



Mills Crossing Mega Site

Mills County, Iowa

Certification Report
August 2022





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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



August 4, 2022

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



Dear Ms. Kuhlert:

The Mills Crossing Mega Site, located in Mills 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 MidAmerican Energy and our evaluation of the property, we are certifying the **Mills Crossing Mega Site** as a **Mega Site**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Mills Crossing Mega Site as meeting the following criteria:

- The site must be a minimum of 1,000 total acres, with at least an 800-acre contiguous, developable site.
- The site must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The site must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.
- The site'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 site's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 180 days.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved prior to certification.
- The site's developable acreage must be free of wetlands or be able to be mitigated within 180 days.
- The site's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 180 days.
- The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 180 days.

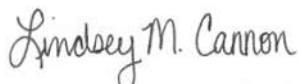
- The site's developable acreage must have soils compatible with industrial development.
- The site must be within five miles, via truck route, of an interstate or a four-lane limited-access divided highway.
- The site must be directly served or be able to be served within twelve months by a road that is compatible with U.S. DOT standards for tractor-trailer access.
- The site must be served or be able to be served within twelve months by rail.
- The site must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 30 MW electric service with redundant service. The first 15 MW must be able to be provided to the property within 12 months with an additional 15 MW to follow in the next 12 months. The property must also be served or be able to be served within 12 months by redundant electric service, preferably with feeds from two substations.
- The site must be served or be able to be served by natural gas infrastructure that can provide a minimum of 50,000 mcf per month within twelve months.
- The site must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 1,200,000 gallons per day within 12 months.
- The site must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 1,000,000 gallons per day within twelve months.
- The site must be served or be able to be served within twelve 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 **November 20, 2025**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at MidAmerican Energy for their hard work on achieving certification. 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)

41.044922°, -95.682315°

CONTACT INFORMATION

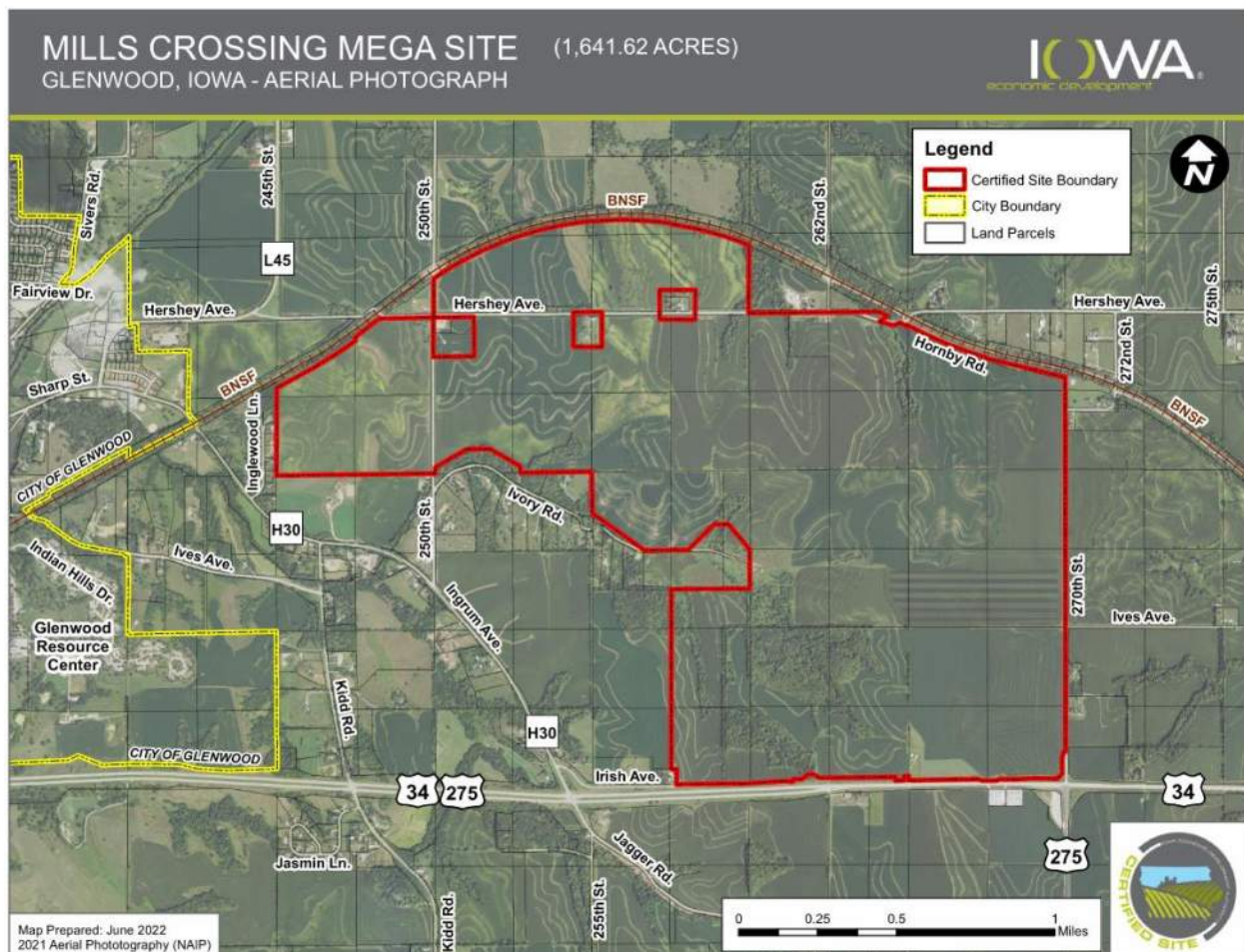
Sam Wagner
Business and Community Development Manager
MidAmerican Energy
sam.wagner@midamerican.com
(712) 233-4850 (office)
(712) 233-7988 (mobile)



SIZE/ACREAGE

1,641.62 total acres

1,338.74 contiguous and developable acres (south of Hershey Avenue and east of 250th Street)



04

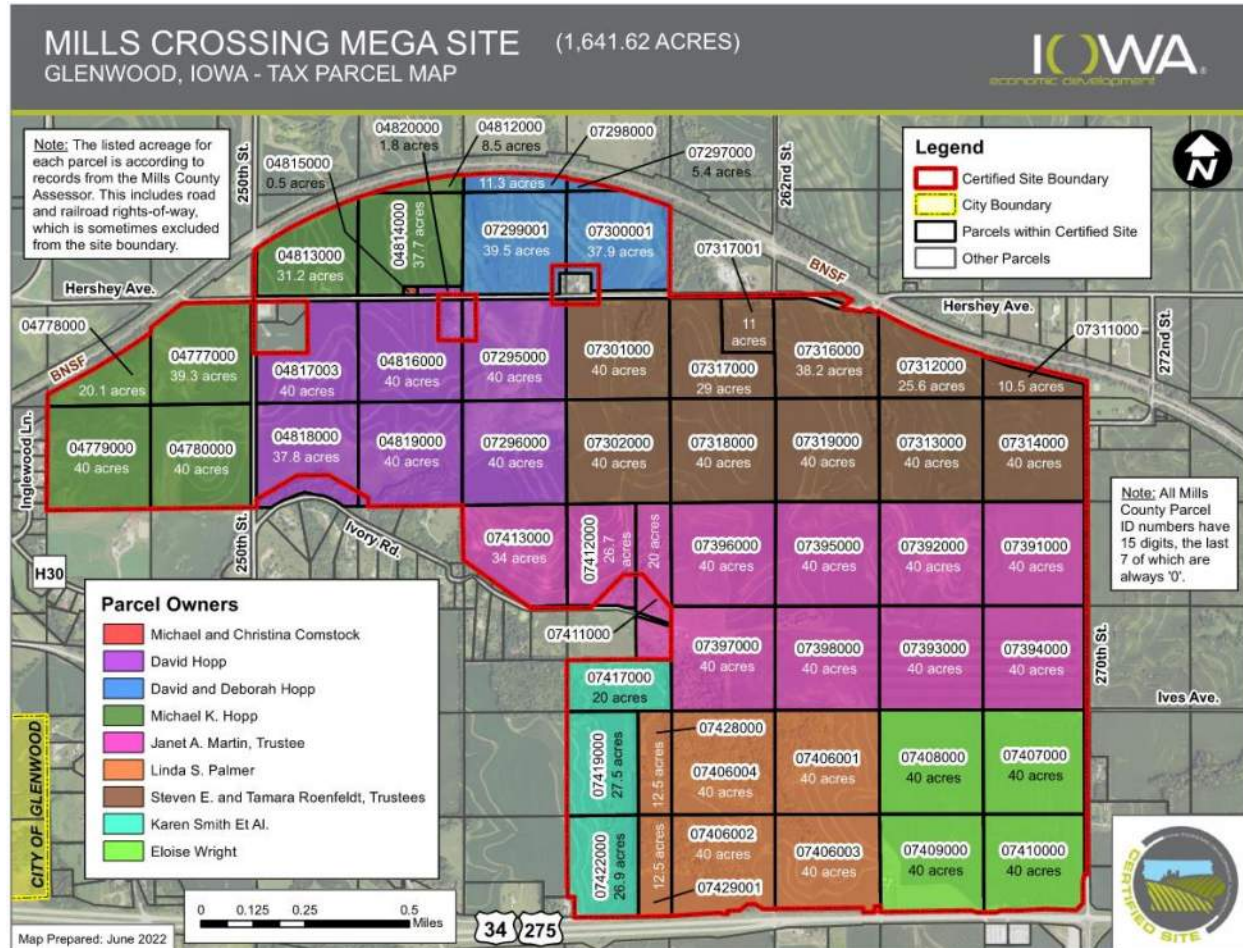
Ownership + Availability



OWNERSHIP + PRICE

The site is owned by nine different ownership entities as shown below, but MidAmerican Energy Corporation has options on the entire acreage through an affiliated entity Midwest Capital Group, Inc.

The property is being marketed at a list price of \$45,000/acre. Midwest Capital Group, Inc. intends to transfer title to the industrial end user and fully exit ownership under the terms of a negotiated purchase agreement.



The following chart indicates the owner as verified by deeds and preliminary title options, acreage as indicated in the Mills County GIS system, tax parcel numbers, and the option expiration date. Note that the total acreage is based on the parcels under option by Midwest Capital Group, Inc. and are more than the certified acreage.

