

Van Meter Vision Park Dallas County, Iowa

*Certification Deliverable
March 2021*

QUEST
SITE SOLUTIONS
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



March 11, 2021

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



Dear Ms. Kuhlers:

The Van Meter Vision Park, located in Dallas County, Iowa, originally achieved certification through the Iowa Economic Development Authority (IEDA) Certified Site Program on April 28, 2014. Quest Site Solutions (Quest) has conducted a thorough analysis of the property and based on the information provided by the Greater Dallas County Development Alliance and our evaluation of the property, we are recertifying the **Van Meter Vision Park** as a **Large Site**.

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

- The site must be a minimum of 250 total acres, with at least 80% of the available acreage contiguous and developable.
- 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 must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the park's developability.
- The site's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 90 days.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The site's developable acreage must be free of wetlands or be able to be mitigated within 90 days.
- The site's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 90 days.
- The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.
- The site's developable acreage must have soils compatible with industrial development.

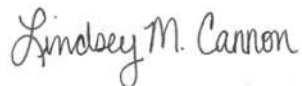
- The site must be within 10 miles, via truck route, of an interstate or a four-lane highway.
- The site must be directly served or be able to be served within nine months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).
- The site must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within nine months.
- The site 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 within nine months¹.
- 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 300,000 gallons per day within nine 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 200,000 gallons per day within nine months.
- The site must be served or be able to be served within nine months by telecommunications fiber.
- A Master Development Plan that shows the site size, road access points, potential rail layout (if applicable), location of existing and proposed utilities, and easements. The Master Development Plan should take into consideration and note the location of development limitations, such as wetlands, floodplains, and permanent easements.

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 **December 31, 2022**.² Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Greater Dallas County Development Alliance for their hard work and on achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

¹ Original certification criteria did not have timeline requirements. The property has been grandfathered in, so the timeline for natural gas is longer than nine months.

² Certification expiration is based on the availability documentation. The listing agreement for the Gebhardt property expires December 31, 2022 which is the certification expiration, but the other listing agreements are for longer durations (JD Ventures II, LLC agreement expires July 17, 2023 and The Land Concepts, LLC, et. al. agreement expires May 14, 2025).

