

Marion Enterprise Center Marion, Iowa

*Certification Deliverable
September 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



September 1, 2021

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



Dear Ms. Kuhlers:

The Marion Enterprise Center, located in Linn County, Iowa, originally 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 updated information provided by the Marion Economic Development Corporation and our evaluation of the property, we are recertifying the **Marion Enterprise 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 Marion Enterprise Center as meeting the following criteria:

- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be a minimum of 100 total acres, with one site of at least 20 developable, contiguous acres. At least 60% of the remaining park acreage must be developable.
- 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 and/or resolved 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 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 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.
- 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 (2.5 MW in six months; total of 5 MW in 12 months).
- The park must be served or be able to be served within by natural gas infrastructure that can provide a minimum of 15,000 mcf per month (7,500 mcf in six months; total 15,000 mcf in 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 (150,000 gallons in six months; total 300,000 gallons in 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 (100,000 gallons in six months; 200,000 gallons in 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 the following sections of this report.

This certification will expire on **September 1, 2026**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Marion Economic Development 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

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

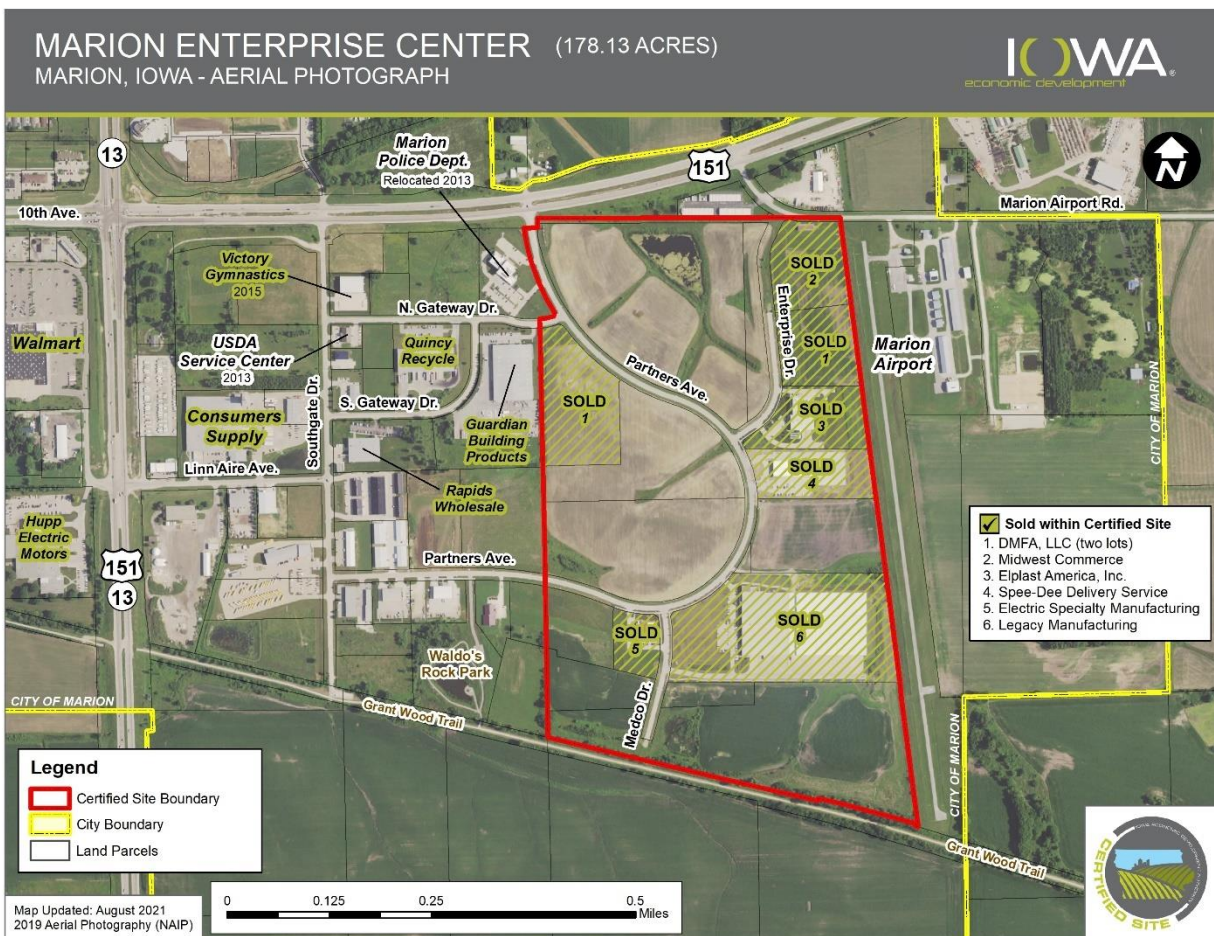
42.003217°, -91.536673°

CONTACT INFORMATION

Nick Glew
President
MEDCO Holding Company, LLC.
nick@medcoiowa.org
(319) 743-4724

SIZE/ACREAGE

178.13 total acres
67.93 available acres
66.93 buildable acres
29.2 acres – largest contiguous parcel (Lots 3-5)



