

# Perry Industrial Park

Perry, Dallas County, Iowa

*Certification Report*  
*April 2022*

**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](mailto: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](mailto:amy.kuhlers@iowaeda.com), (515) 348-6250

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## Certification Letter



April 7, 2022

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



Dear Ms. Kuhlers:

The Perry Industrial Park, located in Dallas 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 GDCDA/Perry Economic Development and our evaluation of the property, we are recertifying the **Perry Industrial Park** as a **General Industrial Park**.

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

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

- The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be within 15 miles, via truck route, of an interstate or a four-lane highway.
- The park must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within 12 months.\*
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within 12 months.\*
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within 12 months.\*
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within 12 months.\*
- The park must be served or be able to be served within six months by telecommunications fiber.

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

This certification will expire on **March 31, 2025**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the GDCDA/Perry Economic Development 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.*

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## Property Overview







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## Ownership + Availability



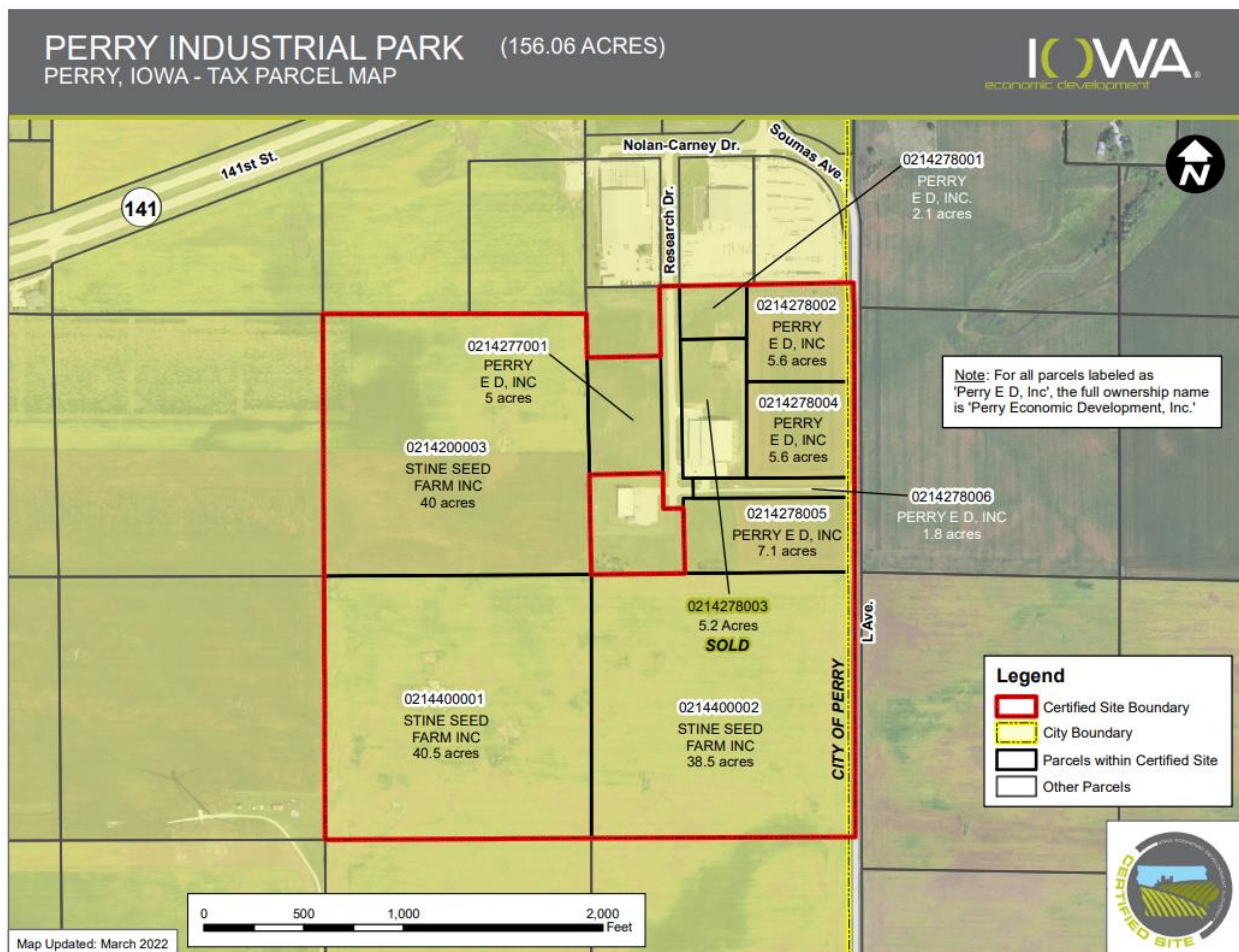
## OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Price
Perry Economic Development, Inc.	27.2	0214277001 0214278001 0214278002 0214278004 0214278006 0214278005	\$50,000/acre
Stine Seed Farm, Inc.	119.0	0214200003 0214400001 0214400002	\$75,000/acre

**TOTAL 146.2\***

*\*Based on Dallas County parcel information.  
Surveyed acreage may be different.*

The property owned by Perry Economic Development, Inc. is available for at least three years, and the land is subdividable. The Stine Seed Farm parcels are listed with Coldwell Bank Commercial Mid-America. The current listing agreement expires March 31, 2025. Subdivision would be considered based on negotiated price for a smaller parcel.



### Support Documentation:

Letter from Perry Economic Development – April 5, 2022

Listing Agreement Addendum – March 30, 2021

Non-Exclusive Listing and Commission Agreement – July 16, 2020

## TITLE

Tax Parcels 0214277001, 0214278001, 0214278002, 0214278004, 0214278006, and 0214278005

- Titleholder: Perry Economic Development, Inc.
- Easements and Rights-of-Way: Easement for Perry welcome sign and an overland flowage easement
- Other: Parcels are subject to covenants.

Tax Parcels 0214200003, 0214400001, and 0214400002

- Titleholder: Stine Seed Farm, Inc.
- Easements and Rights-of-Way: Electric line easement
- Other: Fence agreement; Oil and gas lease filed in October 1984 for a primary term of 10 years (unknown if still active)

*Support Documentation:*

*Letter from Finneseth, Dalen, & Powell, PLC – August 24, 2021*

*Preliminary Title Opinion (Perry) - Finneseth, Dalen, & Powell, PLC – February 13, 2015*

*Preliminary Title Opinion (Stine East 90) - Finneseth, Dalen, & Powell, PLC – February 13, 2015*

*Preliminary Title Opinion (Stine West 70) - Finneseth, Dalen, & Powell, PLC – February 13, 2015*

## LEASES

There are no active leases on the property. Stine Seed Company is farming their property, and Perry Economic Development, Inc. does not lease their parcels.