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

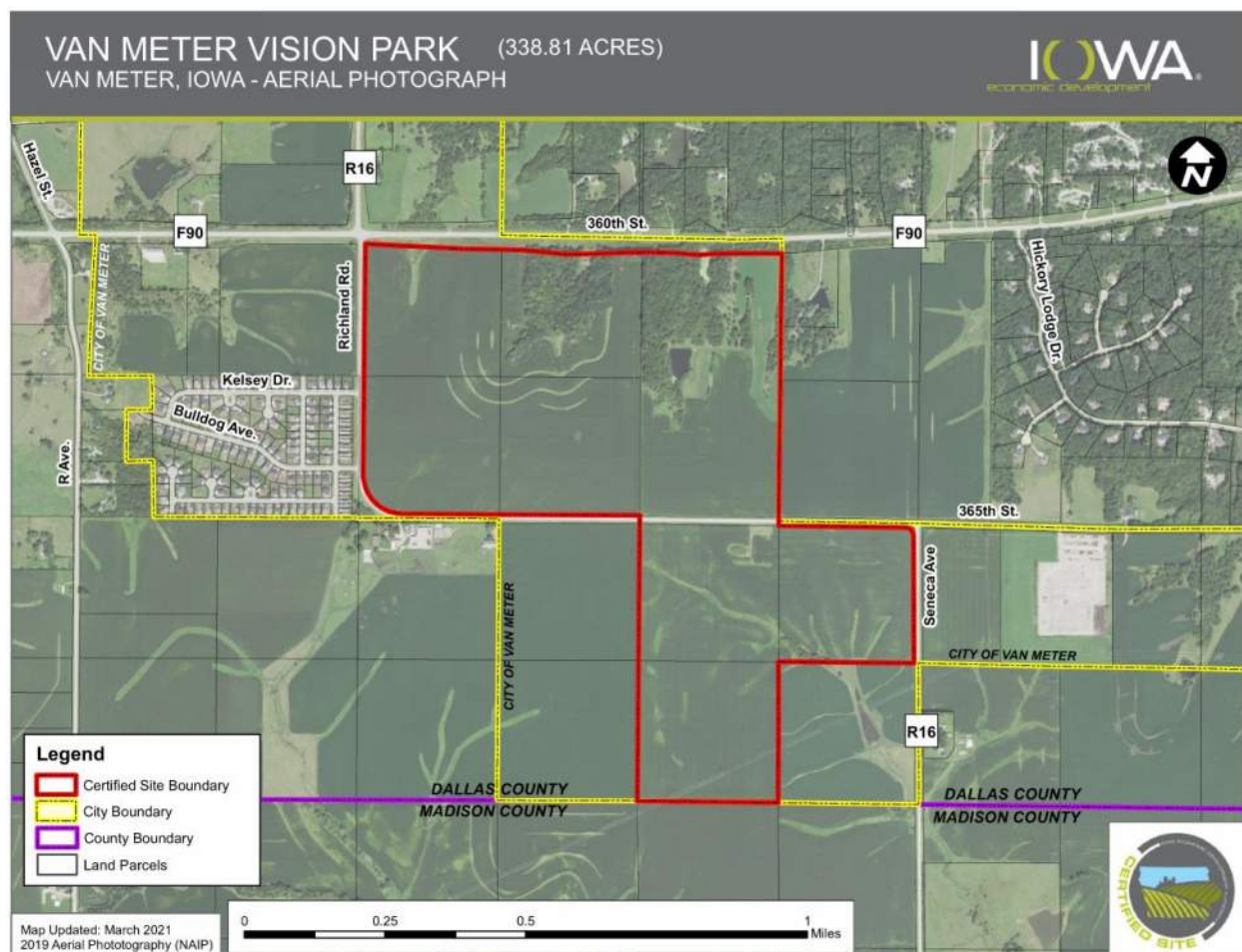
41.510435°, -93.935205°

CONTACT INFORMATION

Julie Johnson
Project Manager
Greater Dallas County Development Alliance
jjohnson@dallascounty-ia.org
(515) 987-2020

SIZE/ACREAGE

338.81 total acres
288.87 developable acres



04

Ownership + Availability



OWNERSHIP + PRICE

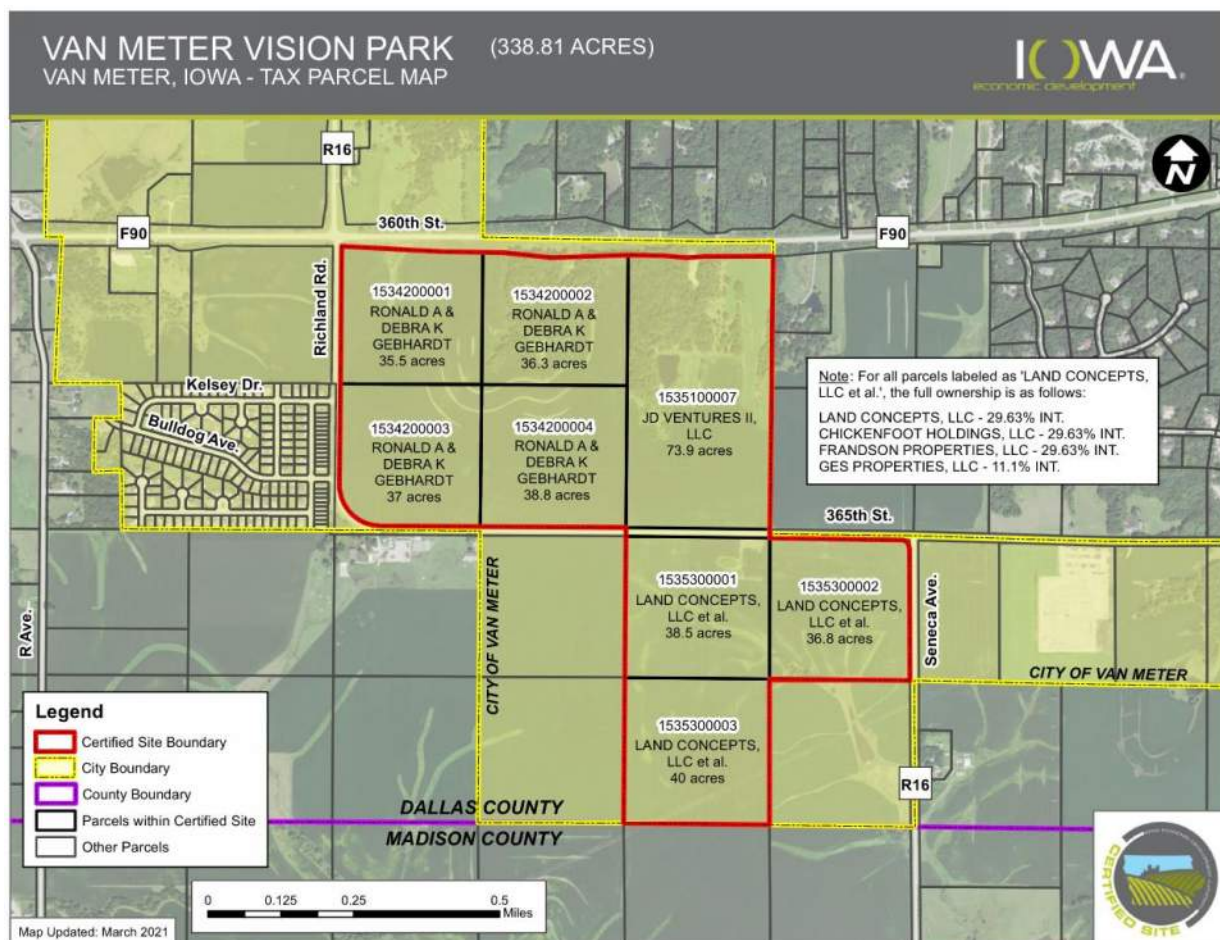
Owner	Acres	Tax Parcels	Price
Ronald and Debra Gebhardt	147.54	1534200001 1534200003 1534200002 1534200004	\$75,000/acre
Land Concepts, LLC (29.63%) Chickenfoot Holdings, LLC (29.63%) Frandsen Properties, LLC (29.63%) GES Properties, LLC (11.11%)	115.026	1535300001 1535300002 1535300003	\$80,000/acre
JD Ventures II, LLC	73.86	1535100007	\$50,000/acre
Road Right-of-Way	2.387	N/A	N/A