04

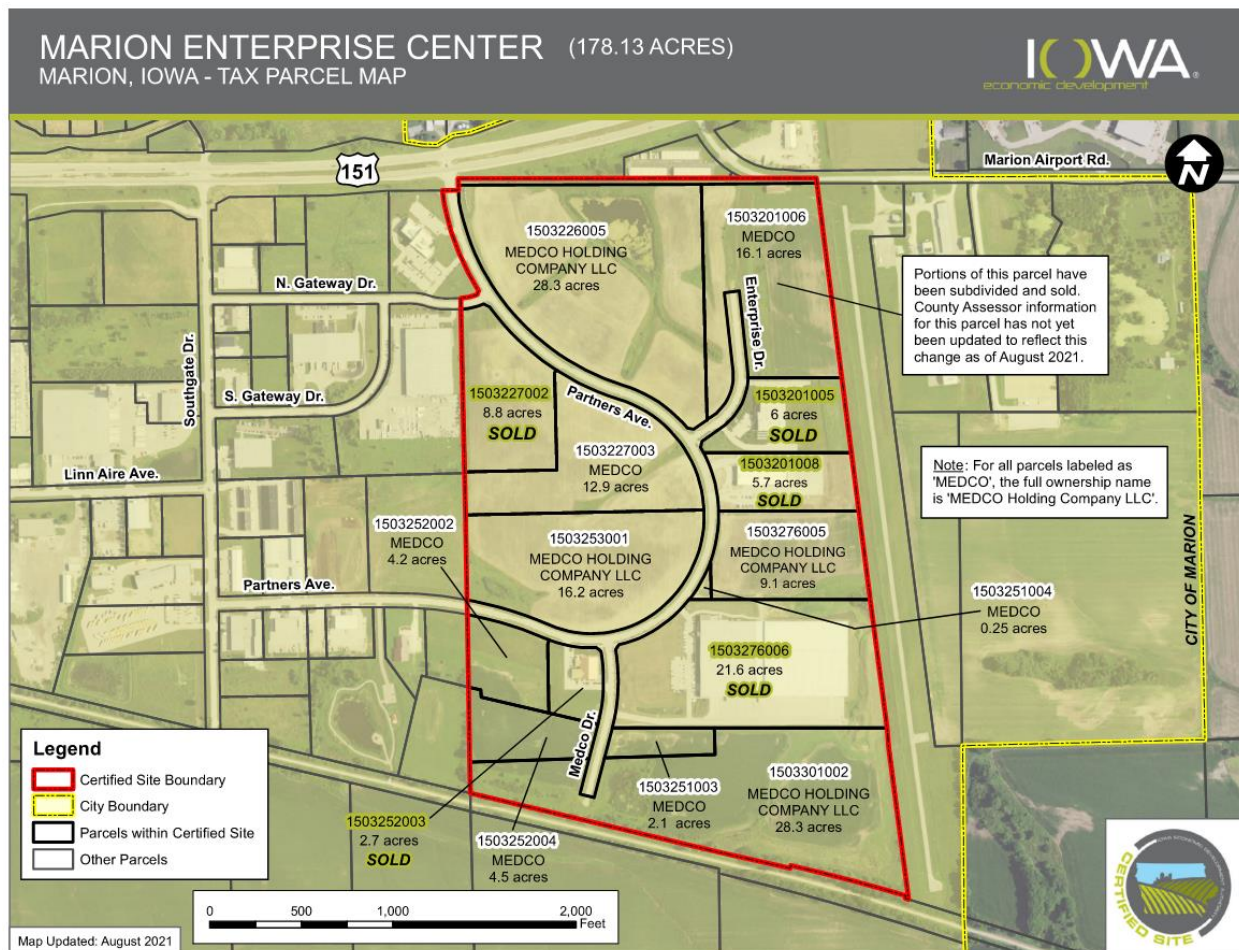
Ownership + Availability



OWNERSHIP + PRICE

The tax parcels listed in the chart below incorporate the available acreage. All of the tax parcels that are within the certification acreage are included in the map at the bottom of the map.

Owner	Acres	Tax Parcels	Price
MEDCO Holding Company, LLC	28.30	1503226005	Tier 1: \$80,000/acre
	16.20	1503253001	Tier 2: \$70,000/acre
	16.10	1503201006	Tier 3: \$60,000/acre
	12.90	1503227003	Lot 9: \$130,000/acre
	9.07	1503276005	<i>Details on tiers can be found in the MEC Planned Development Ordinance and Design Guidelines.</i>
	4.20	1503252002	
	0.25	1503251004	
TOTAL		87.02	



Support Documentation:

Letter from MEDCO Holding Company, LLC. – January 5, 2021

Marion Enterprise Center Planned Development Ordinance and Design Guidelines – Adopted 2010

TITLE

Legal title to the property is by MEDCO Holding Company, LLC subject to the following limitations:

- Easement (June 3, 1994; Book 3068, Page 472)
- Easement Agreement (June 13, 2000; Volume 4109, Page 441)
- Easement for a Recreational Trail (January 4, 2010; Book 7501, Page 170)
- Declaration of Protective Covenants (January 17, 2014; Volume 8890, Page 674)
- Resolution 20052 (July 5, 2011; Volume 7988, Page 601)
- Resolution 24011 (September 22, 2014; Volume 9066, Page 113)

Full details can be found in the attorney's title opinion and support documentation.

Support Documentation:

Letter from Simmons Perrine Moyer Bergman PLC – October 27, 2020

LEASES

The Marion Enterprise Center is leased year-to-year for farming to Rathje Farms. The original lease term began March 1, 2020 and terminated February 28, 2021 but continues year-to-year unless terminated by either party on or before September 1st effective the following March 1st. The lease includes a clause that allows MEDCO Holding Company to sell the property during the term of the lease.

Support Documentation:

Farm Lease – MEDCO Holding Company LLC and Rathje Farms – April 21, 2020

EXISTING INDUSTRIES

The following companies are located within the certified industrial park: DMFA, LLC (two lots), Elplast America, ESM, Legacy Manufacturing Company, Midwest Commerce, and Spee-Dee Delivery Service. There are additional existing industries located to the west of the certified acreage.

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Site Characteristics



05

Highway 151

Lot 8: 2.83 Acres

Lot 9: 3.17 Acres

Lot A: 7.9 Acres

Lot 13: 1.68 Acres

Lot 14: .97 Acres

Lot 7: 2.10 Acres

Lot D: 0.27 Acres

Lot 12: 2.77 Acres

Lot 15: 5.97 Acres

Lot 10: 7.10 Acres

Lot 11: 6.33 Acres

Lot 6: 9.98 Acres

Lot 5: 5.84 Acres

Lot 16: 13.83 Acres

Lot 2: 1.07 Acres

Lot 3: 13.95 Acres

Lot 4: 8.10 Acres

Lot 1: 2.18 (3) Acres

Lot 18: 1.74 Acres

Lot 17: 55.36 Acres

Lot C: 5.59 Acres

Lot B: 1.29 Acres

N. Gateway Dr.

Enterprise Dr.

Partners Ave.

MEDCO Dr.

0 400

Client: MEDCO Housing Company
1215 NW Avenue
Marion, Iowa 52602
Phone: (319) 377-6216

Anderson-Bogert
Engineers & Surveyors, Inc.