*Support Documentation:*

*Email from Stine Seed Company (Shane Netherton) – March 31, 2021*

*Letter from Perry Economic Development – March 26, 2021*

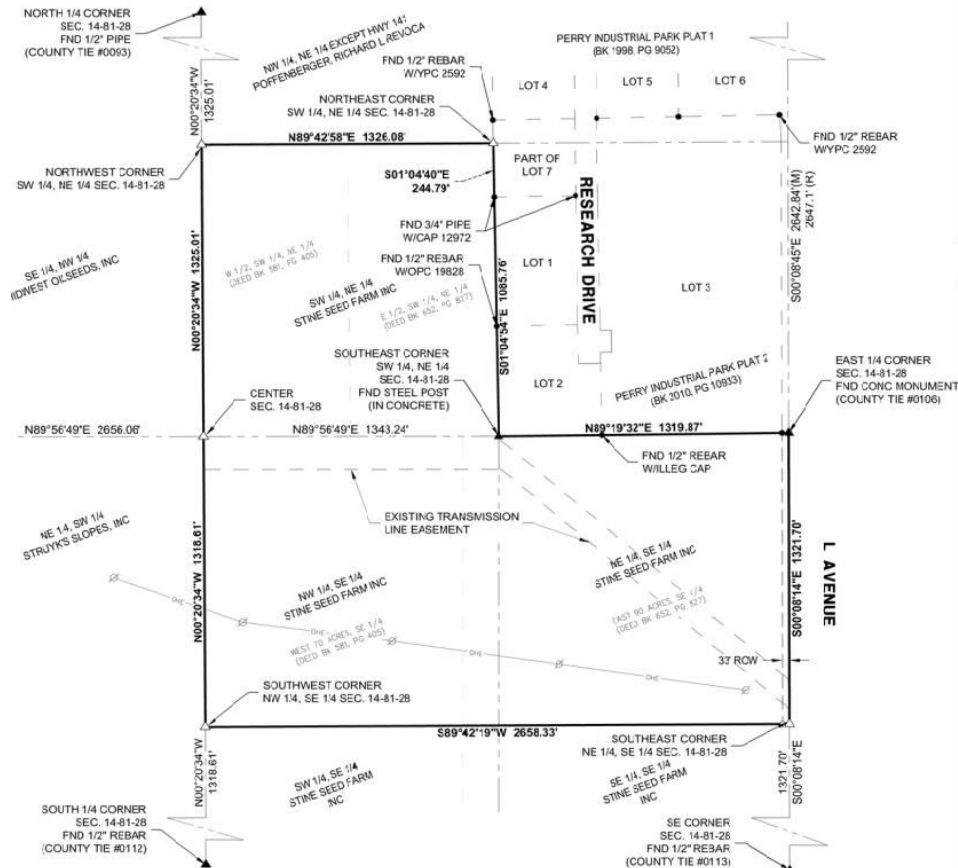
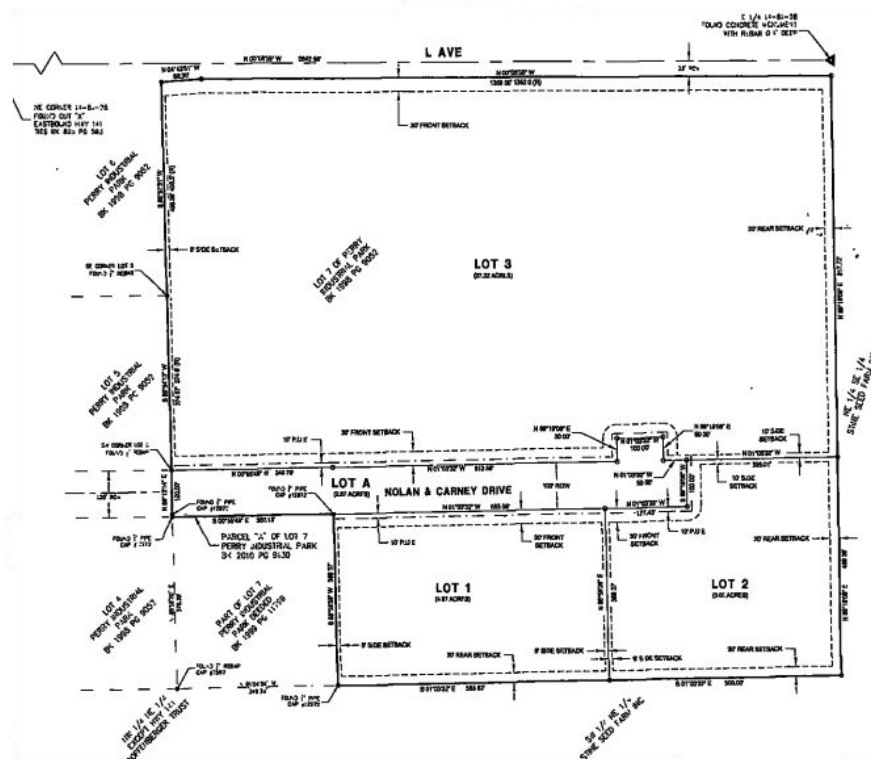