TOTAL 338.813

Ronald and Debra Gebhardt have an active listing agreement with SVN | CREATE through December 31, 2022.

Land Concepts, LLC, Chickenfoot Holdings, LLC, Frandsen Properties, LLC, and GES Properties, LLC have an active listing agreement with CBRE through May 14, 2025.

JD Ventures II, LLC has an active listing agreement with Coldwell Banker Commercial Mid-America through July 17, 2023.



Support Documentation:

Exclusive Listing and Commission Agreement – January 9, 2020

Exclusive Agency Listing Agreement – December 19, 2019

Amendment to Listing Agreement – November 22, 2019

Exclusive Sales Listing Agreement – May 15, 2019

Plat of Survey – October 3, 2013

TITLE

Tax Parcels 1534200001, 1534200003, 1534200002, and 1534200004

- Titleholder(s): Ronald A. Gebhardt and Debra K. Gebhardt
- No change in the ownership positions from the prior review in 2013.

Tax Parcel 1535300001, 1535300002, and 1535300003

- Titleholder(s): Land Concepts, LLC (29.63%), Chickenfoot Holdings, LLC (29.63%), Frandson Properties, LLC (29.63%), and GES Properties, LLC (11.11%)
- Easements and Rights-of-Way:
 - Easement for public highway granted to Dallas County (September 6, 1955)
 - Easement granted to Iowa Power and Light Company (February 14, 1957)
 - Easement granted to AT&T Communications of the Midwest, Inc. (April 22, 1987)
 - Electric Line Easements granted to MidAmerican Energy Company (January 28, 2005)
- Other: Mortgage (2012), Error on Resolution No. 2013-33 regarding annexation which will likely require correction when property is transferred

Tax Parcels 1535100007

- Titleholder: JD Ventures II, LLC

Support Documentation:

Title Certificate – Iowa Title Company – December 14, 2020

Letter from Hogan Law Office – September 1, 2020

Letter from Whitfield and Eddy – August 7, 2020

Letter from Whitfield and Eddy – November 18, 2013

LEASES

JD Ventures II, LLC leases their property to Brad Golightly. The original lease term ended February 29, 2020, but the lease continues from year to year unless either party gives written notice. The lease agreement includes an agreement for sale and/or development of the property.

Land Concepts, LLC, et. al. leases their property to Paul Cain. The original lease term ended February 29, 2020, but the lease continues from year to year unless either party gives written notice. The lease agreement includes an agreement for sale and/or development of the property.

The Gebhardt property has no current leases.

Support Documentation:

Extension of Exclusive Agency Listing Agreement – December 9, 2020

Farm Lease – JD Ventures II, LLC/Brad Golightly – March 1, 2019

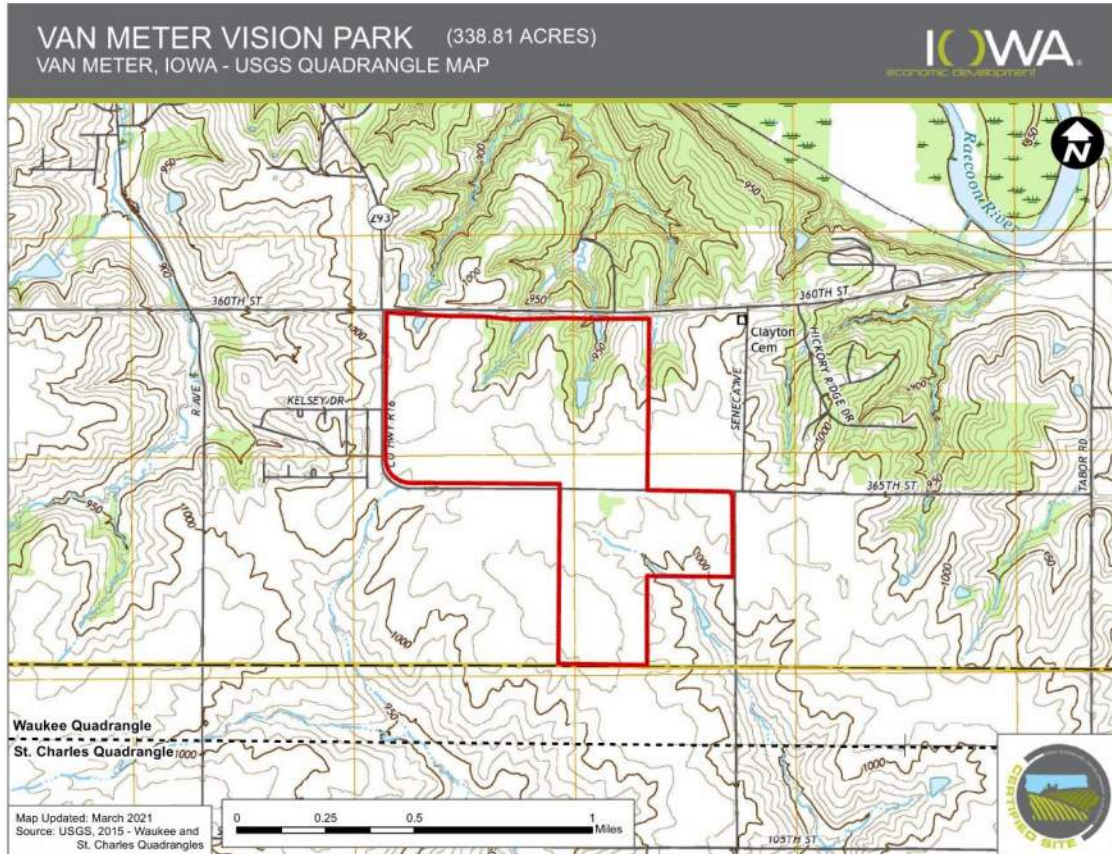
Farm Lease – Land Concepts, LLC; et. al./Paul Cain – March 1, 2019