Drawn By: WJC
Date: 11/18/11
Project No: 200602

Approved By: WJC
Scale: See Bar Scale

Marion Enterprise

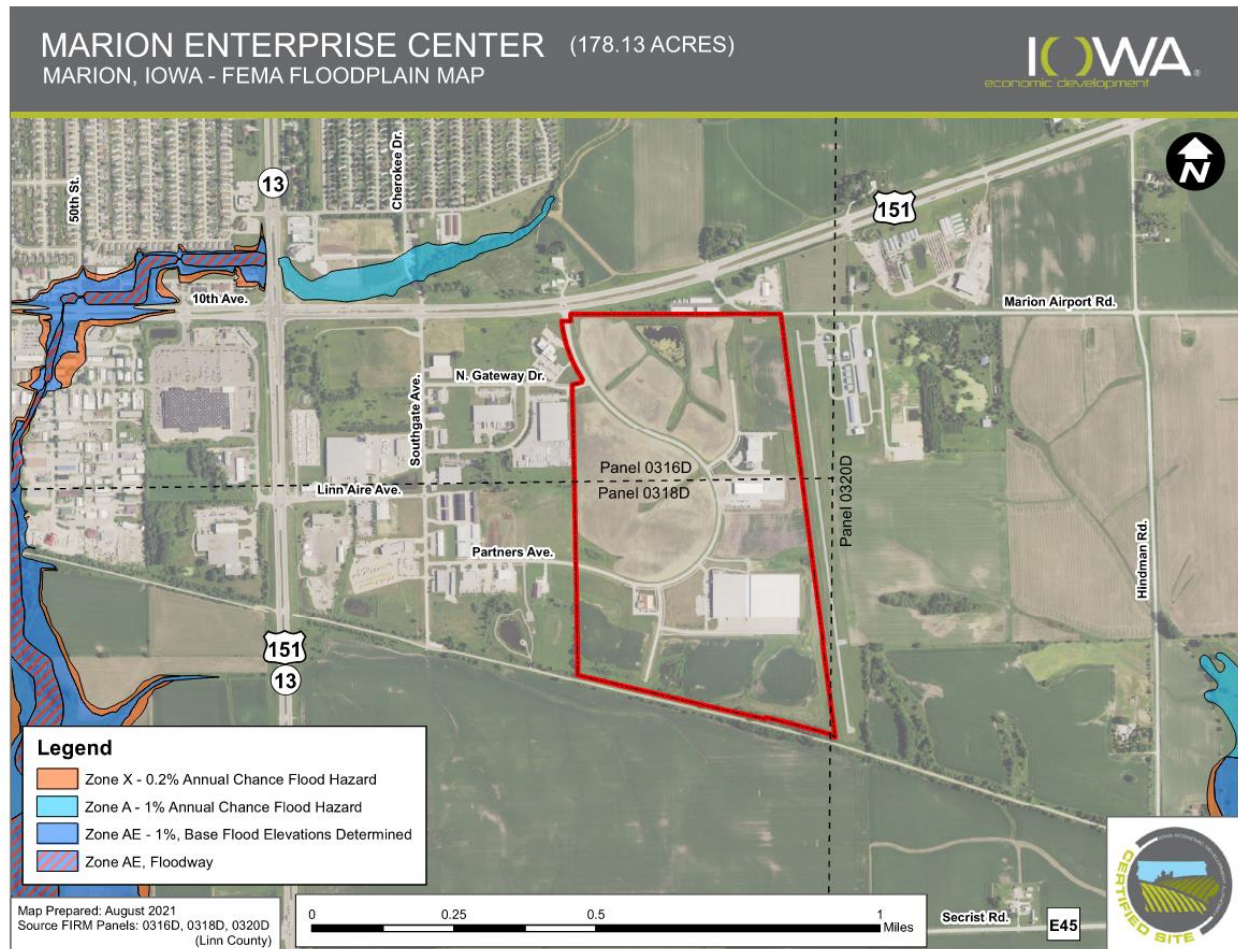
Existing Topographic Survey

[illegible]

FEMA

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

Map Numbers 19113C0316D and 19113C0318D



IMPEDIMENTS (EASEMENTS, ETC.)

There are multiple impediments that impact the developability of the industrial park, but these have been accommodated for in the Master Development Plan. These items are as follows:

- Internal park roads – Partners Avenue, Enterprise Drive, and Medco Drive
- Seven sold parcels to the existing industries within the park
- Reserved area along the southern border
- Detention pond and drainage areas
- Airport no-build zone – 125 feet along the eastern boundary
- Wetland - 9.3 acres