# 05

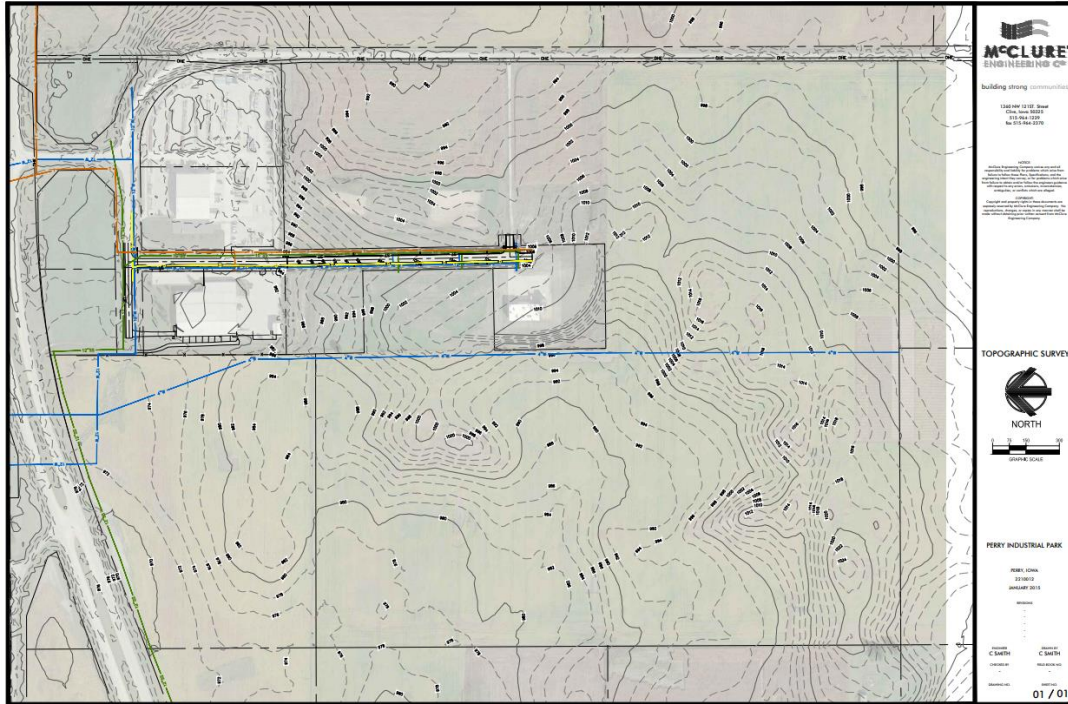
## Site Characteristics



## SURVEYS



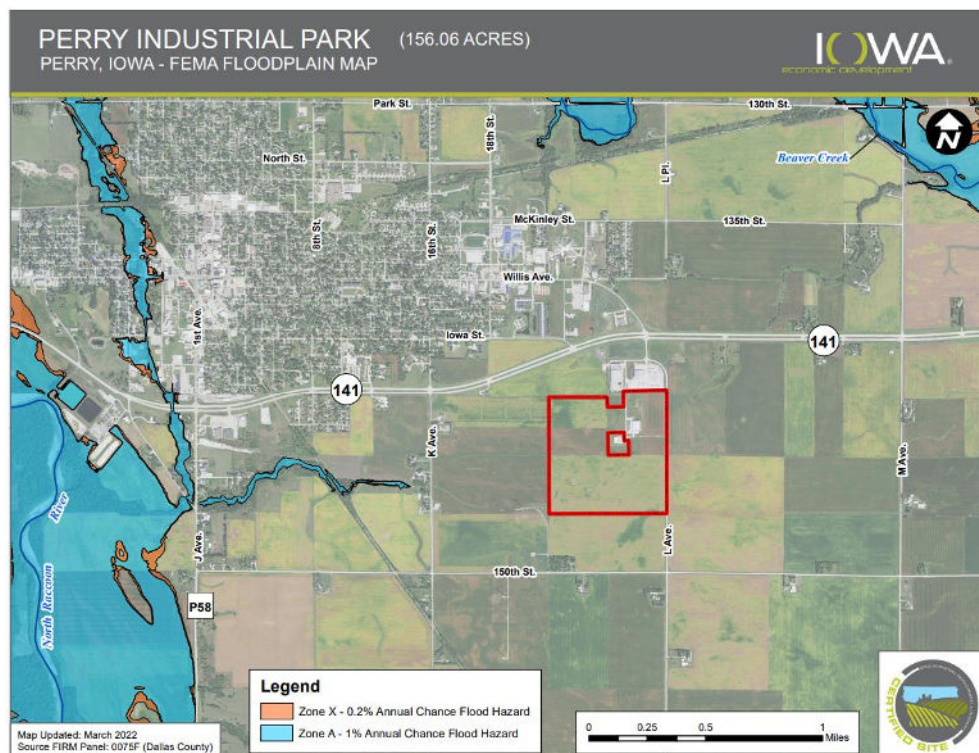
## TOPOGRAPHY



## FEMA

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

Map Number 19049C0075F



## IMPEDIMENTS (EASEMENTS, ETC.)

The following items will impact development of the industrial park, but they have been incorporated into the Master Plan:

- Existing
  - Transmission Line Easement – Lots 10, 11, and 12
  - Roads
  - Four-inch water line – Lot 1 (to be abandoned once 12-inch line is extended throughout the park)
  - Detention Pond – Lot 3
- Proposed
  - Road rights-of-way
  - Wastewater line easement
  - Future substation



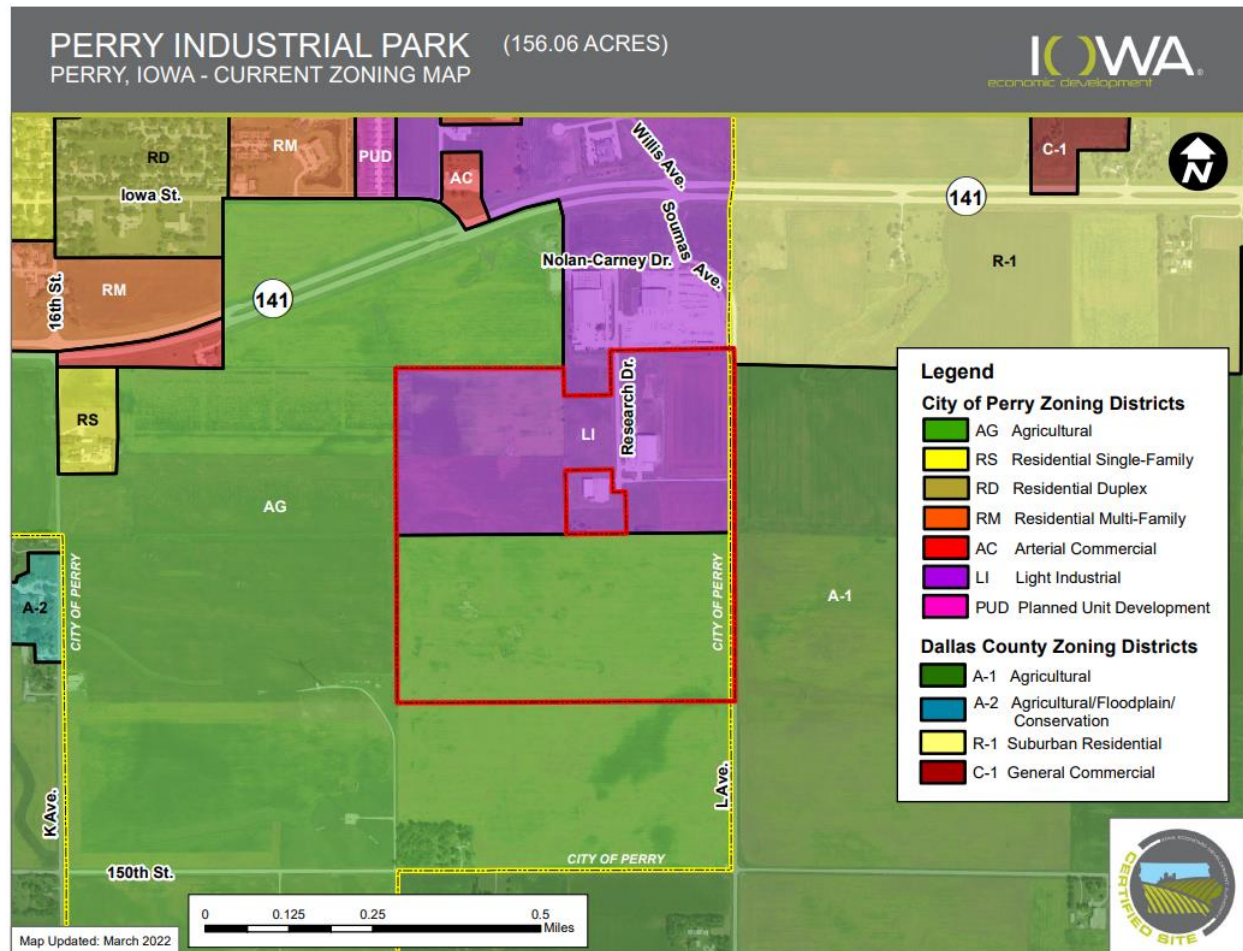
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## Zoning