Owner	Acres	Tax Parcels	Option Expiration
Eloise Wright 188.34 acres	40.00	0741000000000000	July 6, 2026
	40.00	0740900000000000	
	40.00	0740700000000000	
	40.00	0740800000000000	
	28.34	0749300000000000	

Linda S. Palmer <i>185.00 acres</i>	40.00	0740600300000000	August 14, 2026
	40.00	0740600200000000	
	40.00	0740600100000000	
	40.00	0740600400000000	
	12.50	0742900100000000	
	12.50	0742800000000000	
Marlene Sell (Life Estate interest)	27.50	0741900000000000	July 6, 2026
Eloise Wright (1/3 interest) Karen Smith (1/3 interest) Cheryl Stewart (1/6 interest) Charles P. Sell (1/6 interest)	26.94 ¹	0742200000000000	
<i>74.44 acres</i>	20.00	0741700000000000	
Janet A. Martin Revocable Trust dated the 20 th Day of June 2000 (Janet A. Martin, Trustee) <i>421.27 acres</i>	40.00	0739100000000000	August 24, 2026
	40.00	0739400000000000	
	40.00	0739200000000000	
	40.00	0739300000000000	
	40.00	0739500000000000	
	40.00	0739800000000000	
	40.00	0739600000000000	
	40.00	0739700000000000	
	34.00	0741300000000000	
	26.67	0741200000000000	
	20.00	0741100000000000	
	13.33	0741500000000000	
	7.27	0741400000000000	
Steven E. Roenfeldt and Tamara Roenfeldt Trust of 2017 (Steven E. Roenfeldt and Tamara Roenfeldt, Trustees) <i>354.28 acres</i>	40.00	0731400000000000	July 24, 2026
	40.00	0731300000000000	
	40.00	0731900000000000	
	40.00	0731800000000000	
	40.00	0730100000000000	
	40.00	0730200000000000	
	38.22	0731600000000000	
	29.00	0731700000000000	
	25.55	0731200000000000	
	11.00	0731700100000000	
	10.51	0731100000000000	

¹ This indicates the total acreage of the parcel, but a 0.66-acre area is excluded.

David Hopp <i>228.80 acres</i>	40.00	0729600000000000	September 10, 2026
	40.00	0481900000000000	
	40.00	0729500000000000	
	40.00	0481600000000000	
	37.77	0481800000000000	
	29.28	0481700300000000	
	1.75	0482000000000000	
David Hopp and Deborah Hopp <i>94.10 acres</i>	39.46	0729900100000000	September 10, 2026
	37.89	0730000100000000	
	11.31	0729800000000000	
	5.44	0729700000000000	
Michael K. Hopp <i>215.97 acres</i>	39.64	0478000000000000	September 10, 2026
	39.47	0477900000000000	
	39.34	0477700000000000	
	37.71	0481400000000000	
	31.18	0481300000000000	
	20.10	0477800000000000	
	8.53	0481200000000000	
Michael Comstock and Christina Comstock <i>0.54 acres</i>	0.54	0481500000000000	November 20, 2025

TOTAL 1,762.74

Support Documentation:

Letter from MidAmerican Energy Company to Steven E. Roenfeldt and Tamara Roenfeldt Trust of 2017 – July 7, 2021

Letter from MidAmerican Energy Company to David Hopp and Deborah Hopp – June 23, 2021 (2)

Letter from MidAmerican Energy Company to Michael K. Hopp and Kandyce K. Arman Hopp – June 23, 2021

Letter from MidAmerican Energy Company to Janet A. Martin Revocable Trust – June 23, 2021

Letter from MidAmerican Energy Company to Marlene Sell Life Estate, Eloise Wright, Karen and Eldon Smith – June 23, 2021

Letter from MidAmerican Energy Company to Linda Palmer and Martin Palmer – June 23, 2021

Letter from MidAmerican Energy Company to Eloise Wright – June 23, 2021

Letter from MidAmerican Energy Company to Michael and Christina Comstock – November 13, 2020

Letter from MidAmerican Energy Company – September 19, 2020

Option and Purchase Agreement – David Hopp/Deborah Hopp and Midwest Capital Group, Inc. – September 10, 2020 (2)

Option and Purchase Agreement – Michael K. Hopp/Kandyce A. Hopp and Midwest Capital Group, Inc. – September 10, 2020

Option and Purchase Agreement – Janet A. Martin Revocable Trust Dated the 20th Day of June 2000 and Midwest Capital Group, Inc. – August 24, 2020

Option and Purchase Agreement – Linda S. Palmer/Martin Palmer and Midwest Capital Group, Inc. – August 14, 2020

Option and Purchase Agreement – Steven E. Roenfeldt and Tamara Roenfeldt Trust of 2017 and Midwest Capital Group, Inc. – July 24, 2020

Option and Purchase Agreement – Marlene Sell (Life Estate)/Cheryl Stewart/Michael Stewart/Charles P. Sell/Myrna Sell/Eloise Wright/Karen Smith/Eldon Smith and Midwest Capital Group, Inc. – July 6, 2020
Option and Purchase Agreement – Eloise Wright and Midwest Capital Group, Inc. – July 6, 2020
Option and Purchase Agreement – Michael Comstock/Christina Comstock and Midwest Capital Group, Inc. – November 20, 2019

TITLE

Title for the parcels is vested in the owner indicated in the section above. For items that may impact the developability of a parcel, refer to the preliminary title opinions for each parcel as indicated in the support documentation below.

Support Documentation:

Preliminary Title Opinion #41006P – Crary Huff Attorneys at Law – March 11, 2021
Preliminary Title Opinion #41008P – Crary Huff Attorneys at Law – March 11, 2021
Preliminary Title Opinion #41009P – Crary Huff Attorneys at Law – March 11, 2021
Preliminary Title Opinion #41010P – Crary Huff Attorneys at Law – March 11, 2021
Preliminary Title Opinion #41007P – Crary Huff Attorneys at Law – March 11, 2021
Preliminary Title Opinion #41011P – Crary Huff Attorneys at Law – March 11, 2021
Preliminary Title Opinion #41012P – Crary Huff Attorneys at Law – March 9, 2021
Preliminary Title Opinion #40987P – Crary Huff Attorneys at Law – March 3, 2021
Preliminary Title Opinion #40986P – Crary Huff Attorneys at Law – March 2, 2021
Preliminary Title Opinion #40985P – Crary Huff Attorneys at Law – February 24, 2021
Preliminary Title Opinion #40984P – Crary Huff Attorneys at Law – February 19, 2021

LEASES

The option agreements between Midwest Capital Group and the landowners allow for one-year farm leases with any leases terminating on September 1st of each year. The option agreements also require the sellers to terminate farm leases in advance of the closing date in order to convey property to Midwest Capital Group free and clear of any leases. The option agreement allows for damages to be paid to the property owner should the owner be unable to harvest any growing crops. Damages are based upon an industry-standard formula, ensuring that any damages paid are reasonable, and are due at the time of closing.

Support Documentation:

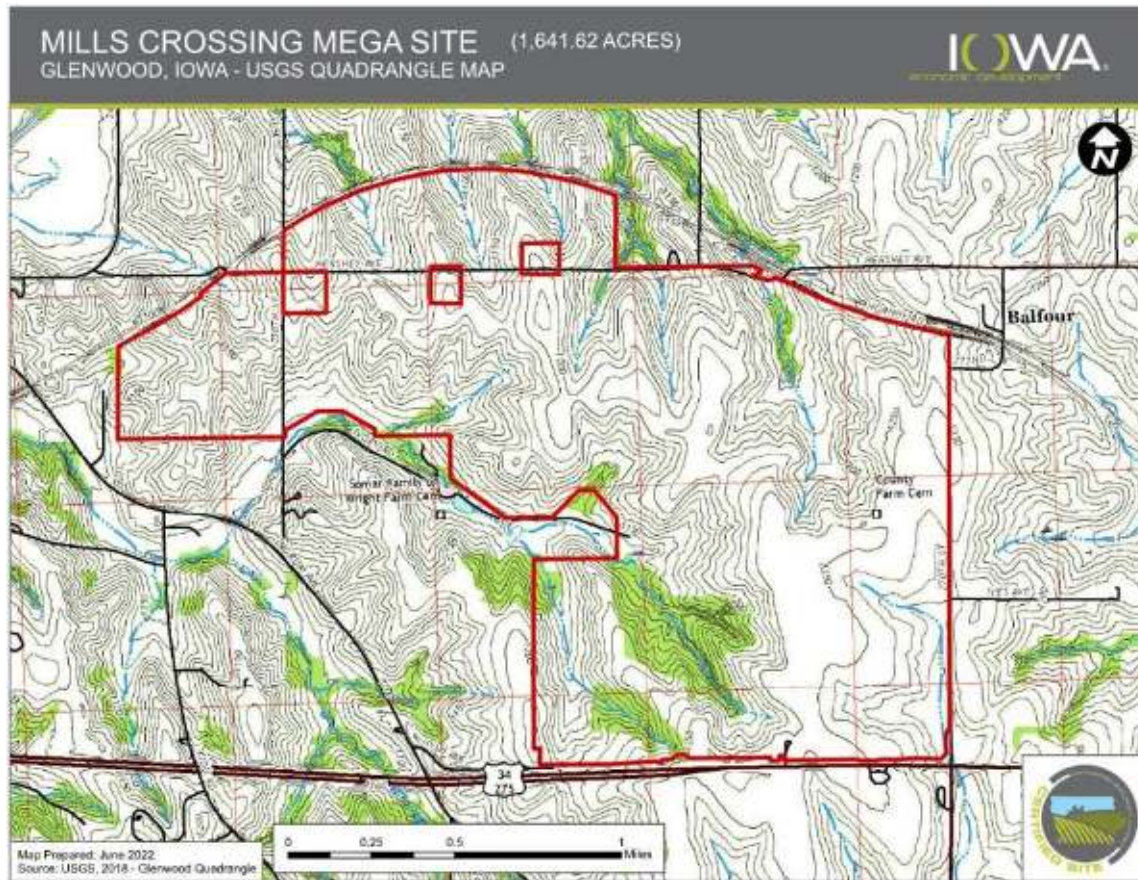
Letter from MidAmerican Energy Company – July 6, 2021

