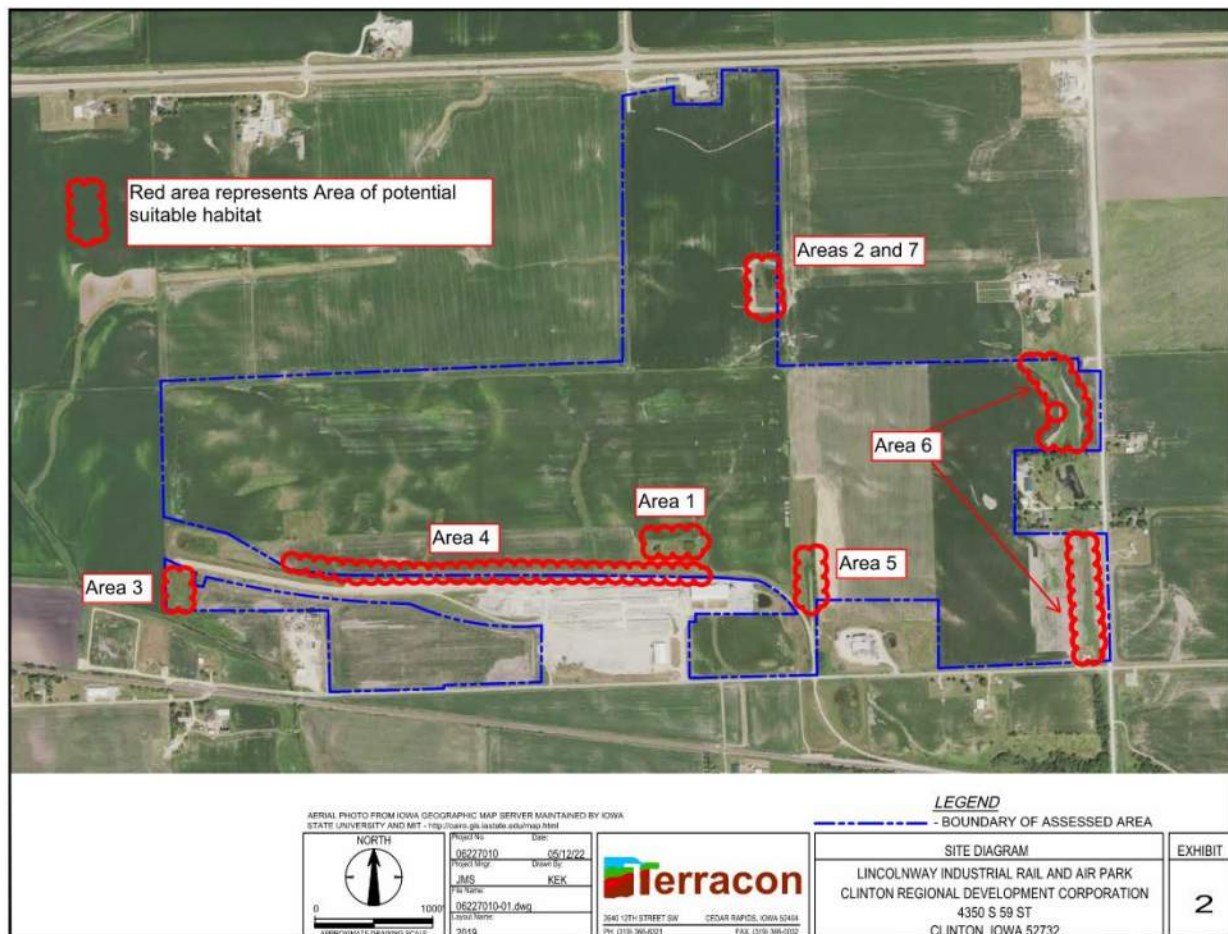
SPECIES

U.S. Fish and Wildlife Official Species List

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

A Preliminary Threatened and Endangered Habitat Assessment Review found several trees within the site (Areas 1 and 2 on the visual below) that have suitable habitat for the Northern Long-Eared Bats. Terracon recommends that any tree removal be done outside of the bat's summer roosting season which generally runs from April 1 to September 30.