## CURRENT ZONING

The northern half of the park is zoned Light Industrial (LI) and will not need to be rezoned. The southern half of the park is zoned Agricultural (AG) and will need to be rezoned for industrial use.



## REZONING

For the southern portion of the park that is currently zoned Agricultural, the City of Perry is willing to consider a zoning change as this area is a natural extension of the existing industrial park.

A zoning change could be accomplished in less than 90 days. The process for a zoning change would be:

- A review and recommendation by Planning & Zoning to City Council for the zoning change.
- A public hearing is held by City Council after a published notice of at least 7 days and no more than 20 days prior to the hearing.
- City Council conducts the hearing to gather public input. Once the hearing is closed, City Council will take up formal action to approve the change.

*Support Documentation:*  
*Letter from City of Perry – April 28, 2021*

## COVENANTS

The parcels owned by Perry Economic Development, Inc. are subject to covenants. Once developed, it is anticipated that the Stine Seed Farm parcels would also be subject to the covenants.

*Support Documentation:*

*Third Amendment to Perry Business Park Covenants – No Date (Executed Version Not Provided)*

*Second Amendment to Perry Business Park Covenants – July 16, 2010*

*Amendment to Perry Business Park Covenants – December 6, 2006*

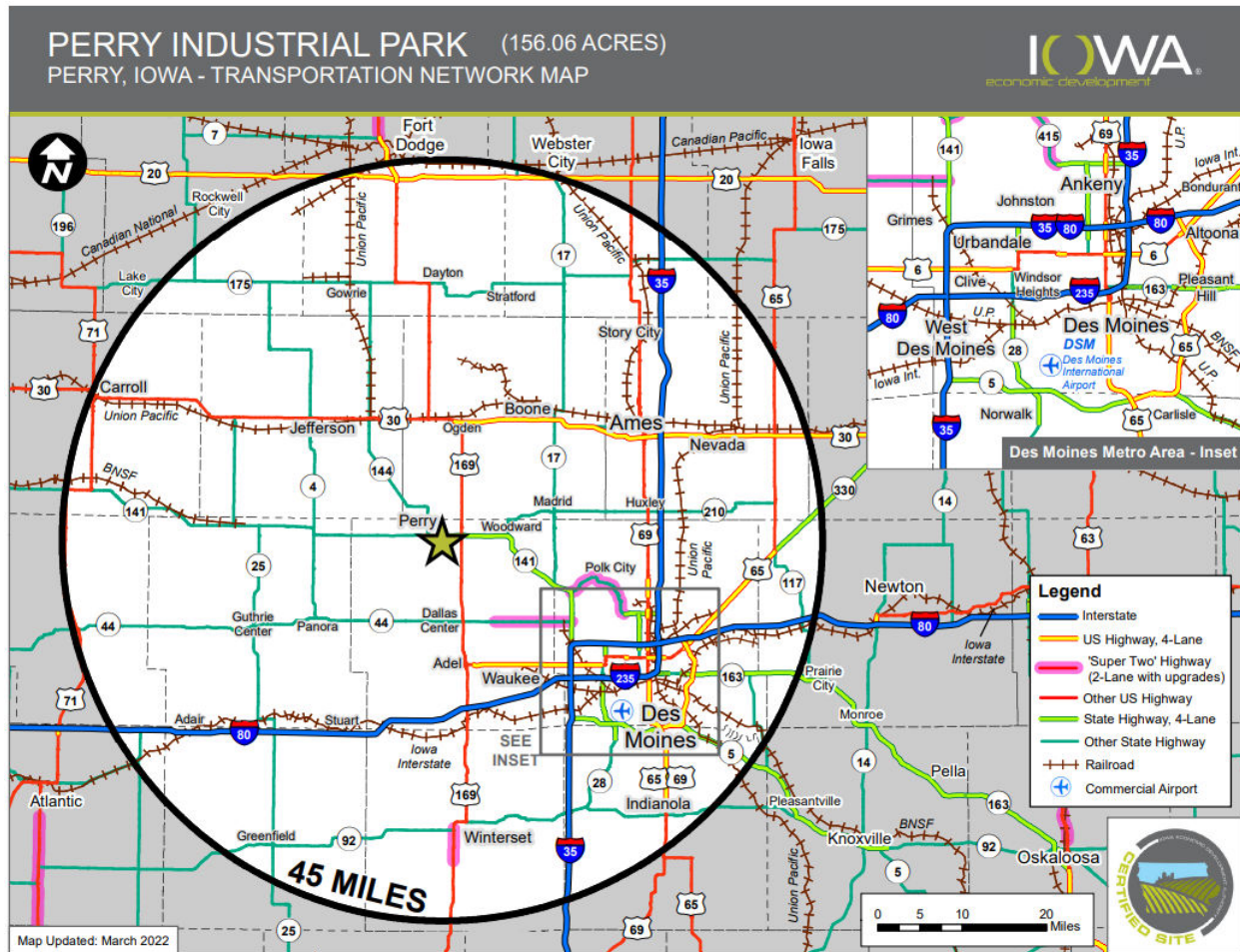
*Perry Business Park Covenants – October 10, 1997*

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# Transportation







## ROADS

The site is currently accessed via Research Drive. Access is also available from L Avenue with future roads planned within the industrial park. The park is located just to the south of Highway 141, a four-lane highway. The park is 22.5 miles from I-80 and 28 miles from I-35.