05

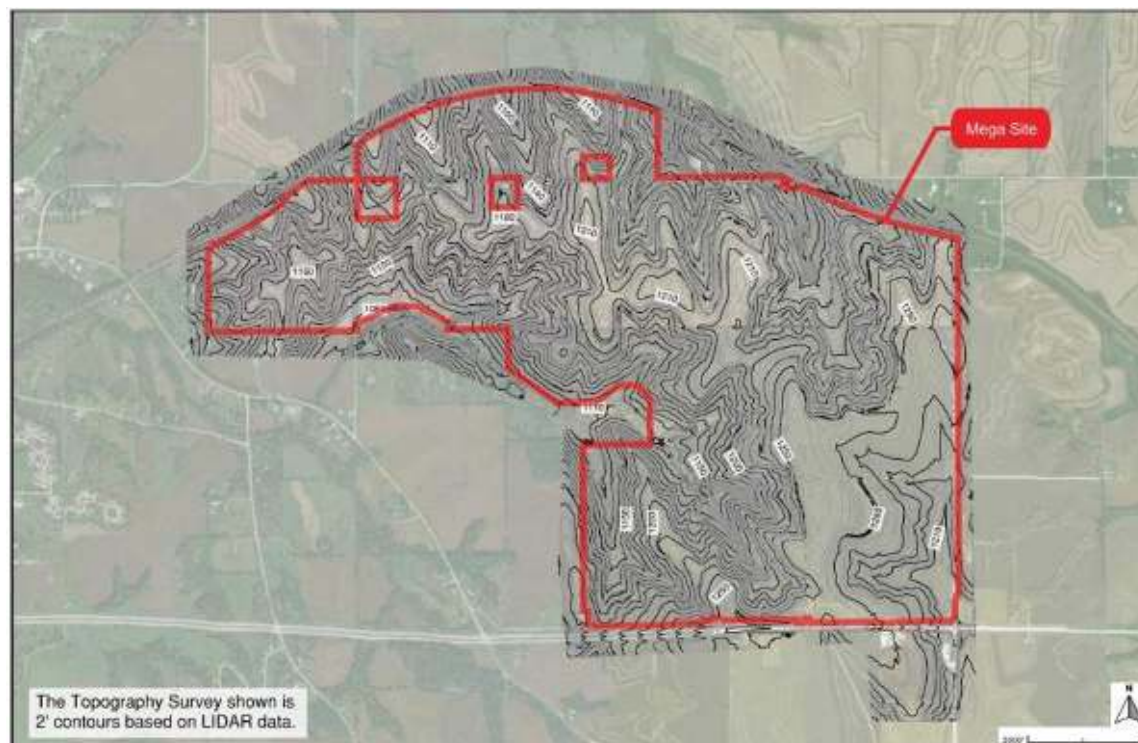
Site Characteristics



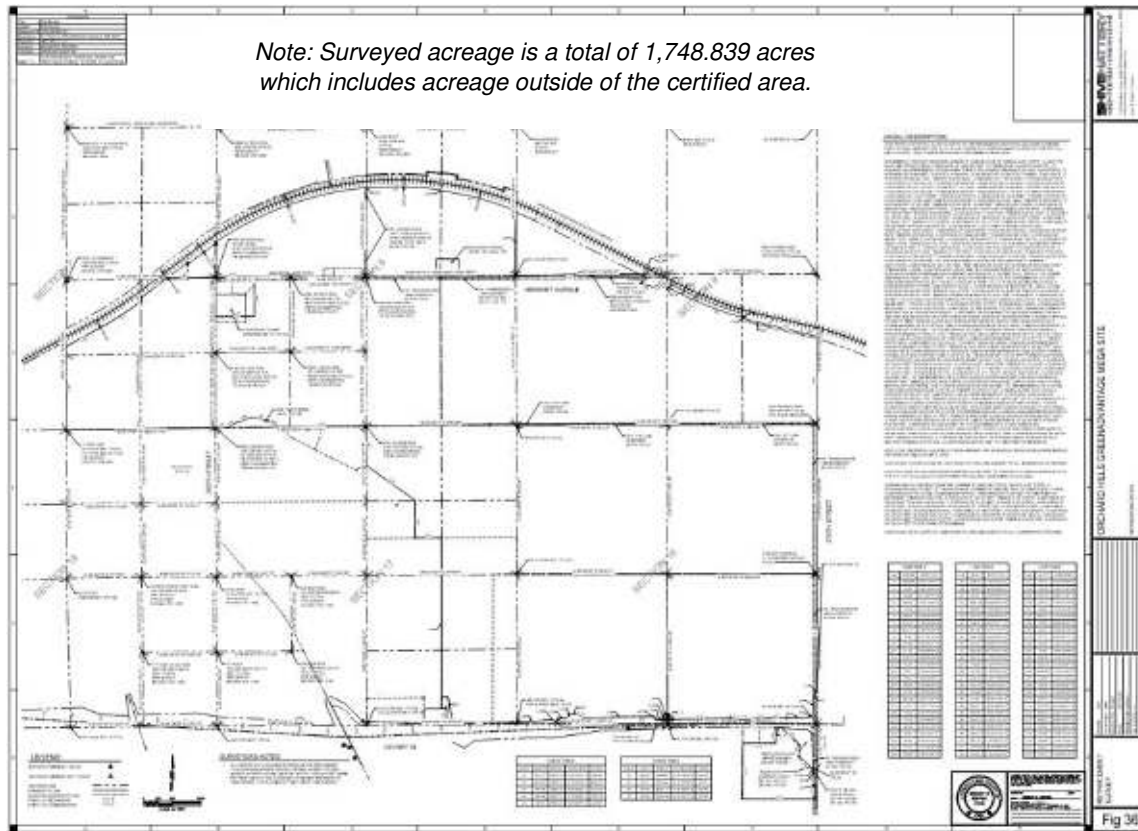
USGS



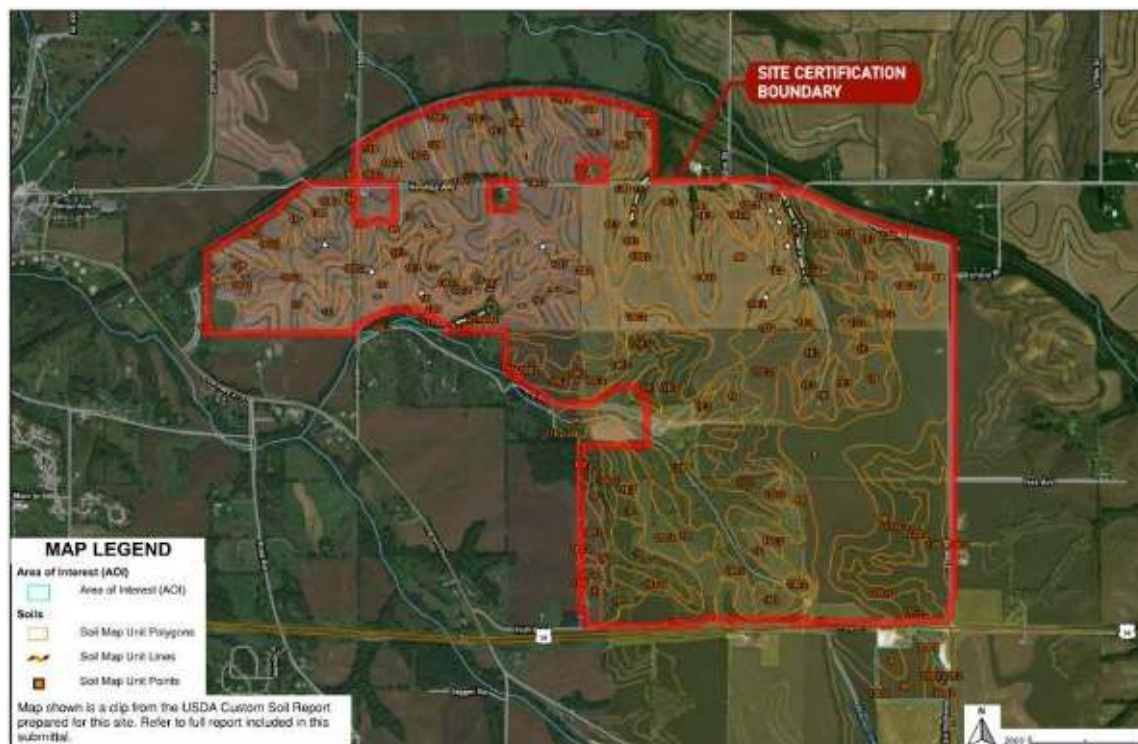
TOPOGRAPHY



SURVEY



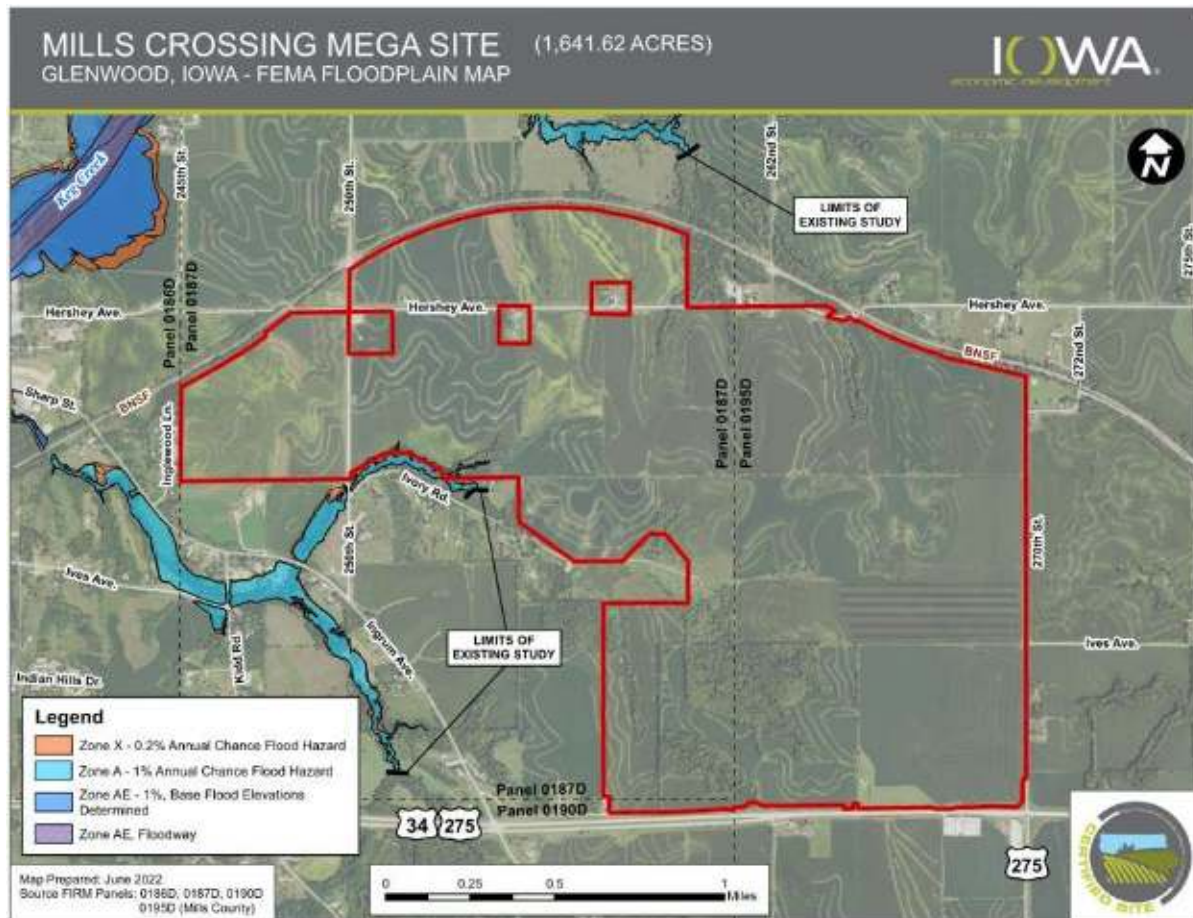
SOIL SURVEY



FEMA

The majority of the site is located in FEMA Flood Zone X – outside of the 100- and 500-year flood zones. A small area of FEMA Flood Zone A is located along the area of the site that parallels Ivory Road.