Additionally, suitable habitat was found for the Monarch Butterfly throughout the property (Areas 3-7 on the visual below). Suitable habitat for the Higgins Eye, Eastern Prairie Fringed Orchid, and Western Prairie Fringed Orchid were not observed on the site.



Support Documentation:

Preliminary Threatened & Endangered Species Habitat Assessment Review – Terracon – May 16, 2022
 Official Species List – U.S. Fish and Wildlife Service – April 6, 2022

CULTURAL RESOURCES

An intensive archaeological survey in 2016 identified no new sites. In 2022, SHPO found that the report continues to meet the best-recommended practices outlined in the Association of Iowa Archaeologists Guidelines (2021), and the report could still be used to support an agency's conclusions and determination of eligibility and effect pursuant to the requirement of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800.

An Architectural/Historical Intensive Survey and Evaluation in 2016 identified the John S. and Emily Dannatt House at 4030 S. 54th St (northeast of the park) as eligible for listing in the National Register of Historic Places. In 2022, SHPO agreed that the information provided in the June 2016 report, along with the corresponding updates from Grow Clinton, could be used to support a federal agency's determination of eligibility and effect.

SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre) – July 6, 2022

Letter from Grow Clinton – May 23, 2022

Phase I Archaeological Investigation – Tallgrass Historians L.C. – June 2016

Architectural/Historical Intensive Survey and Evaluation – Tallgrass Historians L.C. – June 2016

GEOTECHNICAL

A Geotechnical Exploration included nine test borings drilled to depths of 25 feet to 51.5 feet below existing grades. Olsson Associates recommend using Seismic Site Class C for the site.



Support Documentation:

Geotechnical Exploration Technical Memo – Olsson Associates – February 10, 2016

10

Master Plan



LINCOLNWAY INDUSTRIAL RAIL AND AIR PARK

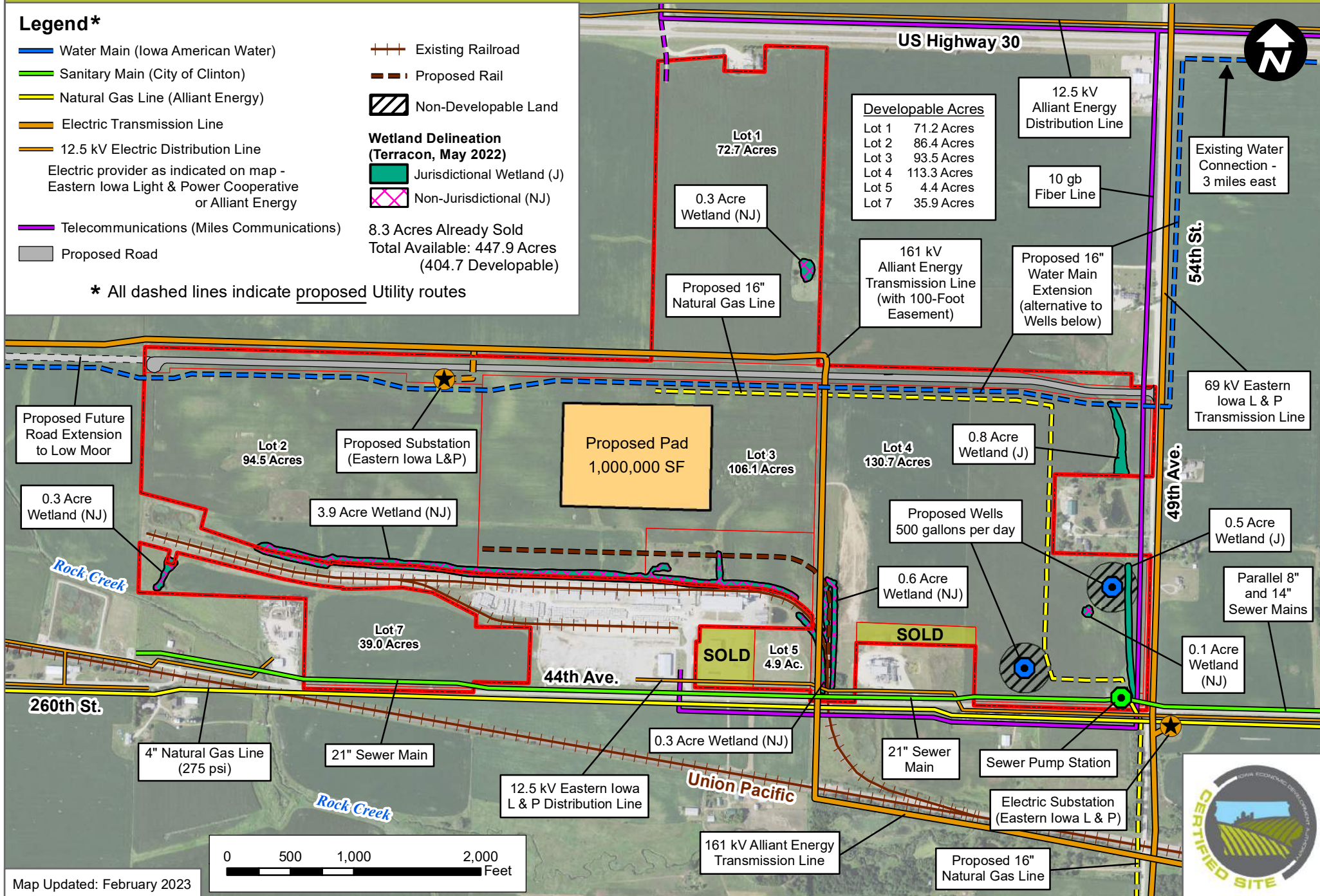
CLINTON, IOWA - MASTER DEVELOPMENT PLAN

(460.73 ACRES)

Legend*

- Water Main (Iowa American Water)
 - Sanitary Main (City of Clinton)
 - Natural Gas Line (Alliant Energy)
 - Electric Transmission Line
 - 12.5 kV Electric Distribution Line
 - Telecommunications (Miles Communications)
 - Proposed Road
 - + + + Existing Railroad
 - - - Proposed Rail
 - Non-Developable Land
- Wetland Delineation (Terracon, May 2022)**
- Jurisdictional Wetland (J)
 - Non-Jurisdictional (NJ)
- 8.3 Acres Already Sold
Total Available: 447.9 Acres
(404.7 Developable)