05

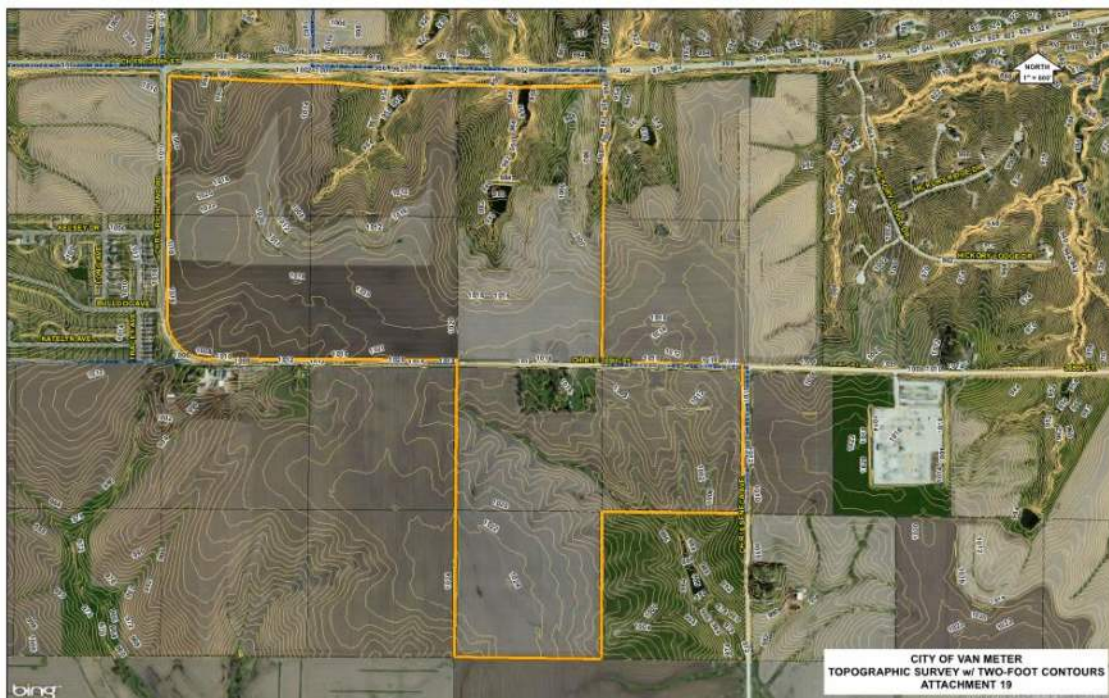
Site Characteristics



USGS



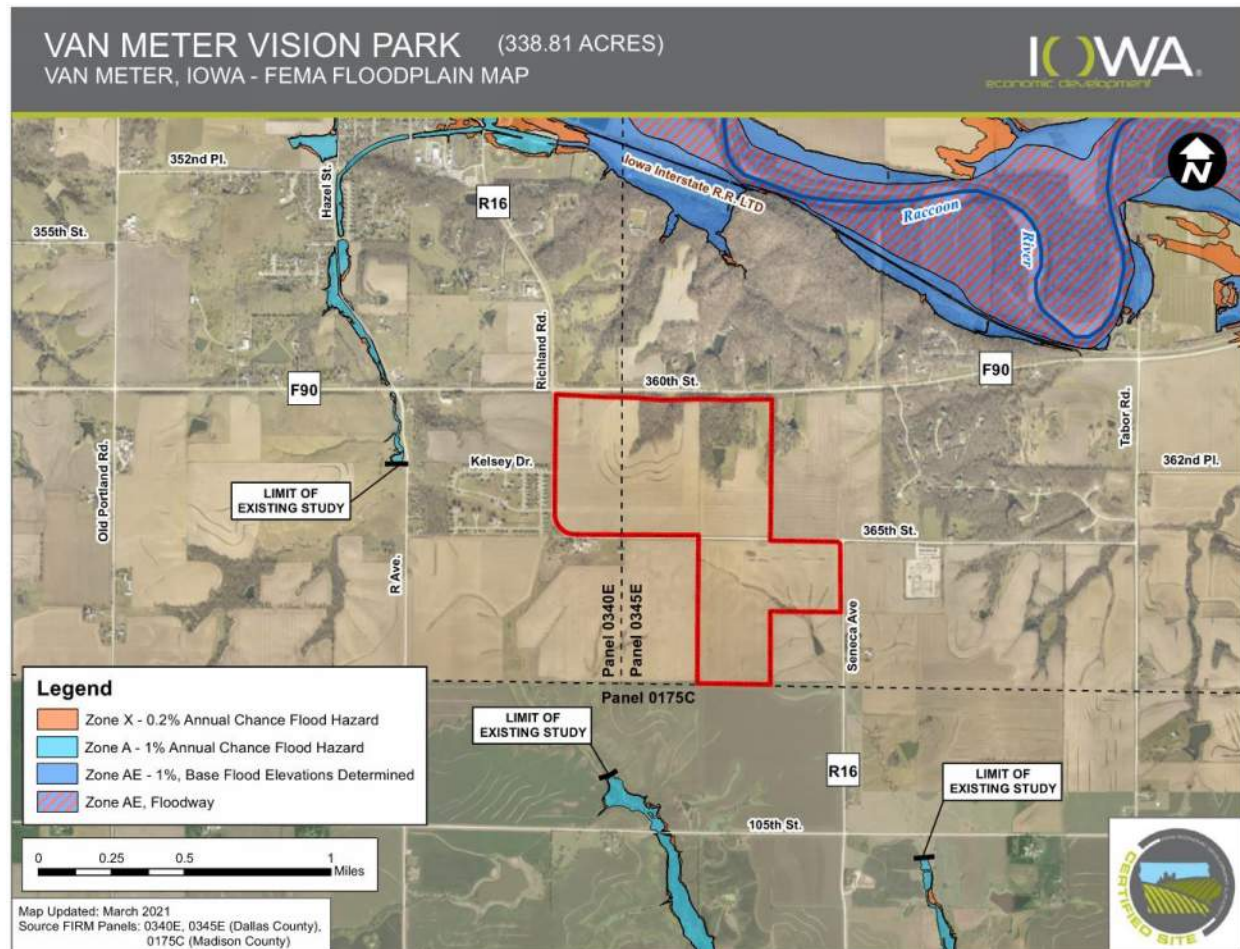
TOPOGRAPHY



FEMA

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

Map Number 19049C0340F and 19049C0345F



IMPEDIMENTS (EASEMENTS, ETC.)

The following items impact the developability of the property and are indicated on the Master Development Plan:

- Wetlands
- Wooded area for endangered species
- Steep topography
- Easements
- Road right-of-way

If a single user developed the entire property, 365th Street and the associated utilities would need to be abandoned or relocated.