Map Numbers 19129C0186D, 19129C0195D, and 19129C0190D



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Zoning



CURRENT ZONING

The park is currently zoned Agricultural/Residential (AR) and will need to be rezoned for industrial use.



REZONING

Per documentation from Mills County Building and Zoning Department, a zone change to Commercial and/or Industrial would be permissible in compliance with the current County Comprehensive Plan along US Highway 34.

The Zoning Amendment and/or Zone Change process is as follows:

- A Zoning District Amendment application would be submitted and reviewed by the County Planning and Zoning Commission with a public hearing as scheduled. The general meeting is the 1st Tuesday of each month.
- Planning and Zoning Commission would make a recommendation for proposed zoning amendment text language and/or map change to the County Board of Supervisors.
- The Board of Supervisors would review the recommended zoning amendment. If accepted, they would set a public hearing date, and on that date, they would present the proposed zoning amendment and perform the first of three required ordinance amendment public readings.
- On the third reading, the Board of Supervisors will take official action and make a decision on approving the zoning amendment to the appropriate zoning district.

- The following week after the new ordinance amendment decision has been published in the local paper, it will become officially approved within the official County Zoning Ordinance and related zoning map.

The rezoning process typically takes 45-60 days and should not exceed 90 days.

Support Documentation:

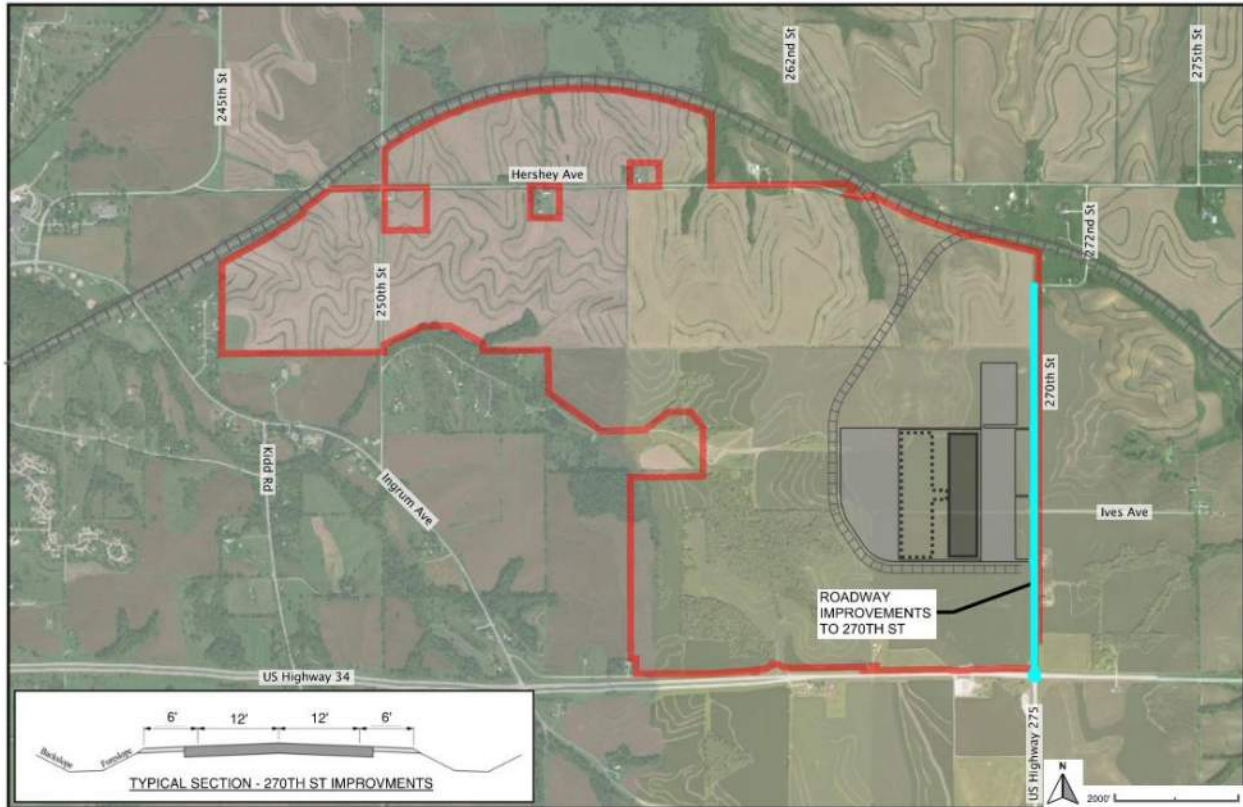
Mills County Code of Ordinances – Chapter 27 (Mills County Zoning Ordinances) – Revised 2021

Letter from Mills County Building & Zoning Department – September 25, 2020

07

Transportation





There are multiple roads surrounding or bisecting the site, but the proposed primary access would be 270th Street off US Highway 34. Upgrading 270th Street is estimated to cost \$4,514,400 and expected to take 9-12 months.

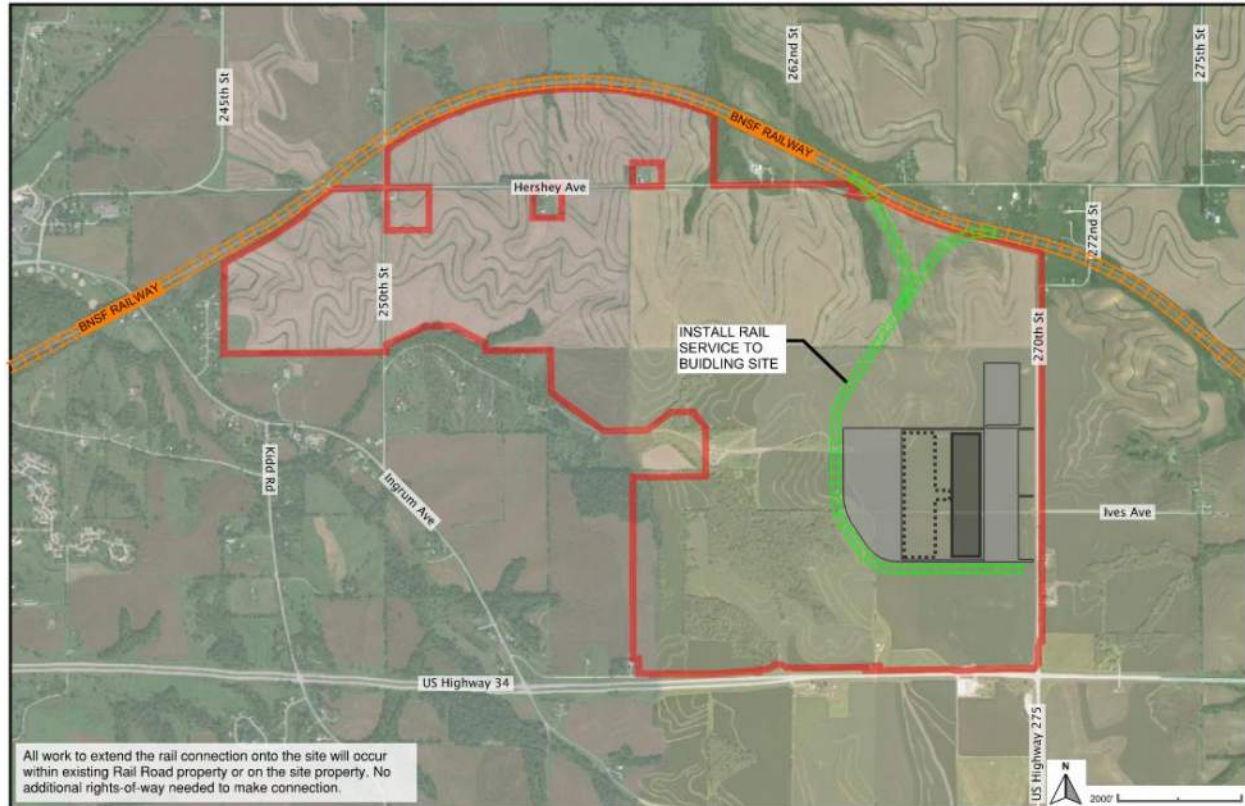
Support Documentation:

Road Improvements Cost, Schedule, & Funding – No Date (Submitted to Quest May 6, 2021)

COMMERCIAL AIR SERVICE

Omaha Eppley Airfield (OMA) – 32 miles

RAIL



A BNSF mainline runs along the northern boundary of the site. To extend rail infrastructure into the site as shown above, it is estimated to cost \$13,450,000 and expected to take 9-12 months. There are wetlands in the vicinity of the rail extension, so these will need to be accounted for in the final design.

Contact:
 John Rider
 Regional Manager of Economic Development
 BNSF
 john.rider@bnsf.com
 (913) 551-4148

Support Documentation:
Railroad Improvements Cost & Schedule – No Date (Submitted to Quest May 6, 2021)
Rail Questionnaire – April 29, 2021