*Support Documentation:
See Section 10 – Master Plan*

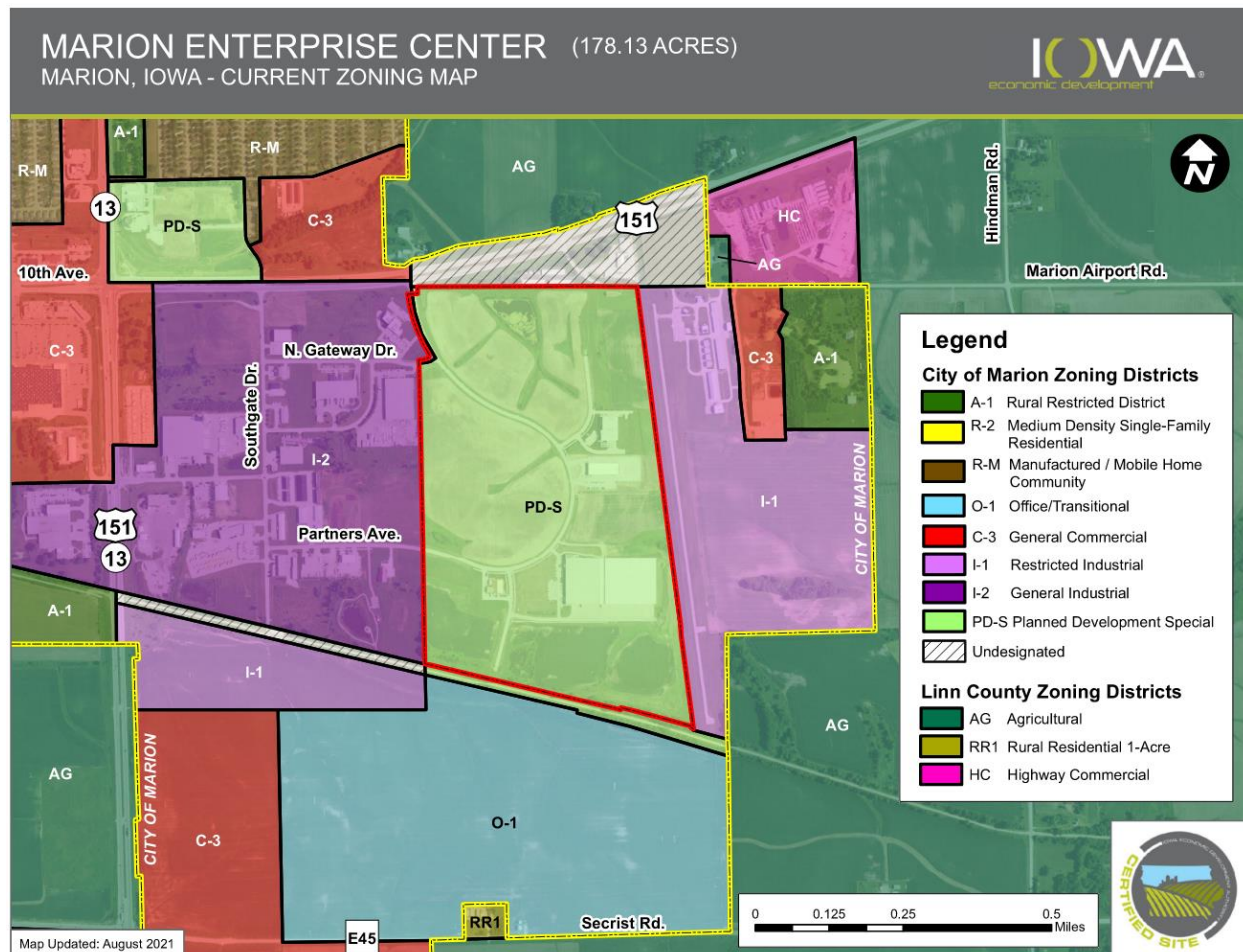
06

Zoning



CURRENT ZONING

PD-S – Planned Development Special



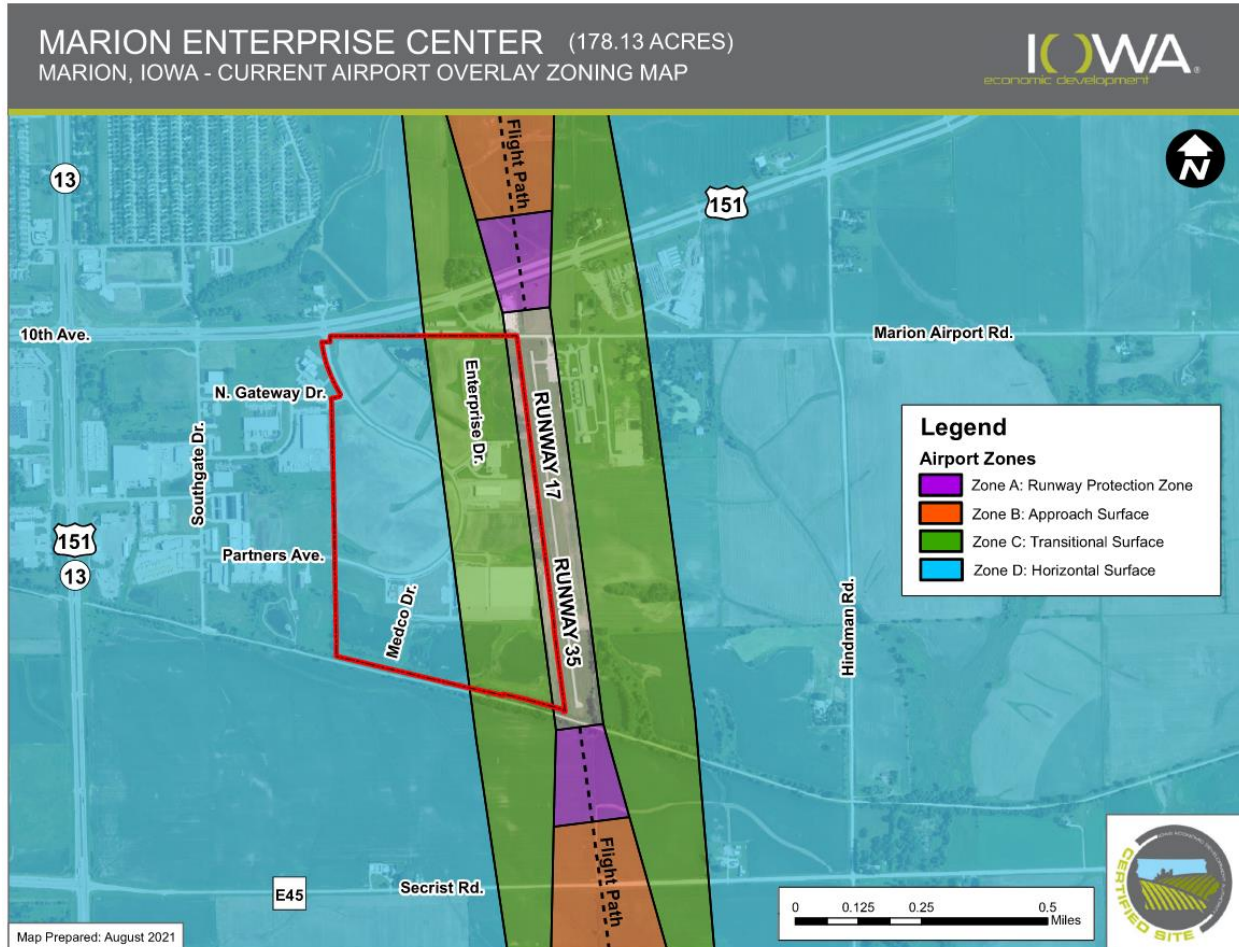
PLANNED DEVELOPMENT ORDINANCE AND DESIGN GUIDELINES

The Marion Enterprise Center is governed by a Planned Development Ordinance and Design Guidelines. The document classifies the property into three tiers with allowable uses designated for each tier.

Support Documentation:

Marion Enterprise Center Planned Development Ordinance and Design Guidelines – Adopted 2010

AIRPORT ZONES



Zone C (Transitional Surface) - The transitional surface extends outward and upward at right angles to the runway centerline and extends at a slope of seven feet horizontally for each one foot vertically (7:1) from the sides of the primary and approach surfaces. The transitional surfaces extend to the point at which they intercept the horizontal surface at a height of 150 feet above the established airport elevation.

Zone D (Horizontal Surface) - The horizontal surface is a horizontal plane located 150 feet above the established airport elevation and encompasses an area from the transitional surface to the conical surface. The perimeter is constructed by generating arcs from the center of each end of the primary surface and connecting the adjacent arcs by lines tangent to those arcs.