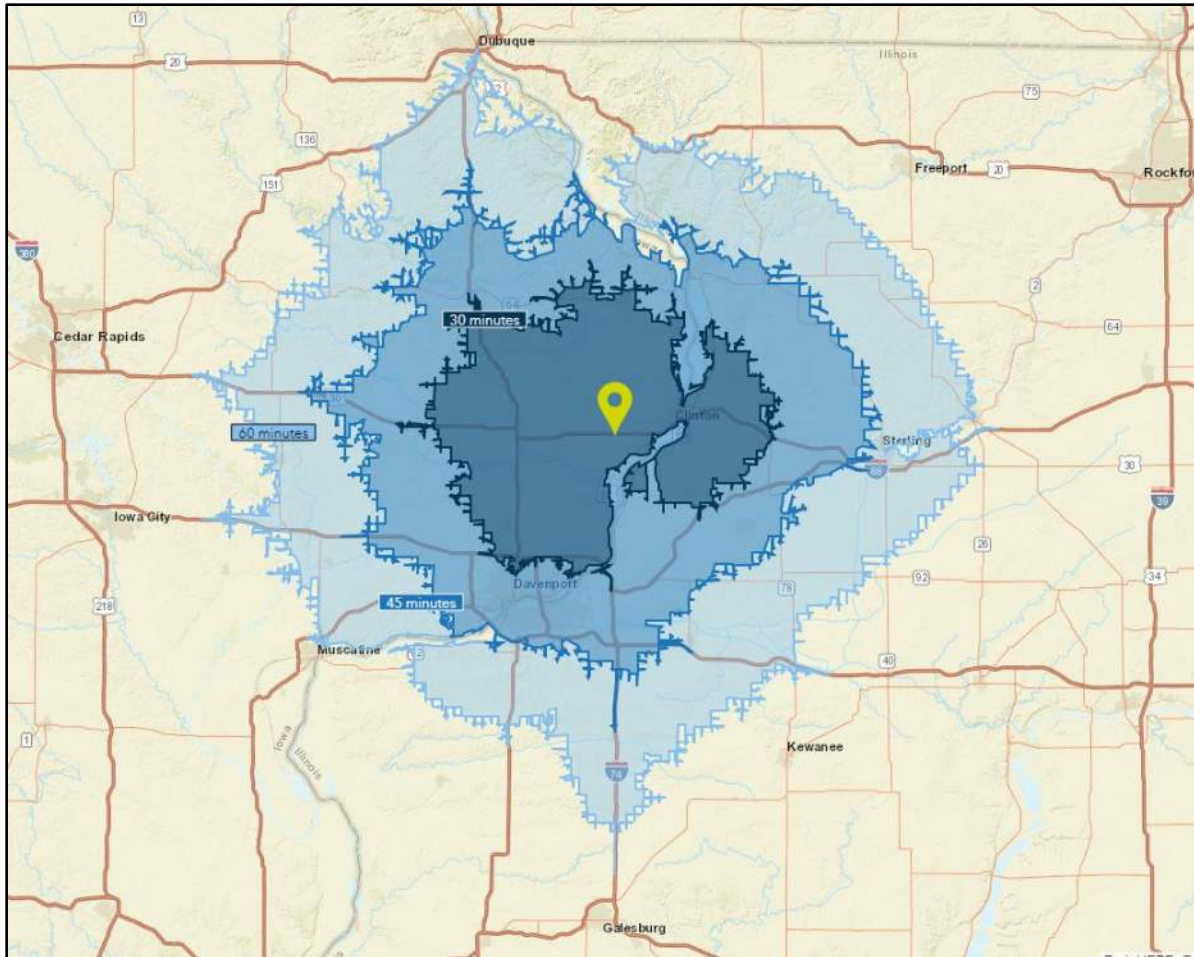
* All dashed lines indicate proposed Utility routes



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	85,627	403,355	530,572
Labor Force	44,703	208,732	273,908
Manufacturing Employment	8,431	36,213	47,068
Percentage Employed in Manufacturing	19%	18%	18%
Median Age	42.4	41.3	42.0
Bachelor's Degree Attainment	25%	28%	26%
Average Hourly Wage	\$28.24	\$27.43	\$26.78
Average Manufacturing Wage	\$37.05	\$33.89	\$33.28

Source:
 ESRI Business Analyst Online – 2022 (all data except wages)
 JobsEQ – Q3 2022 (wage data)

12

Summary + Recommendations



Strengths:

- The park has over 400 developable acres.
- Property is owned by the City of Clinton and Clinton Area Development Corporation.
- The park is zoned for industrial uses.
- A City of Clinton-owned rail line currently bisects the park.
- There are few development impediments within the park, and the limited impediments that are present (wetlands, flood zone, potential species habitat) are located along the boundaries of the park.
- Many of the utilities are located within the park or in close proximity.
- For the upgrades that may be needed (roads, utilities, etc.), many of these have already been designed and permitted and will just need to be constructed once a project locates in the park.

Challenges:

- Road upgrades, including paving 54th Street, will be required.
- The nearest interstate is 29 miles from the property.
- For companies with large utility demands, utility upgrades will likely be required.
- There are some development limitations within the park that may impact some users depending on where they locate.

Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