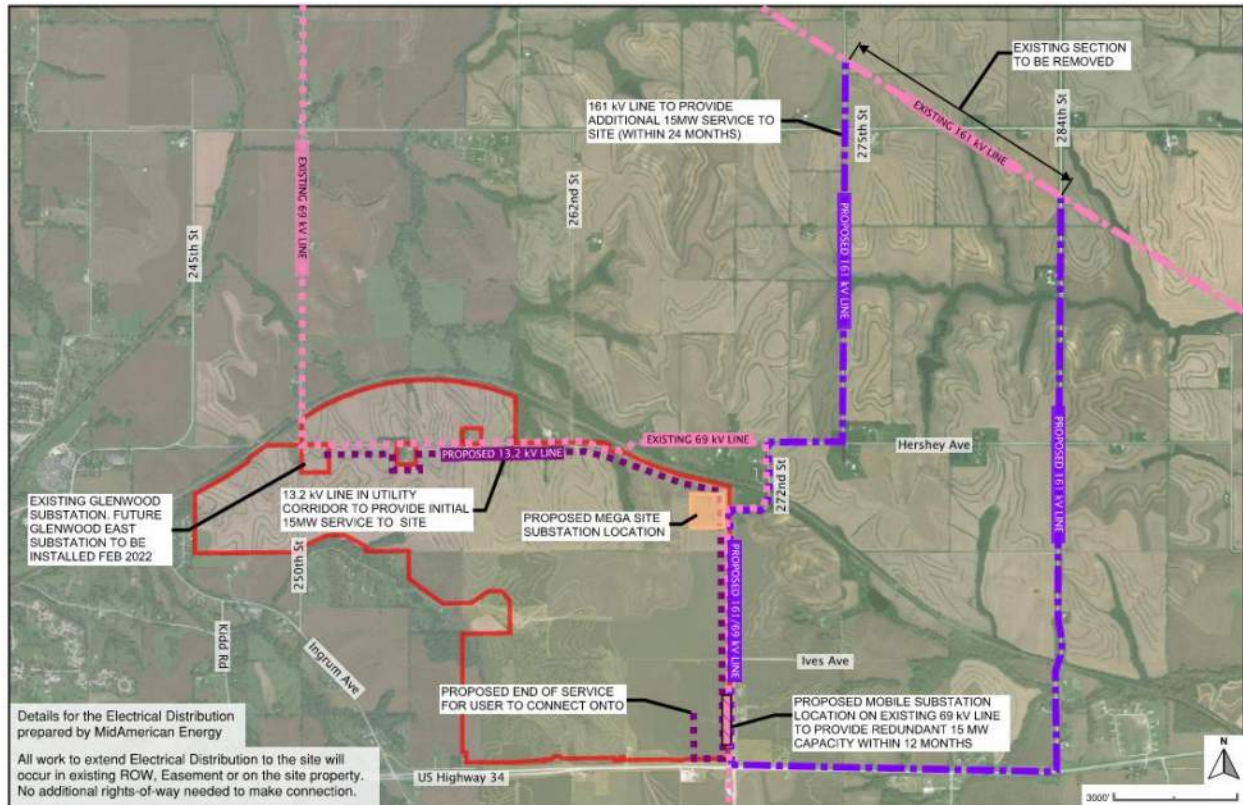
08

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



Provider: MidAmerican Energy Company (distribution and transmission)

Service Details (Existing)

- Existing Infrastructure:
 - Transmission: Two 69 kV lines feed the Glenwood Substation - one along Hershey Avenue and another along 250th Street
 - Substation: Glenwood Substation – northwestern portion of site
- Available Capacity: 5 MW
- Other: Redundant service currently exists, and the planned improvements will bring additional redundancy. The existing 69 kV system has two separate transmission lines feeding the existing Glenwood Station and a mobile substation that is used to add additional redundancy. The new 161 kV substation will be fed by two new independent 161 kV transmission lines.

Service Details (Proposed – 15 MW)

- Improvements: To serve an initial 15 MW load, a 69 kV capacitor bank would need to be installed at the Glenwood Substation and a line extension to an end user.
- Estimated Cost: \$1,199,708
- Estimated Schedule: Approximately 12 months

Service Details (Proposed – 30 MW)

- Improvements: To provide an additional 15 MW (for a total of 30 MW), a new transmission line and substation will need to be constructed.
- Estimated Cost: \$9,143,167
- Estimated Schedule: 18-24 months
- Other: An electric transmission line franchise must be secured from the Iowa Utilities Board and right-of-way must be secured for the transmission line route. These items can take up to 24 months.

Contact:

Greg Theis

Program Manager Business and Community Development

MidAmerican Energy Company

gregory.theis@midamerican.com

(563) 333-8917

Sam Wagner

Business and Community Development Manager

MidAmerican Energy Company

sam.wagner@midamerican.com

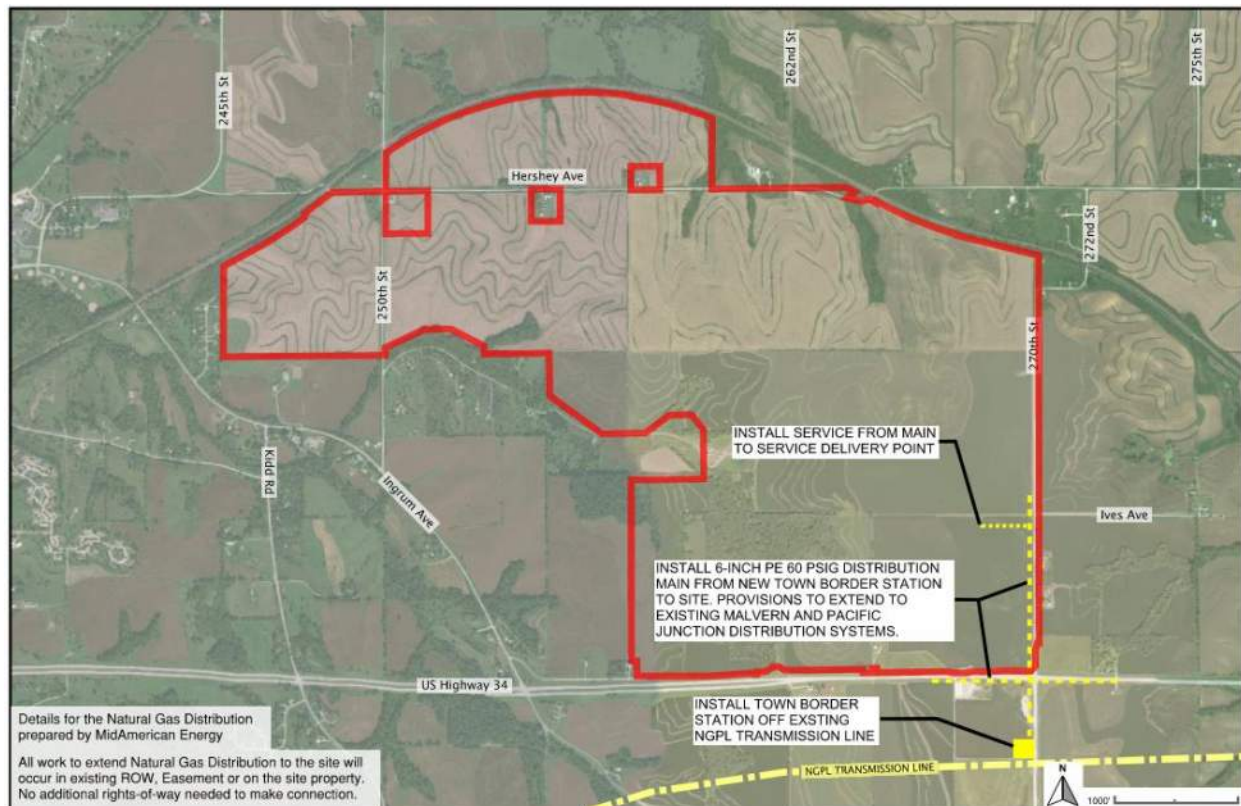
(712) 233-4850

Support Documentation:

Electrical Distribution Cost & Schedule – No Date (Submitted to Quest May 6, 2021)

Electric Questionnaire – September 9, 2020

NATURAL GAS



Provider: MidAmerican Energy Company (distribution) and Kinder Morgan / Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A Kinder Morgan transmission line is located approximately 1/2 mile south of the site.
- Improvements: Install a town border station off the existing transmission line, extend 8-inch main 3,500 feet from border station to site, and install 750 feet of 6-inch service line. End user would be required to acquire available supply and verify upstream interstate pipeline capacity.
- Estimated Cost: \$3,018,000
- Estimated Schedule: 9-12 months
- Other: Town border station would be located on property currently under option by MidAmerican Energy. Line extensions would occur within existing road right-of-way.

Contact:

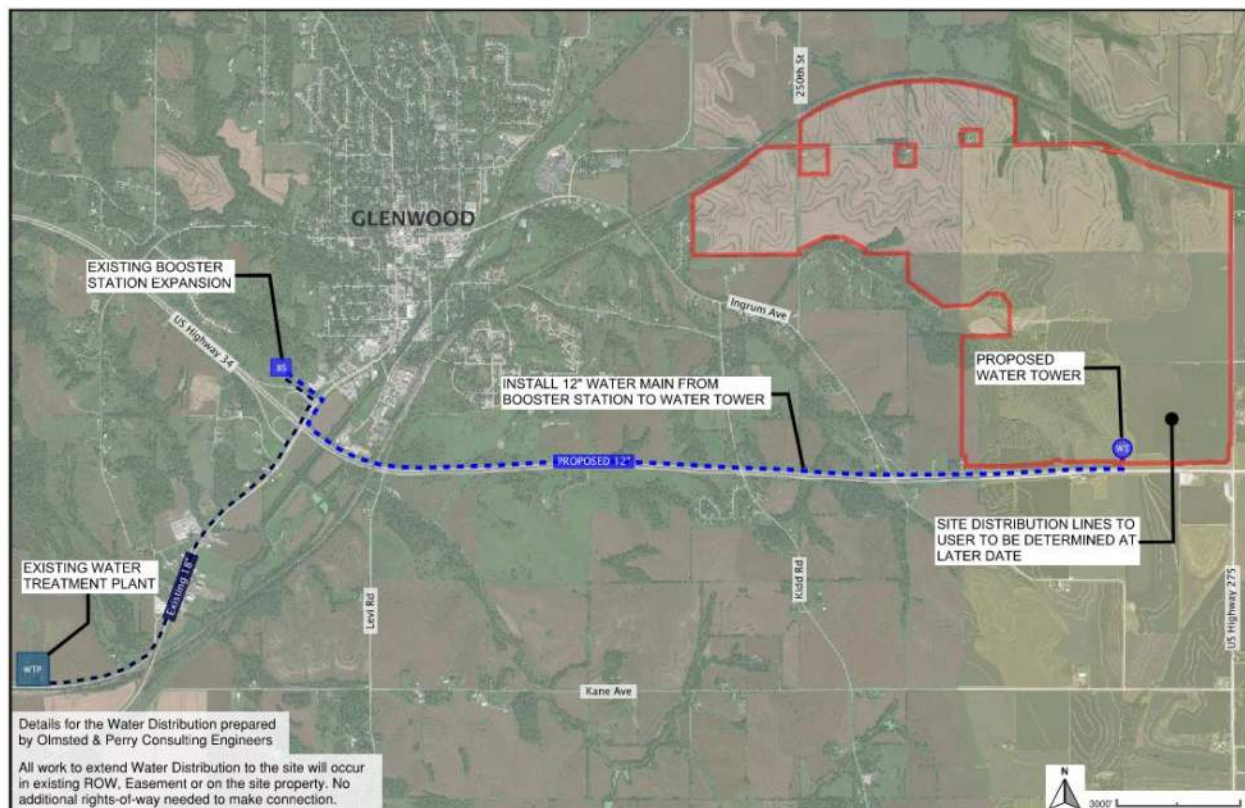
Sam Wagner
Business and Community Development Manager
MidAmerican Energy Company
sam.wagner@midamerican.com
(712) 233-4850

Support Documentation:

Natural Gas Cost & Schedule – No Date (Submitted to Quest May 6, 2021)

Natural Gas Questionnaire – September 19, 2020

WATER



Provider: Glenwood Municipal Utilities

Service Details (Existing)

- The nearest water infrastructure is a booster station approximately three miles east of the site at US Highway 34 and 1st Street interchange.