- The City of Van Meter can abandon 365th Street if needed for development. If all properties are under single ownership, then the process takes three to four months. The City has already taken steps, such as removing farm-to-market road designations and annexing additional property, which will reduce the abandonment timeline.

- MidAmerican Energy would relocate their 13.2 kV line at an estimated cost of \$772,602. The estimate assumes a fifty-foot-wide easement in the north and east sections of the east portion of the site will be necessary for the relocation. The estimated timeline for the electric system relocation project is four months after all necessary easements have been obtained.
- Lumen should be able to relocate the fiber that runs along 365th Street. Lumen's engineering team worked on a relocation plan in 2018, but the details were not provided.

Support Documentation:

Memo from the City of Van Meter – November 20, 2020

Email from Lumen – November 18, 2020

Letter from MidAmerican – September 10, 2020

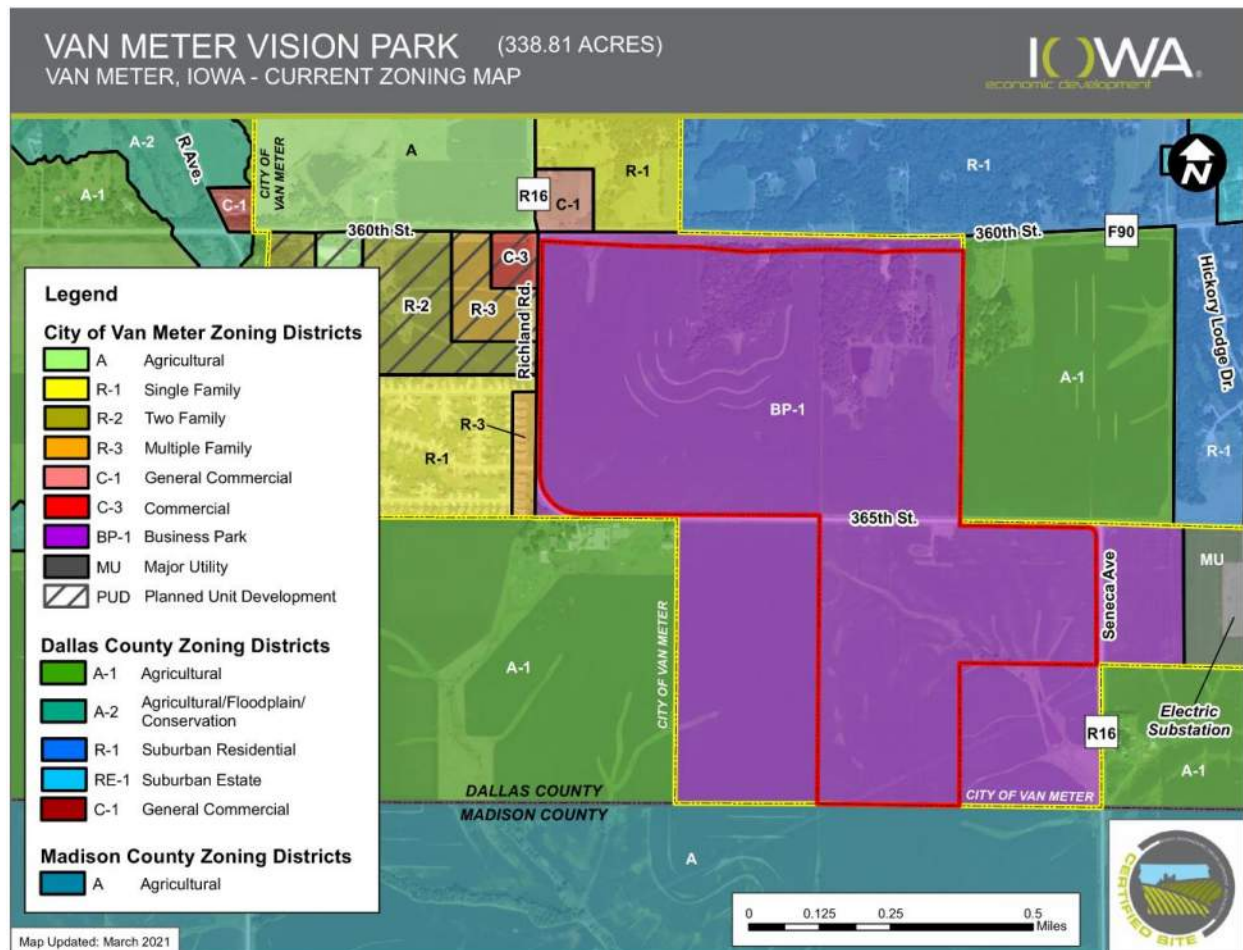
06

Zoning



CURRENT ZONING

BP-1 – Business Park District



ZONING DISTRICT DETAILS

The Business Park District is intended for businesses in the service sector or intellectual property sector and does not require frequent access by the public.