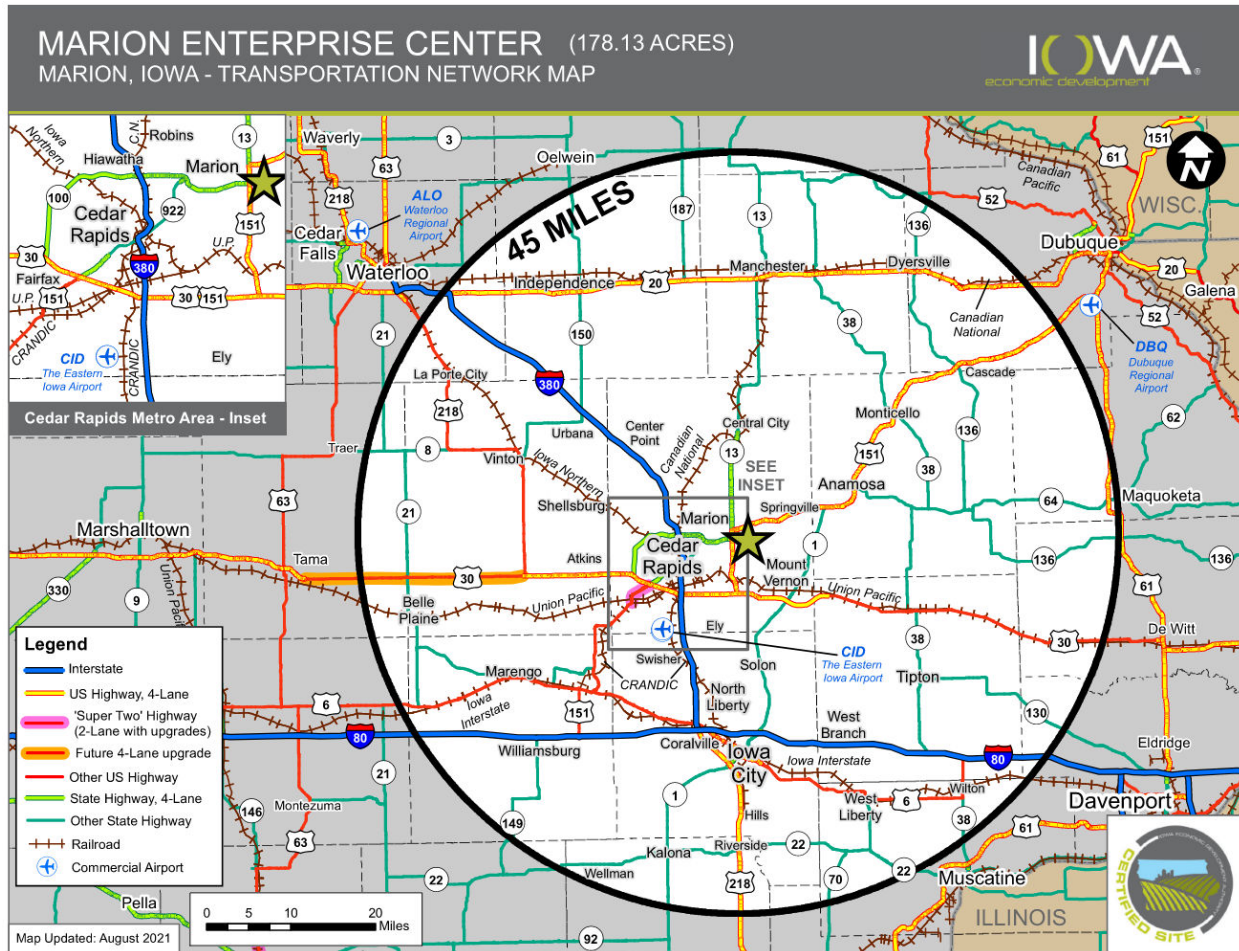
Support Documentation:

City of Marion Code – Chapter 176 Marion Zoning Regulations – Section 176.53 Marion Municipal Airport Land Use and Height Overlay Zoning

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Transportation





ROADS

The park is located adjacent to U.S. Highway 151 (four-lane highway), and I-380 is approximately seven miles from the park. From the park, Partners Avenue provides access to U.S. Highway 151. Internal park roads are already in place.

COMMERCIAL SERVICE AIRPORTS

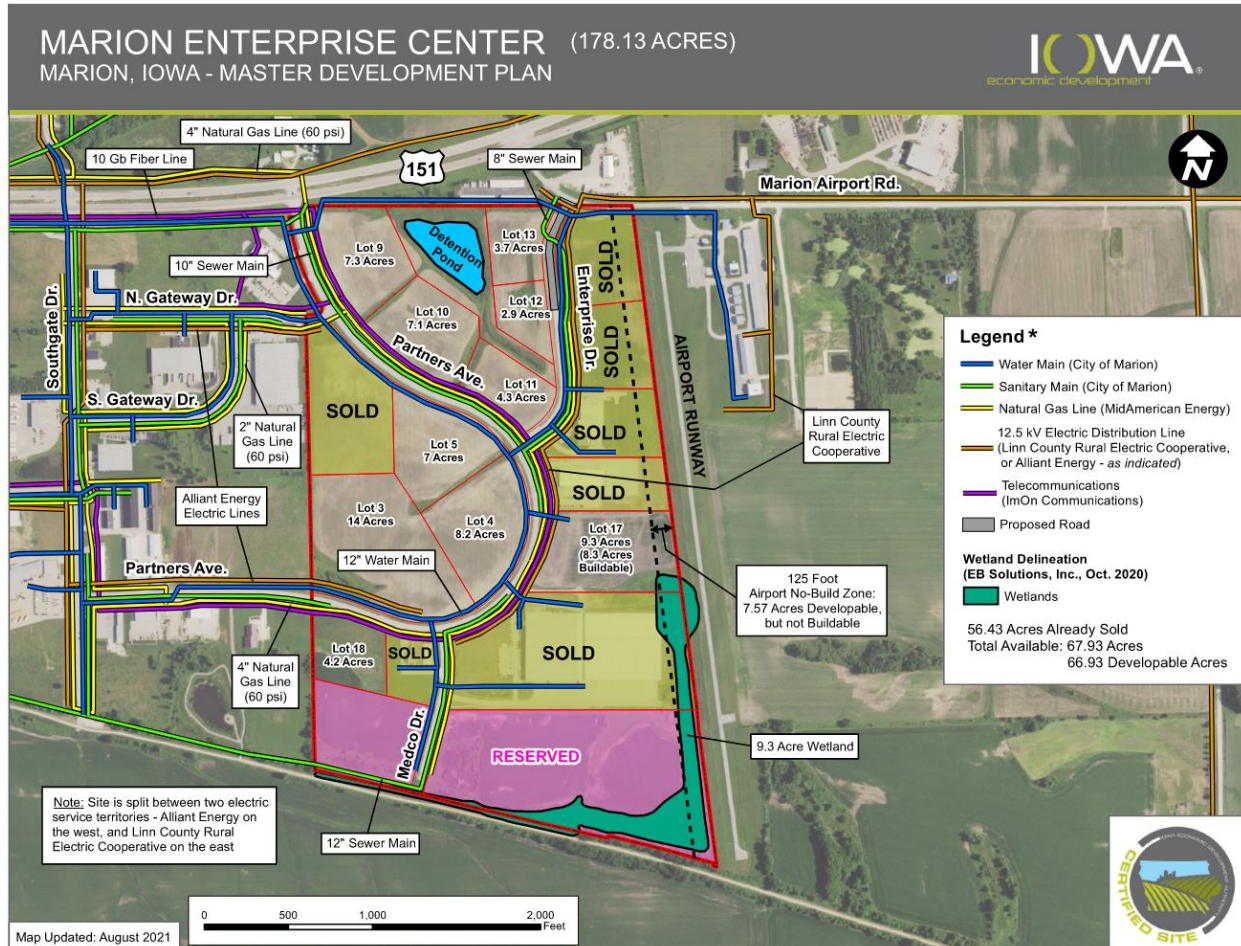
Eastern Iowa Airport (CID) – 19 miles

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

Alliant Energy and Linn County Rural Electric Cooperative (REC) are the electric providers for the park. Alliant Energy serves Lots 3, 4, 5, 9, 10, 11, 12, 13, and 18. Linn County REC serves Lot 17.