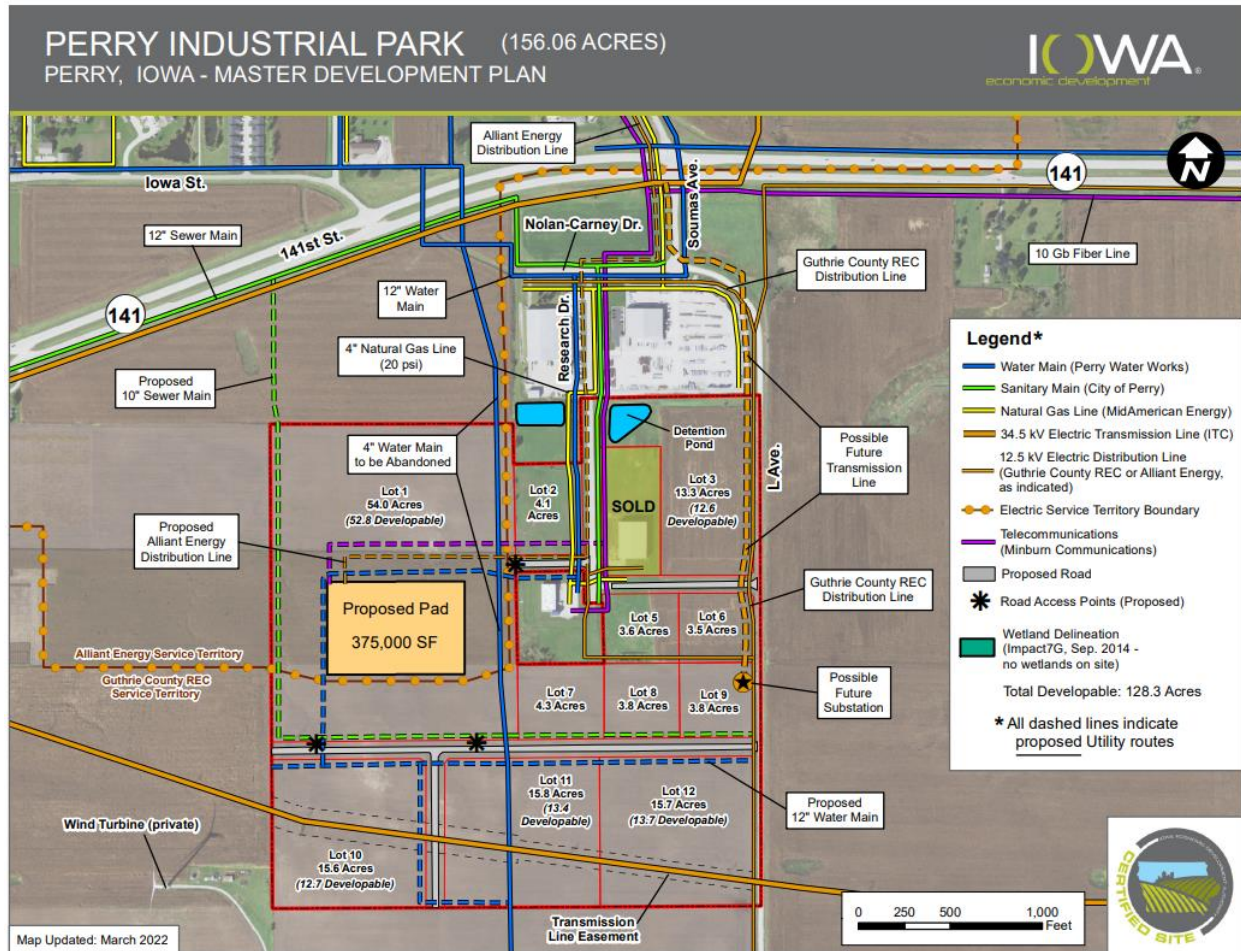
## COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 42 miles

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## 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 serves the northwest corner of the park (majority of Lot 1), and Guthrie REC serves the remainder of the park. For projects that locate operations on both sides of the territory boundary, the provider is determined based on where the majority of the project load is located.

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

### Service Details

- Existing Infrastructure:
  - Distribution: 12.5 kV – within the industrial park
  - Transmission: 34.5 kV – ½ mile north of the park along Highway 141
  - Substation: Perry Substation – 6.5 miles
- Available Capacity: 2 MW
- Improvements to Provide 5 MW: A new substation would be required to provide 5 MW.
- Estimated Cost: \$1,700,000 for a new substation

- Estimated Schedule: Two years for new substation
- Other: Plans for a new substation, including the land agreement, have been approved.

Contact:  
Curt Knapp  
Line Superintendent  
Guthrie REC  
gurecrew@netins.net  
(641) 747-2206

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

## Service Details

- Existing Infrastructure:
  - Distribution: 25 kV – approximately 1,500 feet north across Highway 141
  - Transmission: 69 kV (constructed)/34.5 kV (operated) – approximately 1,500 feet north along Highway 141
  - Substation: Perry-Willis Substation – 3.5 miles west
- Available Capacity: 10+ MW
- Improvements: Up to 5 MW would only involve a primary extension from the existing facilities at Highway 141 and Willis Avenue. For 15 MW, a third feeder would need to be extended. For 30 MW, substation upgrades or a new substation would be required.
- Estimated Cost and Schedule: For 15 MW, the estimated cost is \$1,000,000 (before estimated future revenue is applied), and the estimated schedule is 12 months. For 30 MW, the estimated cost is \$6,000,000 (before estimated future revenue is applied), and the estimated schedule is 24-36 months.