Service Details (Proposed)

- Improvements: Expand existing booster station, extend a 12-inch main 22,100 feet from booster station to the site, and construct a water tower on site.
- Estimated Cost: \$7,084,000
- Estimated Schedule: 10-12 months for booster station expansion and line extension and 8-12 months for water tower; site can be served in the interim while tower is constructed.

Water Treatment

- Plant: Glenwood Municipal Utilities (6 miles)
- Total Permitted Capacity: 3,300,000 gallons per day
- Allocated Capacity: 1,200,000 gallons per day
- Average Utilization: 550,000 gallons per day
- Peak Utilization: 1,373,000 gallons per day
- Excess Capacity: 1,927,000 gallons per day
- Other: Glenwood Municipal Utilities is currently upgrading automation, controls, and communication systems at the water treatment plant. Additionally, a study was completed to evaluate expansion of the water treatment plant if needed.

Contact:

Dave Malcom
Superintendent
Glenwood Municipal Utilities
dave@glenwoodmu.com
(402) 657-2576

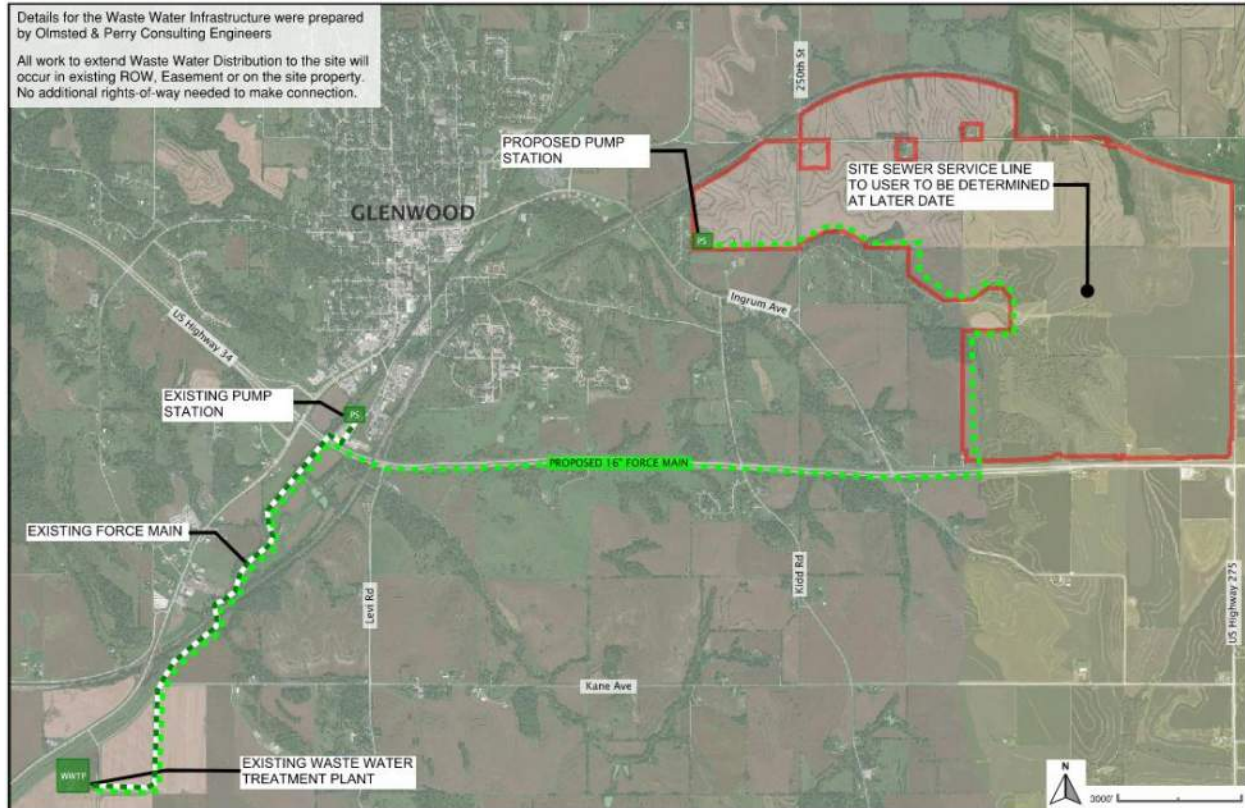
Support Documentation:

Water Infrastructure Improvements Cost, Schedule, & Funding – May 2021

Water Questionnaire – May 19, 2021

Preliminary Engineering Report: Water Supply & Treatment Evaluation and Future Needs Study – Olmsted & Perry Consulting Engineers Inc. – May 2020 (Updated September 2020)

WASTEWATER



Provider: Glenwood Municipal Utilities

Service Details (Existing)

- There is no existing wastewater infrastructure in the vicinity of the site.

Service Details (Proposed)

- Improvements: Install a pump station and extend a 16-inch force main 37,700 feet from the site to existing wastewater treatment plant.
- Estimated Cost: \$5,602,900
- Estimated Schedule: 10-12 months
- Other: Proposed infrastructure upgrades will occur in existing right-of-way, easements, or on the site. No additional rights-of-way will be needed.

Wastewater Treatment (Existing)

- Plant: Glenwood Municipal Plant (5 miles)
- Total Permitted Capacity: 3,110,000 gallons per day (wet weather)
- Allocated Capacity: 1,000,000 gallons per day
- Average Utilization: 824,000 gallons per day (dry weather)
- Peak Utilization: 1,885,000 gallons per day (wet weather)
- Excess Capacity: 707,000 gallons per day (dry weather) and 1,225,000 gallons per day (wet weather)

Wastewater Treatment (Proposed)

- The wastewater treatment plant will need to be expanded to meet the needs of the Mega Site. While the wastewater treatment plant expansion is under construction, the current wastewater treatment plant has the capacity to provide the Mega Site with 1,000,000 gallons per day for an interim period utilizing available excess dry weather capacity and part of the excess peak daily flow capacity.
- Estimated Cost: \$38,752,000
- Estimated Schedule: 24-28 months

Contact:

Dave Malcom
Superintendent
Glenwood Municipal Utilities
dave@glenwoodmu.com
(402) 657-2576

Support Documentation:

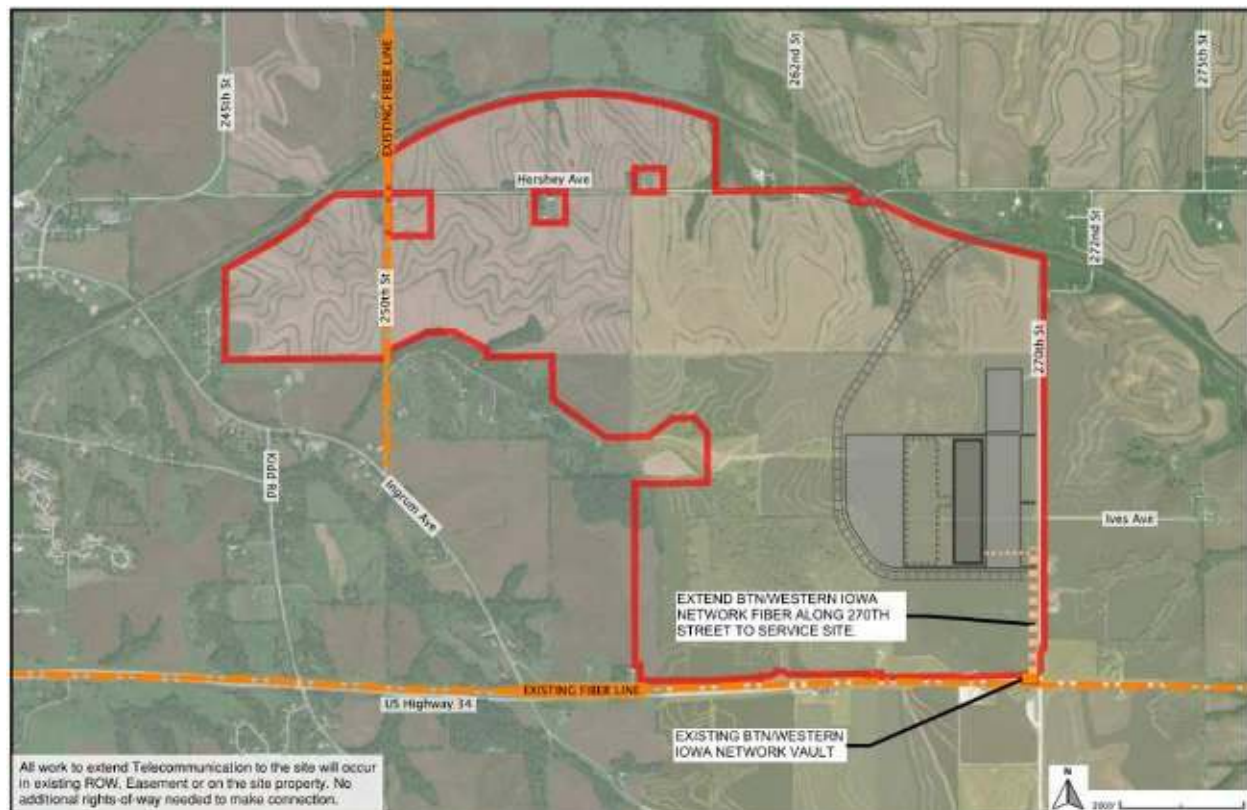
Wastewater Infrastructure Cost, Schedule, & Funding – May 2021

Wastewater Treatment Plant Cost & Schedule – May 2021

Wastewater Questionnaire – May 19, 2021

Preliminary Engineering Report: Sanitary Sewer Collection and Treatment Evaluation and Future Needs Study – Olmsted & Perry Consulting Engineers Inc. – September 2020

TELECOMMUNICATIONS



Provider: BTC, Inc./Western Iowa Networks

Service Details

- Existing Infrastructure: Underground fiber runs along US Highway 34, which is the southern boundary of the site. An additional fiber line runs along 250th Street in the western portion of the site.
- Improvements: Extend infrastructure to end user.
- Estimated Cost: \$25,000 to extend a half mile of mainline fiber
- Estimated Schedule: 180 days
- Other: Redundant connections could be available due to the existing network in place. Dark fiber is also available at the property.

Contact:

Jeff Roiland

CEO

Western Iowa Networks

customerservice@westianet.com

(712) 673-2311

Support Documentation:

Letter from Western Iowa Networks – June 3, 2021

Telecommunications Questionnaire – September 24, 2020

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment did not identify recognized environmental conditions (REC) or controlled recognized environmental conditions (CREC). As such, no additional investigation is warranted at this time.