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

Service Details

- Existing Infrastructure:
 - Distribution: A 12.5 kV line runs along North Gateway Drive and stops just inside the property. A second 12.5 kV line runs along Partners Avenue in the southern portion of the property and stops just short of Medco Drive.
 - Transmission: 115 kV – one mile
 - Substation: Swamp Fox – 0.7 miles
- Available Capacity: 25 MW
- Improvements: Depends on level of service:
 - Up to 2 MW – minor improvements at minimal costs

- 2-5 MW – localized improvements at minimal costs
- 5-10 MW – new feeder from substation; estimated cost \$500,000 (likely revenue justified)
- 10+ MW – two new feeders; estimated cost \$1,000,000 (likely revenue justified)
- Estimated Schedule:
 - 2.5 MW – available immediately
 - 5 MW – available within 12 months
 - Additional load levels could be available within 18 months

Contact:

Mary Meisterling
Manager Business Development & Support
Alliant Energy – Interstate Power & Light Co.
marymeisterling@alliantenergy.com
(319) 786-8131

Provider: Linn County REC (distribution) and CIPCO (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: A 12.47 kV line runs along Enterprise Drive and then Partners Avenue to the intersection of Medco Drive.
 - Transmission: 69 kV is approximately two miles northeast
 - Substation: County Home Substation – 4.5 miles north
- Available Capacity: 2.5 MW
- Improvements: None needed to provide 2.5 MW
- Estimated Schedule: Six months from application

Contact:

Steve Carroll
Member Services Manager
Linn County REC
scarroll@linncountyrec.com
(319) 377-1587

Support Documentation:

Step 2 Follow-up Response – April 28, 2020

Electric Questionnaire (Linn County REC) – March 3, 2020

Electric Questionnaire (Alliant Energy) – March 17, 2020

NATURAL GAS

Provider: MidAmerican Energy Company (distribution and transmission)

Service Details

- Existing Infrastructure: Four-inch 60 psi lines are located along all the roadways in the park.
- Available Capacity: 15,000+ mcf per month
- Improvements: Infrastructure would only need to be extended from the road into the site.
- Estimated Cost: No anticipated cost
- Estimated Schedule: Up to 6 months

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

*Support Documentation:
Natural Gas Questionnaire – March 11, 2020*

WATER

Provider: City of Marion

Service Details

- Existing Infrastructure: Twelve-inch lines with approximately 3 million gallons per day of capacity are located along all the roadways in the park.
- Improvements: Service line would need to be extended from the main into the site.
- Estimated Cost and Schedule: Minimal

Water Treatment

- Plants: Marion Municipal Water Department (2.3 miles)
- Total Permitted Capacity: Approximately 5.5 million gallons per day (permitted to withdrawal up to 2 billion gallons per year from aquifers)
- Average Utilization: 2.7 million gallons per day (2019 – 1,014,440,000 gallons)
- Peak Utilization: 6 million gallons per day
- Excess Capacity: Approximately 2 million gallons per day
- Other: Another well that will increase capacity by 864,000 gallons per day coming online in 2021.

Contact:
Todd Steigerwaldt, P.E.
General Manager
Marion Municipal Water Department
tsteigerwaldt@cityofmarion.org
(319) 743-6310

*Support Documentation:
Step 2 Follow-up Response – April 28, 2020
Water Questionnaire – March 11, 2020*

WASTEWATER

Provider: City of Marion

Service Details

- Existing Infrastructure: An 8-inch sewer main is located along Enterprise Drive. A 10-inch sewer main is located along Partners Avenue, and a 12-inch sewer main is located along Medco Drive. These gravity lines flow into a 21-inch trunk line. The total capacity of the lines in the park is approximately 500,000 gallons per day with approximately 250,000 gallons per day of excess capacity.
- Improvements: Service line would need to be extended from the main into the site.

- Estimated Cost and Schedule: Minimal
- Other: Each lot has an 8-inch service line stubbed out 10-feet past the property line.

Wastewater Treatment

- City of Marion purchases capacity from the City of Cedar Rapids.
- Plant: Cedar Rapids Water Pollution Control Facility (6 miles)
- Total Permitted Capacity: 87 million gallons per day
- Allocated Capacity: 53 million gallons per day
- Average Utilization: 59 million gallons per day
- Peak Utilization: 130 million gallons per day
- Excess Capacity: 28 million gallons per day (factoring in average utilization)

Contact:

Steve Hershner

Utilities Director

Cedar Rapids Water Pollution Control Facility

SteveHe@cedar-rapids.org

(319) 286-5900

Support Documentation:

Step 2 Follow-up Response – April 28, 2020

Wastewater Questionnaire – March 26, 2020

TELECOMMUNICATIONS

Provider: ImOn Communications, LLC

Service Details

- Existing Infrastructure: Underground fiber runs along Partners Avenue.
- Improvements: Extend line to user.
- Estimated Cost: Depends on needs of end user.
- Estimated Schedule: Normally 30 days but could be up to 90 days.
- Marion Economic Development Corporation, in partnership with Imon Communications, have established the Marion Enterprise Network. The park was constructed with 72 strands of excess fiber capacity proactive installed to serve business needs. The fiber is looped and redundant with direct data center connectivity.

Contact:

Creed Heilskov

Business Sales Executive

ImOn Communications, LLC

Creed.Heilskov@ImOn.net

(319) 261-4648

Support Documentation:

Marion Enterprise Network Flyer – Undated

Telecommunications Questionnaire – March 19, 2020

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Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment identified no recognized environmental conditions, no historical recognized environmental conditions, and no controlled recognized environmental conditions in connection with the site.

Support Documentation:

Phase I Environmental Site Assessment – EB Solutions, Inc. – October 12, 2020

WETLANDS

In 2015, a permit was issued to fill 1.85 acres of wetlands as part of the Legacy Manufacturing development. To mitigate for the wetland loss, 2.78 acres of wetlands were to be restored on site by relocating a stream channel eastward as a connector between the two existing wetlands. This work was completed in the development of the Legacy Manufacturing facility, and the mitigated wetland started to meet performance standards in 2018.