Contact:  
Mason Adams  
Key Account Manager  
Alliant Energy  
masonadams@alliantenergy.com  
(515) 268-3430

## Support Documentation:

*Letter from Guthrie County Rural Electric Cooperative – February 4, 2022*

*Electric Questionnaire – Alliant Energy – April 7, 2021*

*Electric Questionnaire – Guthrie County REC – March 29, 2021*

## NATURAL GAS

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

## Service Details

- Existing Infrastructure: A 4-inch 20 psig line is located along Research Drive.
- Available Capacity: 15,000+ mcf per month
- Improvements: Upgrade regulator station plus install approximately 3,000 feet of 6-inch line north of Highway 141 to loop system
- Estimated Cost: \$320,000 plus applicable tax gross-up
- Estimated Schedule: 1 month for DOT permit to cross Highway 141 + 3 months for construction (if completed between April and October)



- Other: All improvements are anticipated to be in public right-of-way. Additionally, revenue credits may be applicable based on actual project usage to cover the cost of serving a new user.

Contact:  
Kelly Swenson  
Business & Community Development Manager  
MidAmerican Energy Company  
kelly.swenson@midamerican.com  
(515) 281-2648

*Support Documentation:*  
*Natural Gas Questionnaire – February 3, 2022*

## WATER

Provider: Perry Water Works

### Service Details

- Existing Infrastructure: A 12-inch line with 1,250,000 gallons per day of total capacity and 1,200,000 gallons per day of excess capacity runs along Research Drive.
- Improvements: Extend line to end user.
- Estimated Cost: It is estimated to cost \$852,500 to extend the 12-inch line throughout the park as shown on the Master Plan, place a new tap on the 4-inch line at the southern portion of the park, and abandon the existing 4-inch line.
- Estimated Schedule: Estimated timeline to extend water lines throughout the park is approximately 180 days.
- Other: A water tower could be added to increase capacity and/or pressure if needed.

### Water Treatment

- Plant: Perry Water Works Treatment Plant (2.25 miles)
- Total Permitted Capacity: 1,849,000 gallons per day (average)
- Allocated Capacity: 1,400,000 gallons per day
- Average Utilization: 780,000 gallons per day
- Peak Utilization: 1,276,000 gallons per day
- Excess Capacity: 449,000 gallons per day (factoring in allocated capacity)

Contact:  
Matt Holmes  
Superintendent  
Perry Water Works  
matt.holmes@perryia.org  
(515) 465-2562

*Support Documentation:*  
*Letter from Perry Water Works Trustees – February 2, 2022*  
*Water Questionnaire – March 19, 2021*

## WASTEWATER

Provider: City of Perry

## Service Details

- Existing Infrastructure: A 12-inch gravity line with 1,600,000 gallons per day of capacity runs along Research Drive.
- Improvements: Extend line to end user.
- Estimated Cost and Schedule: Minimal since line currently runs along Research Drive.
- Other: A future 10-inch line is planned to run through the industrial park to serve areas further north and further west of the industrial park.

## Wastewater Treatment

- Plant: City of Perry (2 miles)
- Total Permitted Capacity: 2,900,000 gallons per day
- Average Utilization: 2,500,000 gallons per day
- Peak Utilization: 3,500,000 million gallons per day
- Excess Capacity: 400,000 gallons per day (factoring in average utilization)
- Other: The wastewater treatment plant is currently undergoing an upgrade which will expand permitted capacity to 5,200,000 gallons per day. The wastewater treatment plant permit is currently expired, but a new permit will be issued upon completion of the upgrade project. Planned completion for the upgrade project is December 2023.

## Contact:

Sven Peterson  
City Administrator  
City of Perry  
sven.peterson@perryia.org  
(515) 465-2481

## Support Documentation:

Email from Bolton & Menk, Inc. (Matt Ferrier) – February 23, 2022  
Wastewater Questionnaire – April 21, 2021

## TELECOMMUNICATIONS

Provider: Minburn Communications

## Service Details

- Existing Infrastructure: Underground fiber is located along Research Drive.
- Improvements: Extend line to end user.
- Estimated Cost: \$10,000 for fiber optic mainline cable and construction plus \$5,000 for fiber optic electronics and installation
- Estimated Schedule: 30 days for construction, weather permitting; Schedule is also dependent on fiber availability with current lead times of 120-180 days
- Other: All construction will be within City of Perry's public right-of-way.

## Contact:

Debra Lucht  
CEO/General Manager  
Minburn Communications  
debl@minburncomm.com  
(515) 438-2200

## Support Documentation:

Telecommunications Questionnaire – March 16, 2021

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## Due Diligence



## ENVIRONMENTAL

A Phase I Environmental Site Assessment identified one recognized environmental condition (REC) associated with the property. Based on a review of historic records, railroad tracks were historically located on the property from 1938 through at least 1961. Railroad tracks represent environmental concerns due to the historical application of oils containing PCBs, herbicides, and arsenic for pest and weed control, as well as the potential presence of creosote on the rail ties and the historical common practice of using coal cinders for track fill material. The presence of historic railroad tracks on the property represents a REC to the property.

However, given that the historic railroad right-of-way on the property has been plowed, tilled, and planted for at least 51 years since its removal and an electric transmission line was constructed within the same right-of-way, the impacts to soil conditions are likely minimal. Therefore, Impact 7G believes that no further investigation is warranted for the property at this time.

*Support Documentation:*

*Phase I Environmental Site Assessment – Impact 7G – July 27, 2021*

## WETLANDS

A June 2021 Approved Jurisdictional Determination, which is valid for five years, indicated that there are no aquatic resources and no Waters of the United States within the project area.

*Support Documentation:*

*Approved Jurisdictional Determination – U.S. Army Corps of Engineers – June 30, 2021*

## SPECIES

### U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
  - Indiana Bat (Mammal) - Endangered
  - Northern Long-eared Bat (Mammal) - Threatened
  - Topeka Shiner (Fish) – Endangered
  - Monarch Butterfly (Insect) – Candidate
  - Prairie Bush-clover (Flowering Plant) - Threatened
  - Western Prairie Fringed Orchid (Flowering Plant) - Threatened
- Critical Habitats
  - There is critical habitat wholly or partially within the project area for the Topeka Shiner.

While the official species list indicated that critical habitat for the Topeka shiner is located in Dallas County, there is no habitat for the Topeka shiner present within the project area due to the absence of any streams and lack of habitat.

Based on observed habitat within the project area, the agricultural and developed nature of the greater surrounding area, and a lack of observed potential habitat, Impact 7G determined that suitable habitat is not available for any federal listed species. Additionally, no further action is recommended for state listed threatened or endangered species.