Although not identified as a REC, occupant and/or owner representative interview information regarding historical information and features observed during the site reconnaissance was not provided. The lack of interview information represents a significant data gap at this time. Terracon recommends conducting interviews with the owner representatives and occupants. Also, access to the Ringsdorf property (25766 Hershey Avenue; not part of the certified acreage) was not provided prior to the site reconnaissance, and Terracon recommends conducting the site visit of the Ringsdorf property.

Prior to redevelopment, if the on-site wells will not be used as part of the planned development, Terracon recommends the wells be abandoned in accordance with local and state requirements. A County Farm Cemetery was depicted on the eastern portion of the site in the 2013 and 2018 topographic maps. During the site reconnaissance, headstones or evidence of a cemetery were not observed, and it is unknown whether graves still exist in this area. Based on the unknowns and limitations, it is recommended that development in this area be avoided if possible. *Note: Based on the cultural resources studies that have been completed, the location of the cemetery is likely south of US Highway 34. See Cultural Resources section below for more information.*

Support Documentation:

Phase I Environmental Site Assessment – Terracon – July 7, 2021

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Northern Long-eared Bat (Mammal) - Threatened
 - Pallid Sturgeon (Fish) - Endangered
 - Monarch Butterfly (Insect) - Candidate
 - Prairie Bush-clover (Flowering Plant) - Threatened
 - Western Prairie Fringed Orchid (Flowering Plant) - Threatened
- Critical Habitats
 - There are no critical habitats within the project area.

A Threatened and Endangered Species Records Review was completed as part of the Phase I Environmental Site Assessment. The review concluded that the property is not likely to adversely affect the listed species, their habitats, or proposed or designated critical habitat. The review was limited and does not constitute an evaluation of habitat suitability or presence/absence survey for a particular species by a qualified biologist. The absence of listed species or known sightings in the databases does not necessarily indicate the site is clear and no listed species are present.

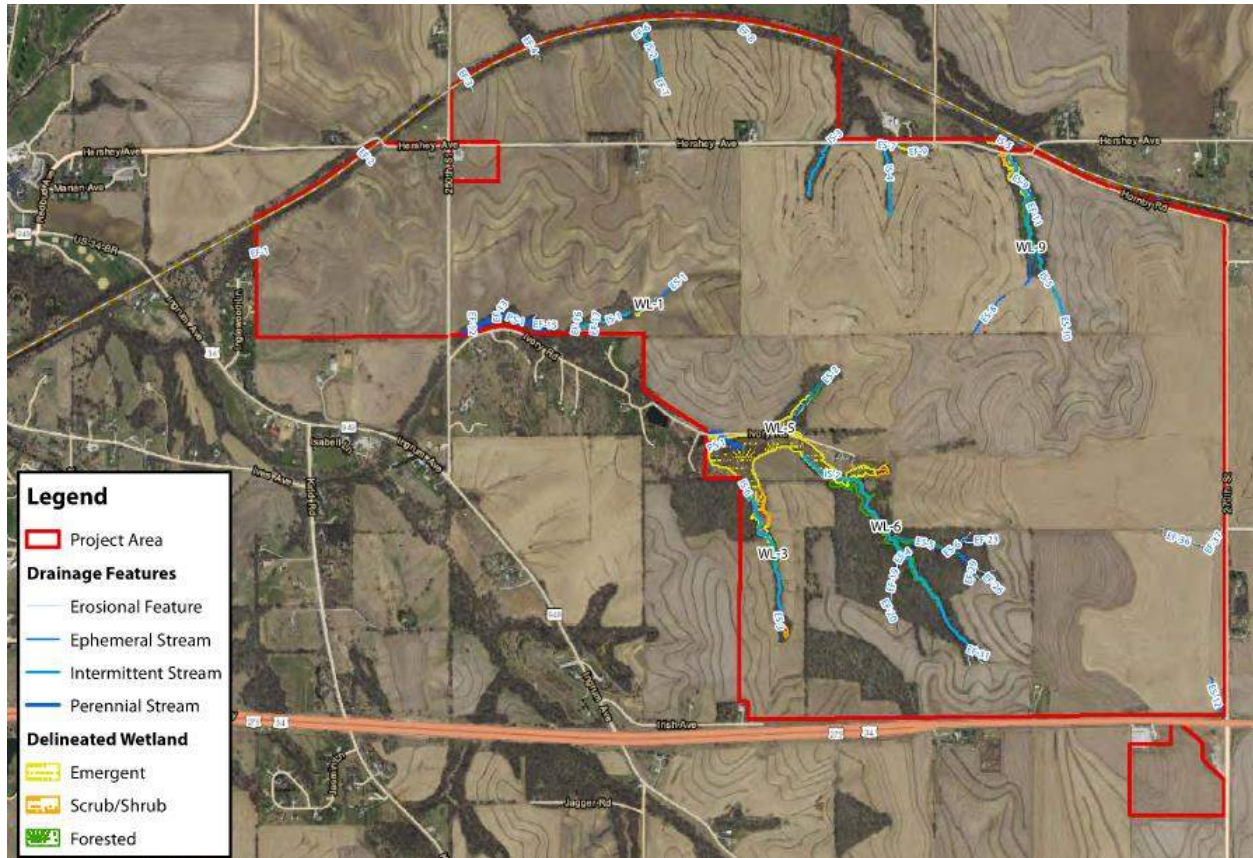
Support Documentation:

Phase I Environmental Site Assessment – Terracon – July 7, 2021

Official Species List – U.S. Fish and Wildlife – May 5, 2021

WETLANDS

A Wetland Delineation Report was conducted April 12-16, 2021 and submitted to the U.S. Army Corps of Engineers (Corps) for approval. On July 20, 2021, the Corps issued an Approved Jurisdictional Determination which indicated 15,746 linear feet of streams and 27.06 acres of wetlands are jurisdictional. The ephemeral features and 0.48 areas of non-adjacent wetlands are non-jurisdictional.



Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – July 20, 2021

Wetland Delineation Report – Shive-Hattery – April 12-16, 2021

CULTURAL RESOURCES

Numerous archaeological investigations and architectural/historic evaluations have been completed which are detailed in the support documentation section below. The work completed to date meets the requirements of the IEDA-SHPO Site Certification Program MOU, but additional survey, consultation, or addressing SHPO recommendations may be necessary if Section 106 consultation is required.

The following is a summary of the recommendations for the cultural resource sites identified in the various studies:

Not Eligible	Potentially Eligible	Eligible
65-00387 (HADB No 65-006)	65-00386** (HADB No 65-006)	65-00379* (HADB No 65-006)
65-00385** (HADB No 65-006)		65-00380* (HADB No 65-006)
65-00388 (HADB No 65-006)		65-00381* (HADB No 65-006)
13ML675 (TR 1643)		65-00382** (HADB No 65-006)
13ML759 (TR 1643)		65-00383** (HADB No 65-006)
13ML760 (TR 1643)		65-00384** (HADB No 65-006)
13ML761 (TR 1643)		
13ML762 (TR 1643)		
13ML763 (TR 1643)		
13ML765 (TR 1739)		
13ML766 (WVA 1226)		
13ML767 (WVA 1226)		
13ML768 (TR 1739)		
13ML769 (TR 1739)		
13ML770* (TR 1739)		
Other		
13ML594 – Previously identified but could not be located in recent studies. No further work recommended. (TR 1739 and TR 1866)		
13ML764 – Recommended to consult OSA Bioarcheological Program before distributing. Majority is located south of US Highway 34 (outside of the certified acreage, but within the optioned property), but a small portion is within the certified acreage. (TR1643)		

* Site is located outside of the certified acreage, but within the optioned property.

**Site is located outside of the certified acreage and optioned property.

A Reconnaissance Survey of the ¼ mile buffer identified 18 historic-age properties which included 12 intact or partially intact farmsteads, three residential properties, two railroad overpasses (previously recommended as not eligible), and one rural road overpass. If any of these properties are to be impacted by any proposed undertaking, intensive study and evaluation of National Register of Historic Places (NRHP) eligibility is recommended.

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre) – January 31, 2022

Letter from The University of Iowa Office of the State Archaeologist – January 11, 2022

Phase II Archaeological Testing and Evaluation of Sites 13ML766 and 13ML767 (WVA 1226) – Wapsi Valley Archaeology – January 2022

Additional Phase I Archaeological Survey T72N-R42W (TR 1866) - The University of Iowa Office of the State Archaeologist – October 8, 2021

Additional Phase I Archaeological Survey T72N-R42W (TR 1739) - The University of Iowa Office of the State Archaeologist – June 18, 2021

Archaeological Investigation T72N-R42W (TR 1643) – The University of Iowa Office of the State Archaeologist – May 4, 2021

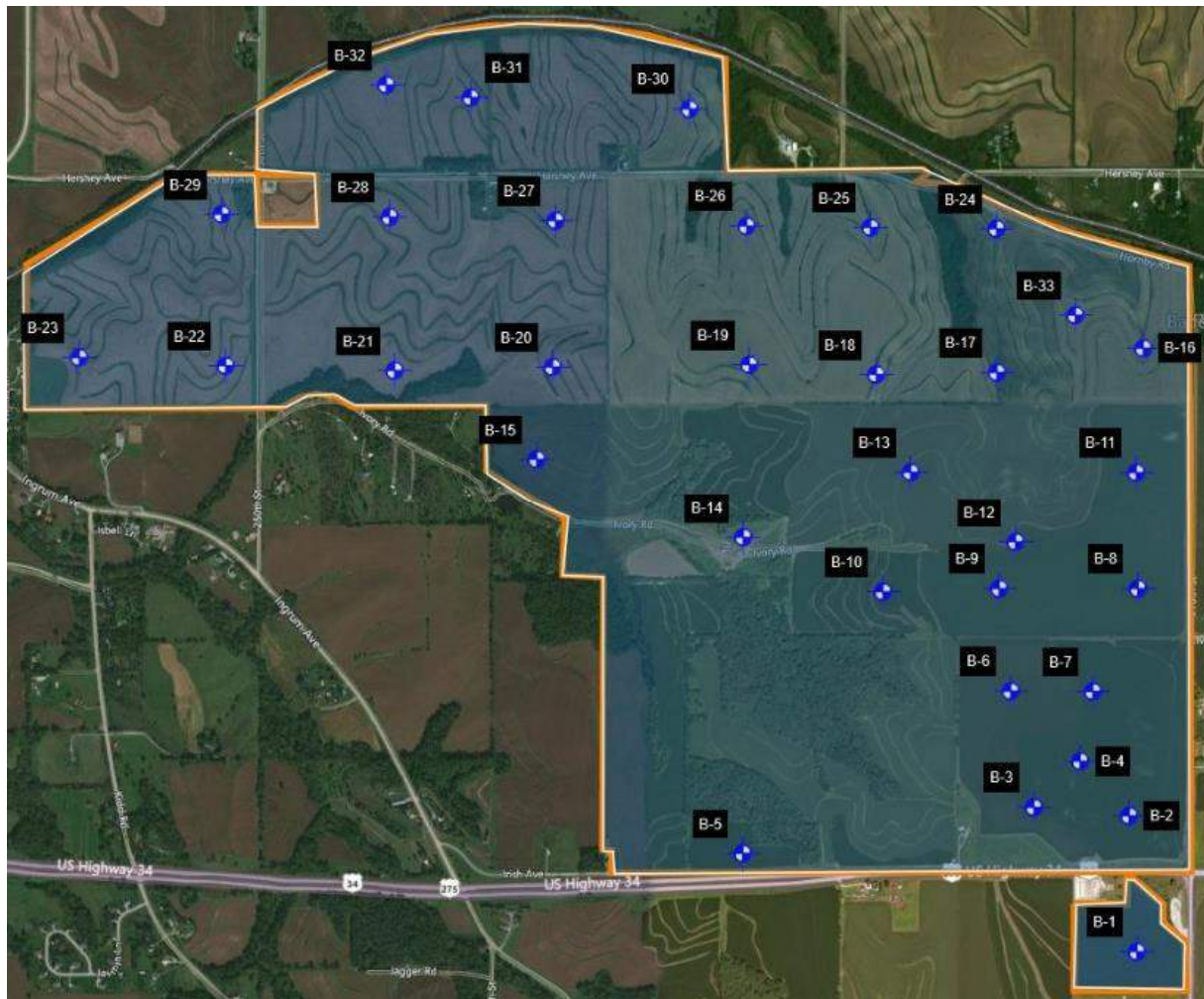
Architectural/Historical Reconnaissance Survey of Buffer Zone TA21-800-2 - Tallgrass Archaeology LLC – May 2021