The wetland delineation completed in October 2020 identified the following areas: 0.11 acres of wetlands along 790 linear feet of stream between the southern border of the property and the Grant Wood Trail, 5.86 acres of wetlands in the same vicinity in the southeast corner of the property, and 3.36 acres of wetlands along the eastern boundary (the Legacy mitigated wetland). The delineation also revealed that two of the points in the mitigated wetland area were not showing wetland characteristics.

Based upon the results of the wetland delineation, it was determined that grading work at the adjacent airport in 2019 diverted water that had been flowing into the mitigated wetland. MEDCO is working to re-establish the hydrology from the historical wetland area and establish hydrology from the runway into the mitigation area. Until the mitigated wetland is back to meeting performance standards, the U.S. Army Corps of Engineers will not issue a jurisdictional determination for the remainder of the park.

Support Documentation:

Letter from Marion Economic Development Corporation – April 28, 2021

Wetland Delineation – EB Solutions, Inc. – October 14, 2020

Permit – U.S. Army Corps of Engineers – June 2, 2015

SPECIES

U.S. Fish and Wildlife's Official Species List

- Northern Long-eared Bat (Threatened)
- Higgins Eye (Endangered)
- Prairie Bush-clover (Threatened)
- Western Prairie Fringed Orchid (Threatened)
- There are no critical habitats at this location.

A Desktop Threatened and Endangered Species Study conducted in September 2020 determined that there is “no effect” for the Higgins eye, Prairie bush-clover, and the Western Prairie Fringed Orchid. The Northern long-eared bat may be adversely affected. While there are no known roost trees or hibernaculum habitat within the wood areas of the property, it is recommended that any tree removal be conducted outside of the roosting period for bats (April to October).

Support Documentation:

U.S. Fish and Wildlife Consultation / Official Species List – September 30, 2020

Desktop Threatened & Endangered Species Study Report – Braun Intertec – September 30, 2020

CULTURAL RESOURCES

A Phase I Archaeological Survey was completed on the property in June 2010. One historic scatter was identified during site reconnaissance (Site 13LN945) and recommended as not eligible for the National Register of Historic Places. Based on the results of the survey, it was recommended that no additional archaeological investigations are necessary. In May 2015, SHPO found that the investigation “was consistent with the best-recommended practices issued by the Association of Iowa Archaeologists and the report could serve in support of an agency’s finding of National Register eligibility and determination of effect.” In February 2021, SHPO concurred with their earlier comments in 2015.

Support Documentation:

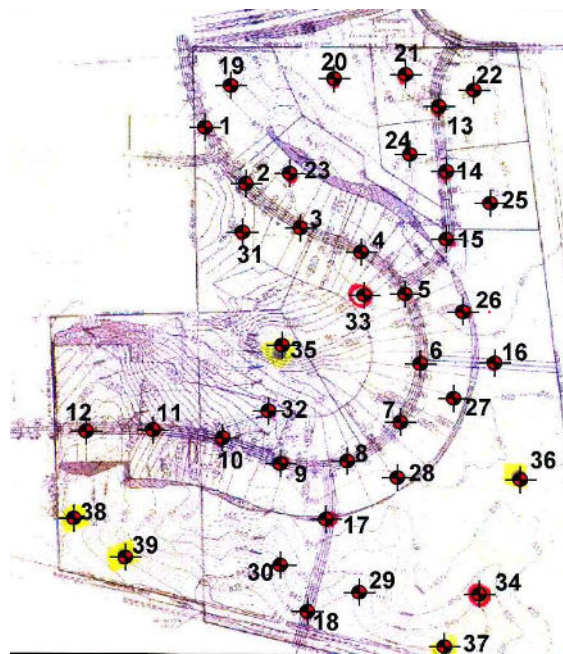
Email from Iowa State Historic Preservation Office (Heather Gibb) – February 26, 2021

Email from Iowa State Historic Preservation Office (Dan Higginbottom) – May 22, 2015

Phase I Archaeological Survey – Wapsi Valley Archaeology, Inc. – June 2010

GEOTECHNICAL

A Preliminary Geotechnical Engineering Report was conducted on a 218-acre site, which included the certification acreage. The investigation included 39 borings drilled to depths from 15 to 35 feet below existing grades.



According to the City of Marion Engineering Department, Seismic Design Category A and Site Class D should be used for the property.

Support Documentation:

Letter from City of Marion Engineering Department – May 13, 2015

Preliminary Geotechnical Engineering Report – Terracon – December 22, 2009

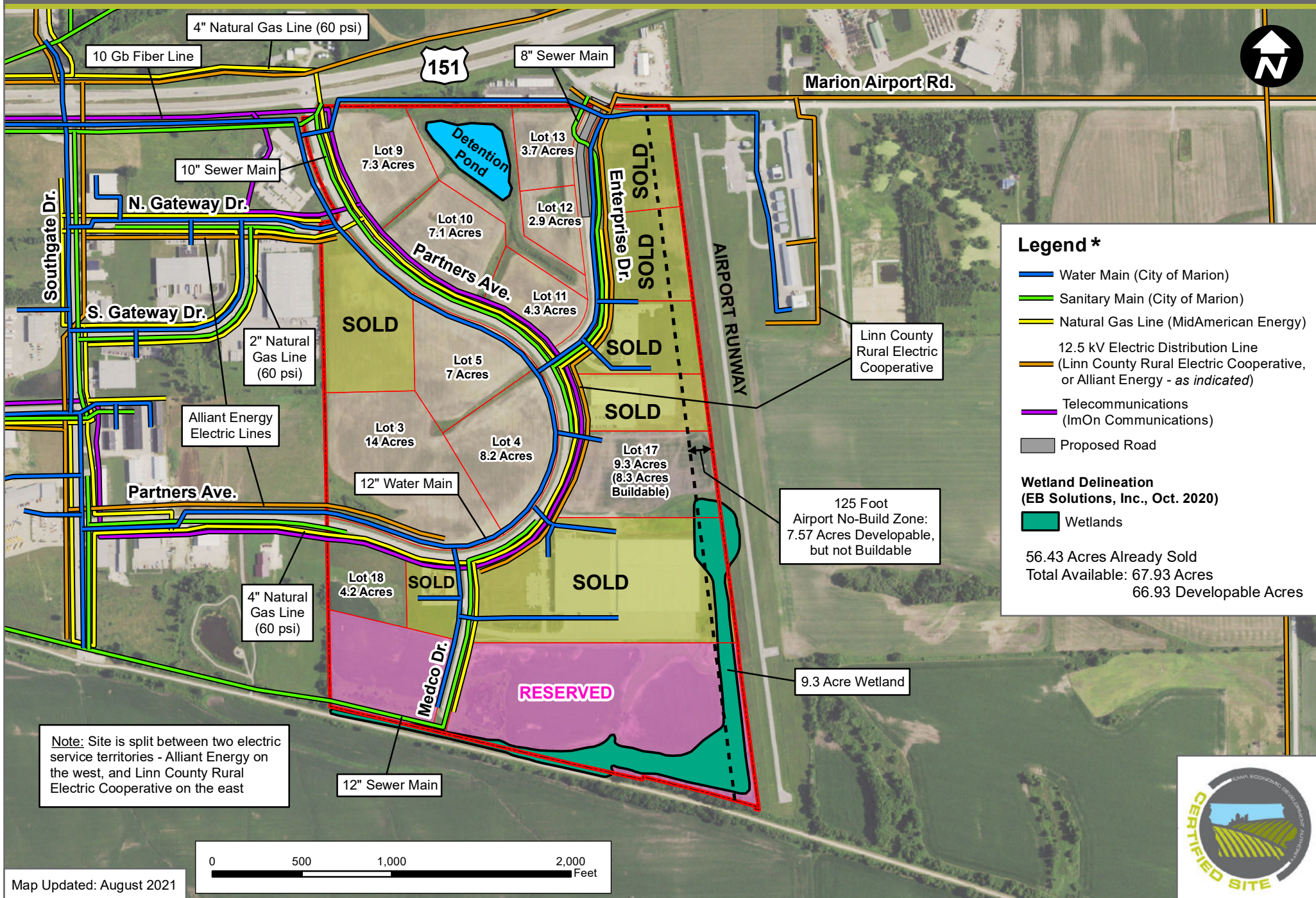
10

Master Plan



MARION ENTERPRISE CENTER (178.13 ACRES)

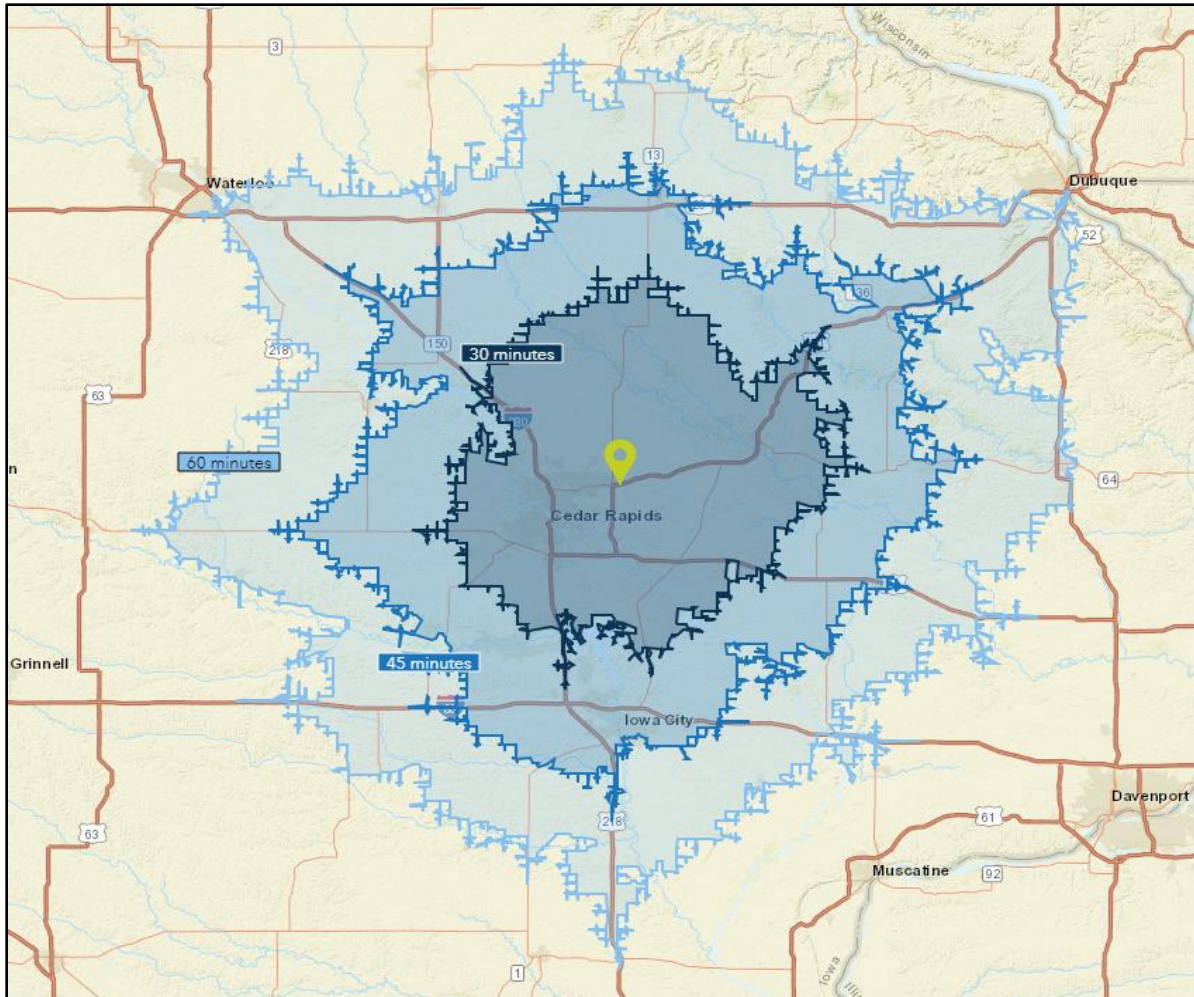
MARION, IOWA - MASTER DEVELOPMENT PLAN



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Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	252,847	434,154	584,059
Labor Force	135,524	233,708	314,864
Manufacturing Employment	20,809	30,283	44,922
Percentage Employed in Manufacturing	16%	13%	15%
Median Age	38.8	36.5	37.5
Bachelor's Degree Attainment	34%	39%	34%
Average Hourly Wage	\$27.85	\$26.81	\$25.94
Average Manufacturing Wage	\$48.88	\$42.21	\$38.20

Source:
 ESRI Business Analyst Online – 2020 (all data except wages)
 JobsEQ – Q1 2021 (wage data)

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Summary + Recommendations



Strengths:

- Park is a developed industrial park with existing tenants.
- Utilities are present throughout the entire park.

Challenges:

- Wetlands mitigation area is currently not meeting performance standards. Until the area does meet performance standards, the U.S. Army Corps of Engineers will not issue a jurisdictional determination for the remainder of the park.
- The property is 7 miles from I-380.

Recommendations:

- Work to get the mitigated wetlands area back to meeting performance standards.



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