The permitted uses encompass a wide range of non-retail and non-manufacturing commercial enterprises with said uses focusing on the service sector including businesses providing services associated with data and intellectual property. Permitted uses include the following and businesses of a similar nature:

- Data processing centers
- Transaction processing centers
- Service sector office buildings
- Banking support services
- Non-retail support for retail business or service businesses
- Professional office buildings

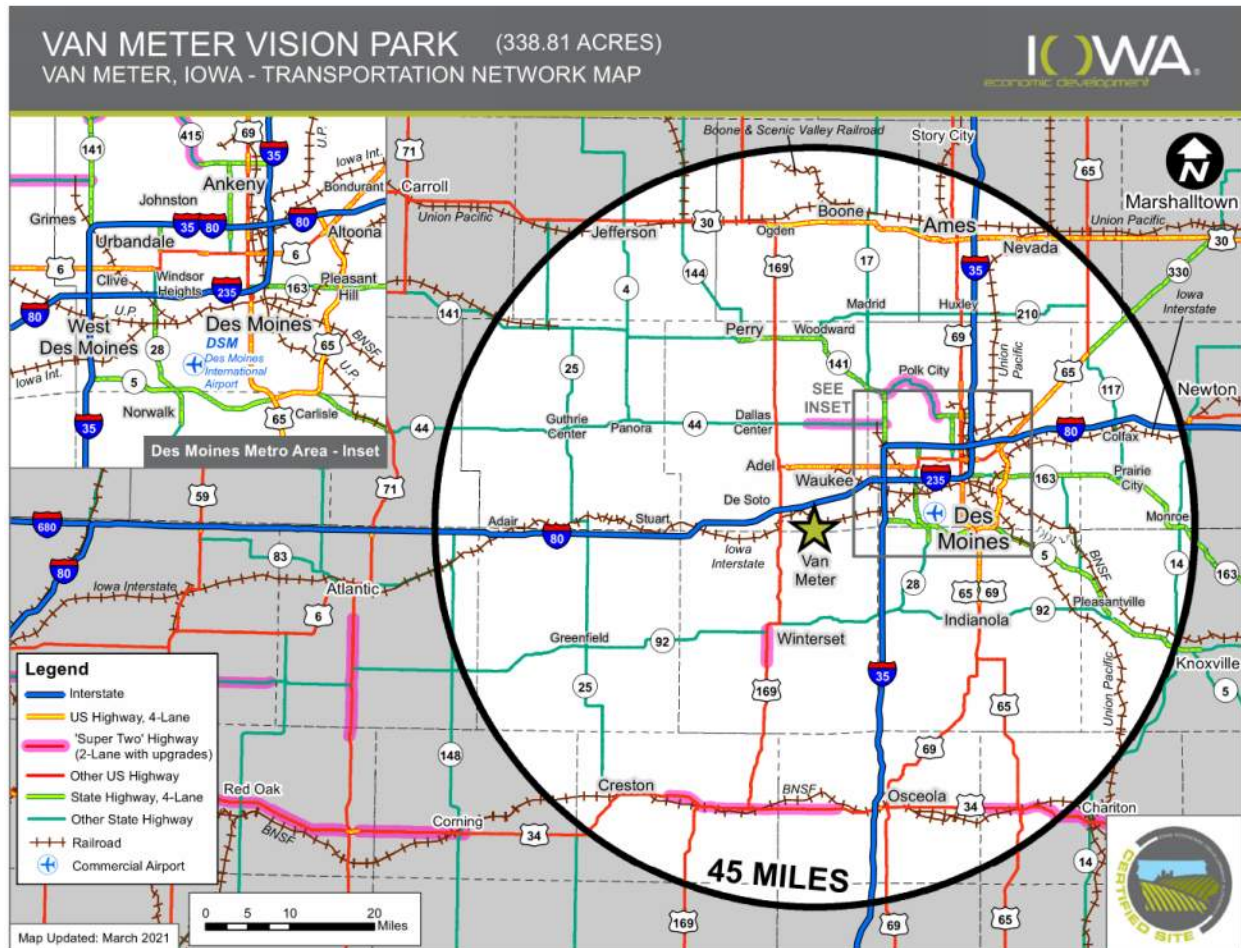
Support Documentation:

City of Van Meter Ordinance 231 – March 11, 2013

07

Transportation





ROADS

The site is directly served by Richland Road (western boundary), 360th Street (northern boundary), 365th Street (bisects the property), and Seneca Avenue (eastern boundary). The property is 2.5 miles from I-80 and 9 miles from I-35.