Architectural/Historical Intensive Survey and Evaluation TA21-800 (HADB No 65-006) – Tallgrass Archaeology LLC – April 2021

Cultural Resources Desktop Evaluation T72N-R42W (TR 1642) – The University of Iowa Office of the State Archaeologist – January 20, 2021

GEOTECHNICAL

A Geotechnical Engineering Report included 33 soil borings to depths of approximately 25 feet below existing grades. The Seismic Site Class is estimated to range between a D and E according to the 2012 International Building Code. This site class assumes that soils similar to the native soils encountered at the bottom of the borings continue to a depth of 100 feet.



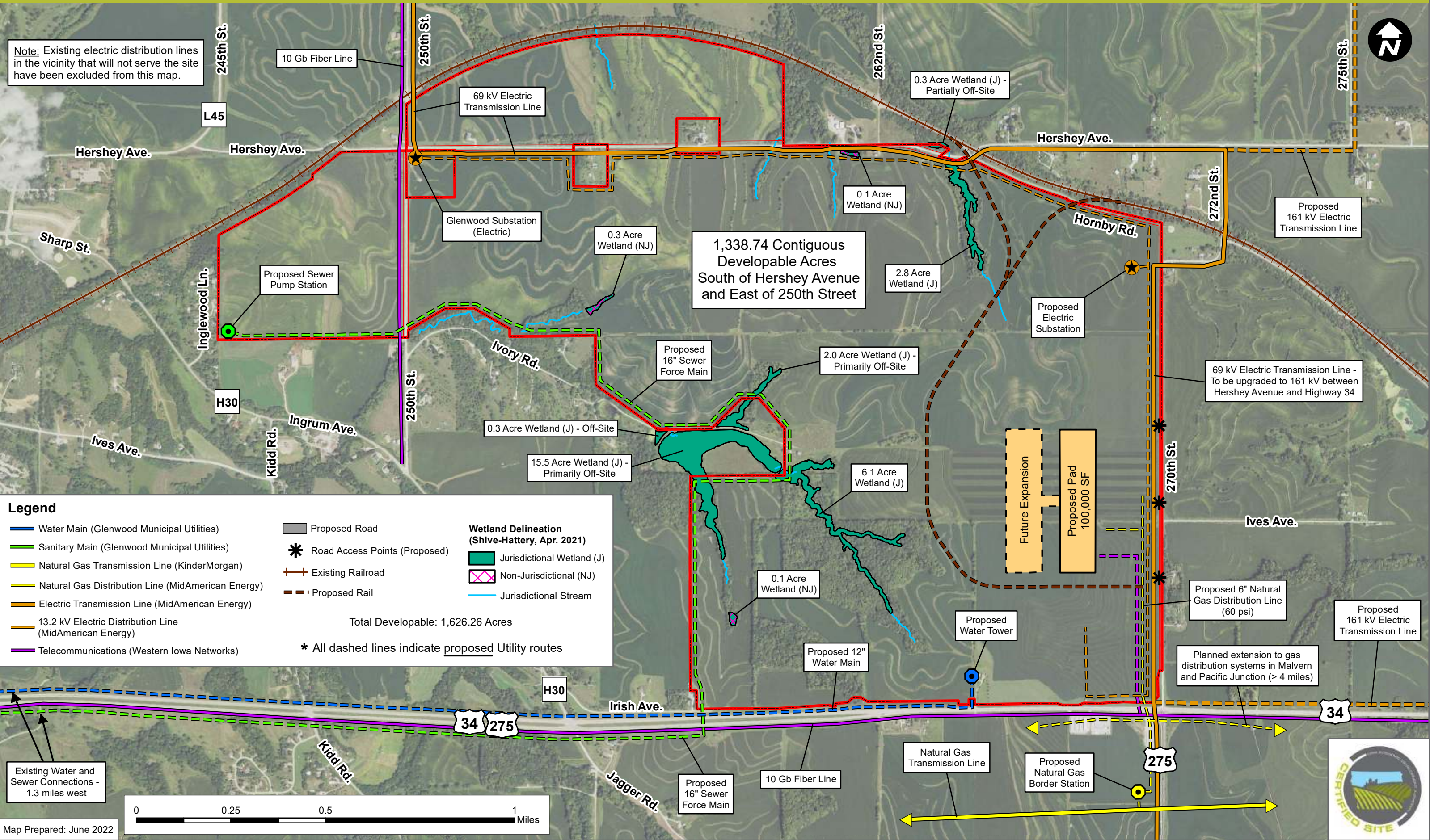
*Support Documentation:
Geotechnical Engineering Report – Terracon – May 27, 2021*

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Master Plan



MILLS CROSSING MEGA SITE (1,641.62 ACRES)
GLENWOOD, IOWA - MASTER DEVELOPMENT PLAN



1,338.74 Contiguous Developable Acres South of Hershey Avenue and East of 250th Street

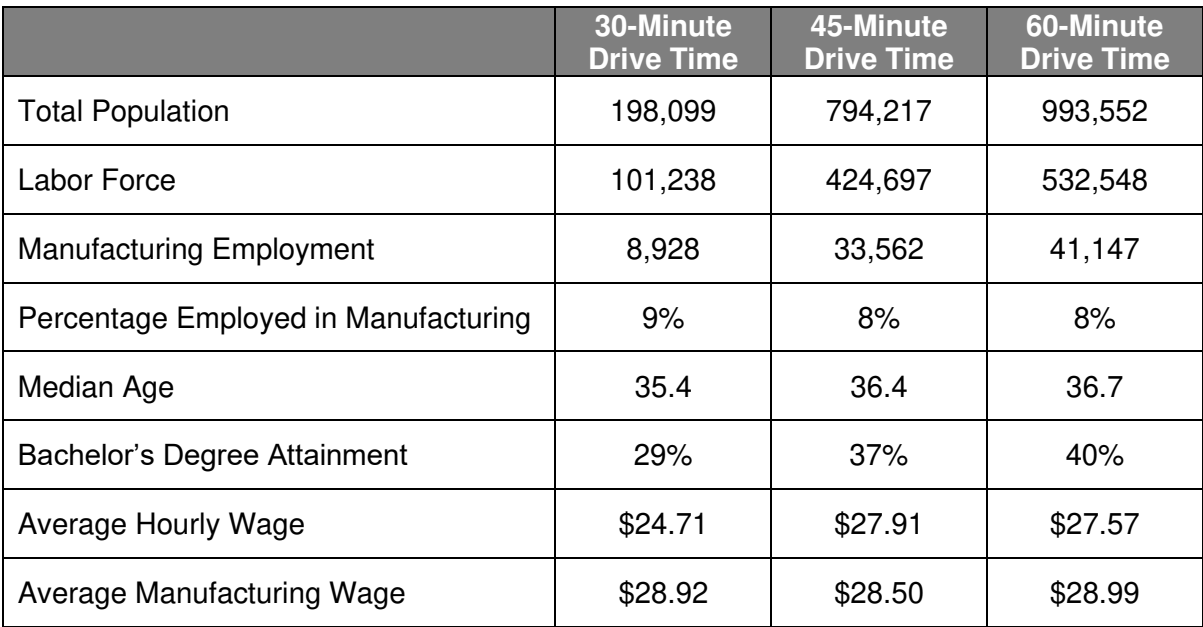
Total Developable: 1,626.26 Acres

* All dashed lines indicate proposed Utility routes

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Workforce





Mills Crossing Mega Site | August 2022

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Summary + Recommendations



Strengths:

- Site is more than 1,500 acres all under option by the Midwest Capital Group, Inc.
- A core development area free of impediments is located on the eastern portion of the site. There is additional room for suppliers or support operations in the remainder of the property.
- Site is outside of the 100- and 500-year flood zones (except for a very small sliver in Flood Zone A).
- BNSF rail line runs along the northern boundary.
- Within 60 minutes, the majority of the Omaha metro area is reachable providing close to 1,000,000 in population.
- The lot shapes allow for a variety of building and campus configurations.

Challenges:

- Site is currently zoned Agricultural/Residential and will need to be rezoned for industrial use.
- Infrastructure and site development costs are substantial.
- I-29 is approximately 7.5 miles from the site.

Recommendations:

- For any documents or maps that reference prior property names, we recommend updating these to reflect the current name. For documents that can't be updated (such as due diligence), we recommend adding a note to these documents that indicates the new property name.
- Continue to work on improvements to the property. We recommend applying for grants and identifying other funding mechanisms to fund initiatives that reduce the costs and timeline for prospects.
- Endangered species review was a desktop records review. A habitat suitability evaluation and/or presence/absence surveys for specific species may be needed for future development.
- SHPO made numerous recommendations on updating the reports to be able to be used for future consultation. We recommend proactively updating these reports.
- Establish a marketing campaign focused on the site. We recommend marketing the site as the Omaha region's certified mega site. One of the first items would be creating a website dedicated to the mega site.
- Given the proximity to Omaha region, consider developing a workforce strategy or marketing material that can compliment the certification deliverable.



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