*Support Documentation:*

*Threatened and Endangered Species Review – Impact 7G – August 17, 2021*

*Official Species List – U.S. Fish and Wildlife – August 6, 2021*

## CULTURAL RESOURCES

In 2014, the State Historic Preservation Office (SHPO) reviewed the original archeological survey report, concurred with the report recommendations, and noted that the fieldwork was consistent with the best practices recommended by the AIA Guidelines. In an email in July 2021, SHPO noted that since the area proposed for recertification has not changed, no new archaeological sites have been recorded within the proposed certification area, and no new structures or sites eligible for the National Register of Historic Places (NRHP) have been identified, SHPO concurs with their comments on the original submission.

In September 2021, an architectural reconnaissance of the ¼ mile buffer of the industrial park was completed by Impact 7G. The D.H. Connor Farmstead, which is located south of the park along 150<sup>th</sup> Street, has the potential to be eligible for the NRHP. Impact 7G found that the farmstead itself lacks cohesive planning representing the historical nature of the farmstead property, but the D.H. Connor House may potentially be eligible for the NRHP but additional research is needed to determine eligibility. After reviewing the report, SHPO indicated that the report was well-written and sufficient, but SHPO does not agree with the eligibility assessment provided in the report for the D.H. Connor Farmstead. It was evaluated by Impact 7G as not eligible. SHPO noted in the inventory form that the Farmstead was only evaluated for architectural significance. As this is a farm, SHPO indicates it also needs to be evaluated within appropriate contexts, such as agriculture. As such, SHPO's recommendation is that the D.H. Connor Farmstead requires more research to fully evaluate eligibility. As it is outside the project boundaries, however, the overall report does meet the requirements of the MOU for site certification, even though SHPO would view the Farmstead as needing more research.

If a federal action is defined, for instance if federal funds or assistance will be utilized or if permits will be required from federal regulatory agencies, it will be necessary to reenter consultation with SHPO.

### *Support Documentation:*

*Email from State Historic Preservation Office (Sara Andre) – November 18, 2021*

*Architectural Reconnaissance – Impact 7G – September 21, 2021*

*Email from State Historic Preservation Office (Michael J. Perry) – July 16, 2021*

*Phase 1 Cultural Resources Inventory – Quality Services, Inc. – February 16, 2015*

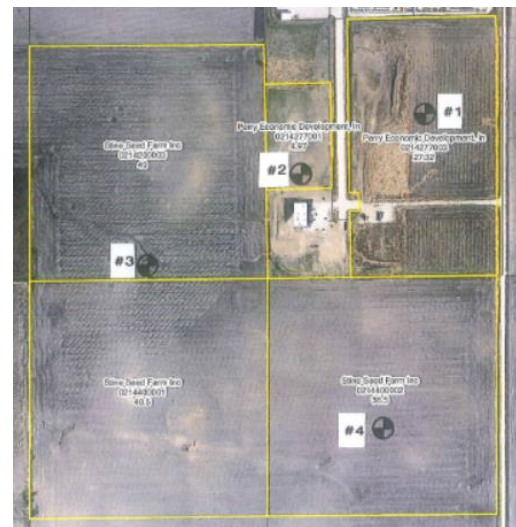
## GEOTECHNICAL

A Geotechnical Investigation included four soil borings to a depth of approximately 25 feet below the existing ground surface. The site is classified as Seismic Site Class D, but additional boring to deeper depths would be required to confirm the site conditions below the current depth of exploration.

### *Support Documentation:*

*Letter from Construction Materials Testing, Inc. – January 18, 2022*

*Geotechnical Investigation – Construction Materials Testing, Inc. – November 21, 2014*





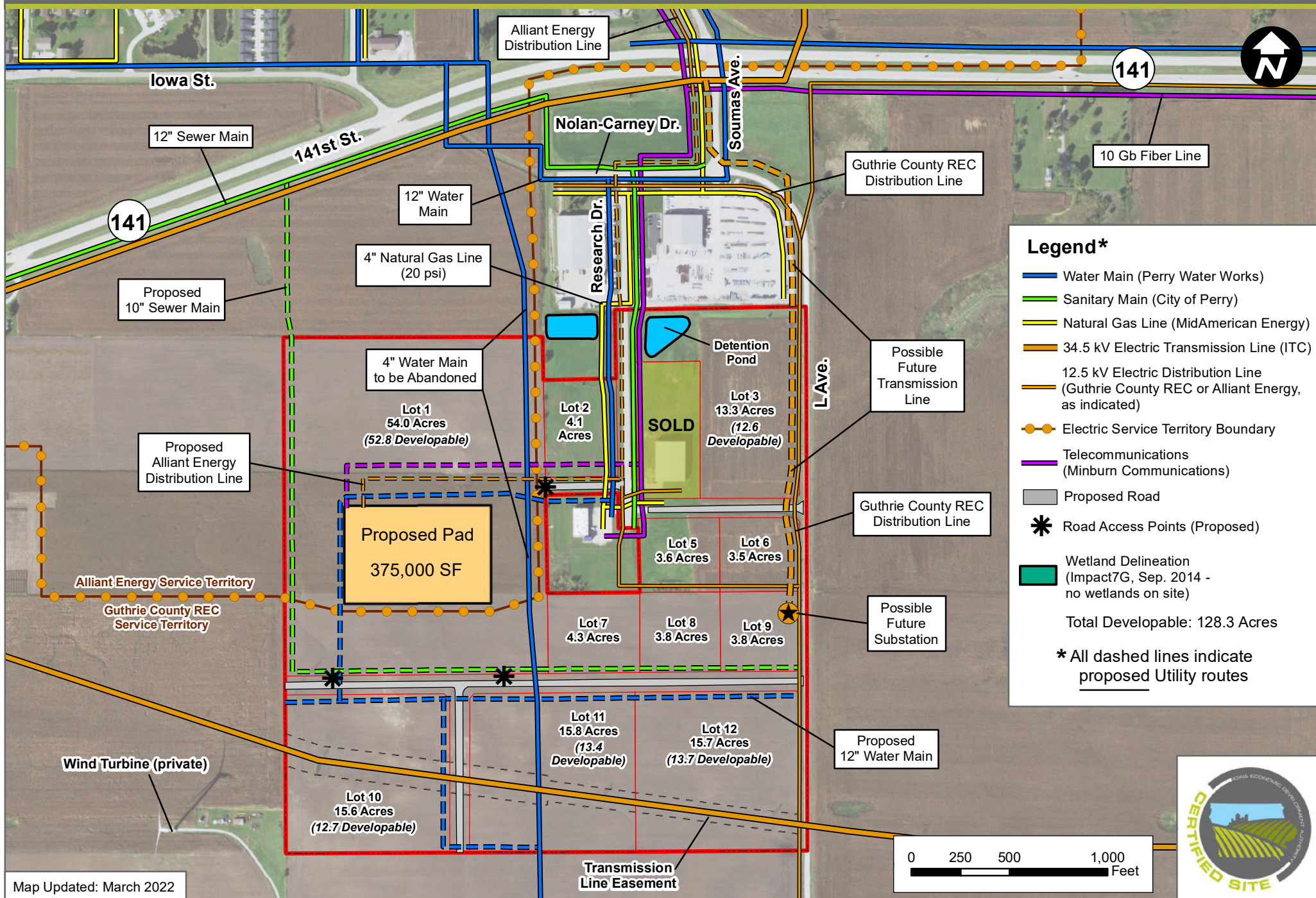
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## Master Plan



# PERRY INDUSTRIAL PARK (156.06 ACRES)

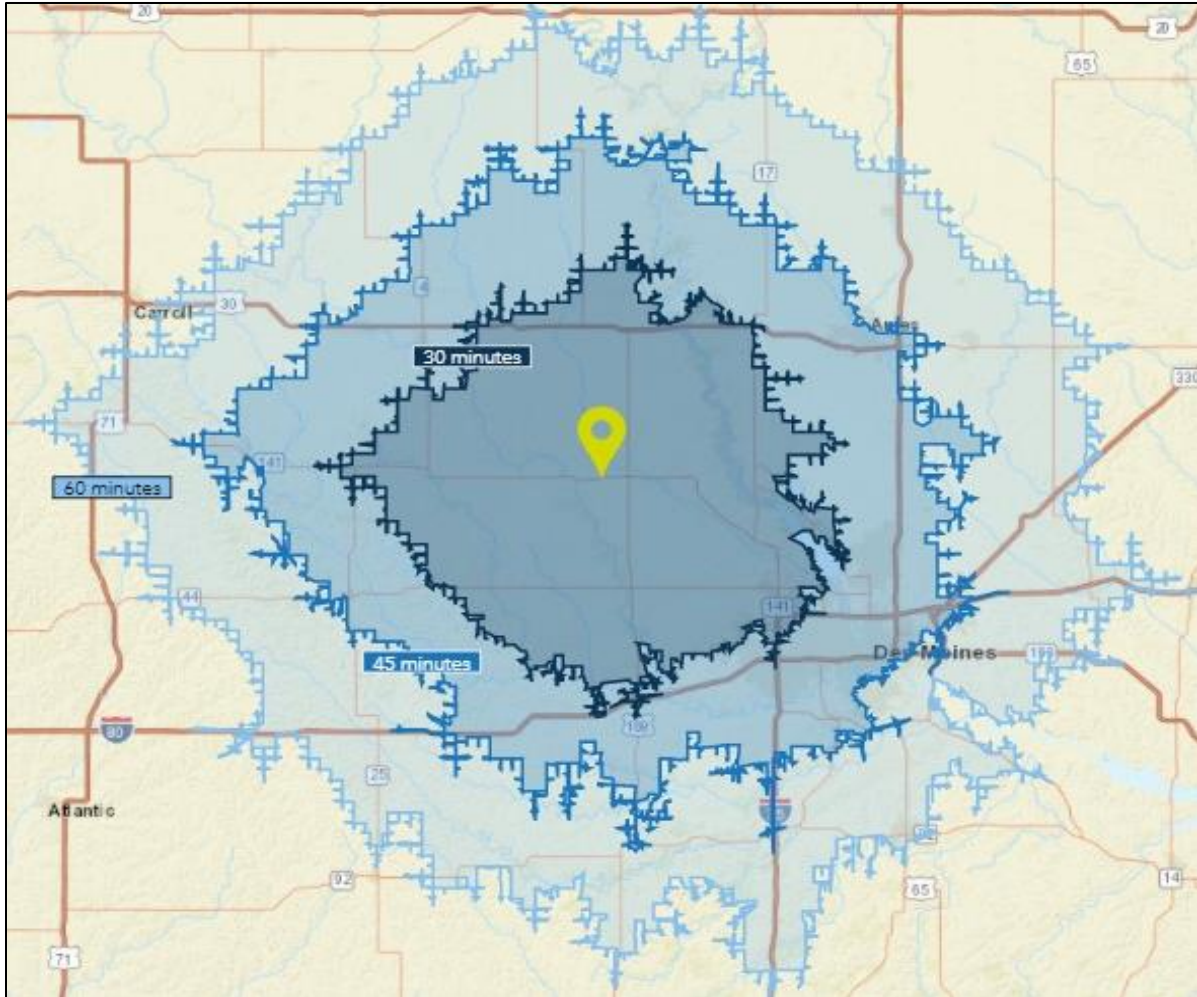
## PERRY, IOWA - MASTER DEVELOPMENT PLAN



**11**

# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	120,323	634,644	822,586
Labor Force	62,839	342,244	440,464
Manufacturing Employment	5,176	27,677	37,171
Percentage Employed in Manufacturing	9%	9%	9%
Median Age	37.7	35.8	36.4
Bachelor's Degree Attainment	42%	43%	40%
Average Hourly Wage	\$29.11	\$29.22	\$28.15
Average Manufacturing Wage	\$27.52	\$30.44	\$29.21

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

# 12

## Summary + Recommendations





## Strengths:

- Park is a total of 156.06 acres with one parcel of 50+ acres.
- Multiple existing businesses are located within the industrial park.
- Most utilities are present within the industrial park along Research Drive and would only need short extensions to an end user.
- No wetlands or flood zones within the park.
- Future roadway network will allow for multiple ingress and egress points.
- Wastewater plant expansion is currently underway.

## Challenges:

- While the Master Plan has accounted for impediments, the existing impediments such as the transmission line limit the flexibility for certain lots.
- The southern portion of the park will need to be rezoned for industrial use.
- The property is 20+ miles from the interstate.
- A new substation would be needed for large electric demands. Estimated schedule for new substation is approximately two years.

## Recommendations:

- Once wastewater plant upgrade is complete, ensure that wastewater utility information is upgraded.



10 Falcon Crest Drive  
Greenville, SC 29607  
864.671.1001

[www.questsitesolutions.com](http://www.questsitesolutions.com)