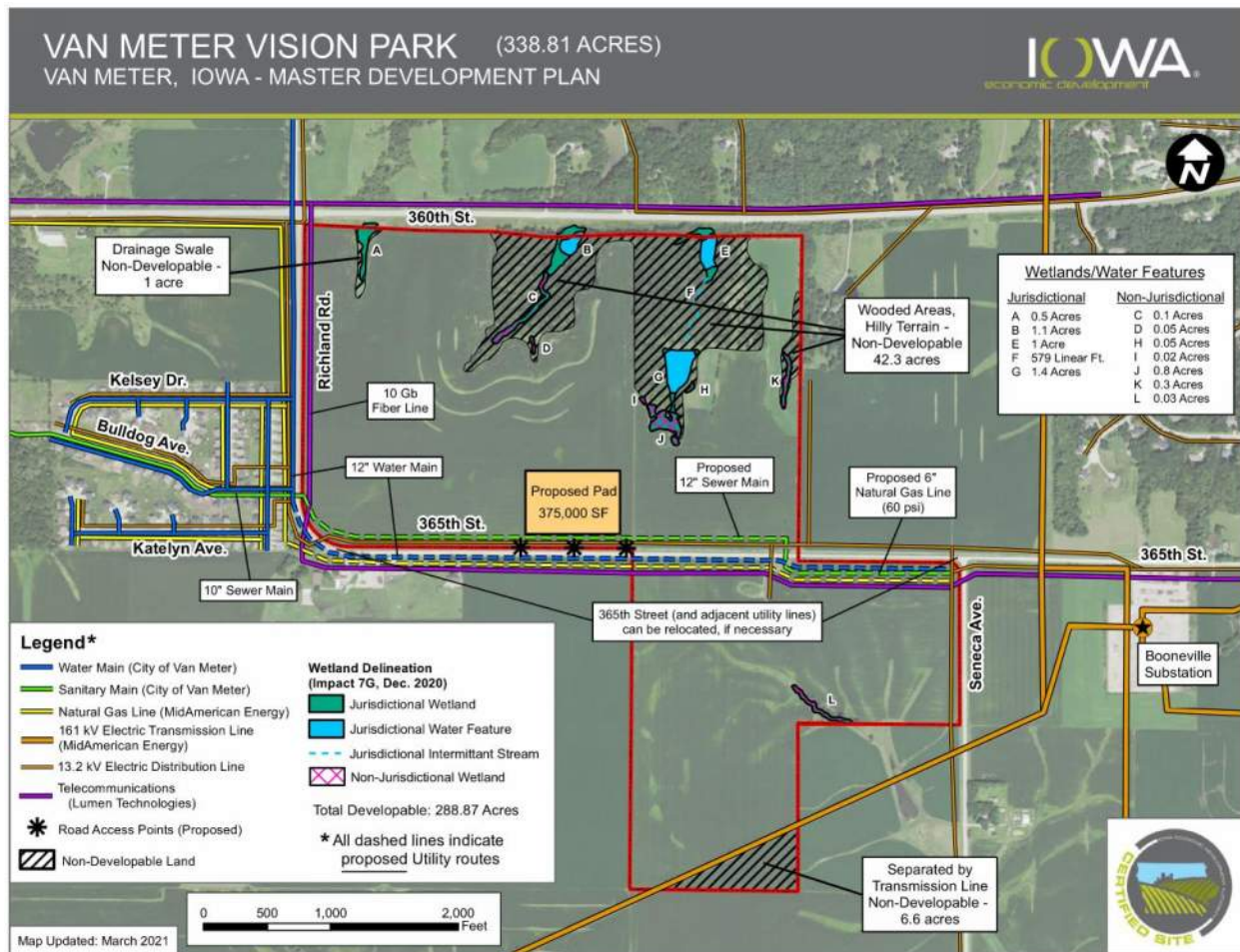
COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 18 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

Provider: MidAmerican Energy Company (distribution and transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV line on-site
 - Transmission: 161 kV line and 345 kV on-site
 - Substation: Booneville Substation – 1,000 feet east
- Available Capacity: 6.5 MW
- Improvements: Service is adjacent and would only need to be extended within the property.
- Other: Redundant service could be provided by two feeders on-site from the same transformer.

Contact:
Deb Calvert
Business and Community Development Manager
MidAmerican Energy Company
Debra.Calvert@midamerican.com
(515) 281-2595 office
(515) 979-1037 cell

Support Documentation:
Electric Questionnaire – MidAmerican Energy Company – September 20, 2019

NATURAL GAS

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

Service Details

- Existing Infrastructure: 6-inch 115 psig line is 5.1 miles from the property.
- Improvements to provide 15,000 mcf per month: MidAmerican Energy would install 5.1 miles of 6-inch main, upgrade town border station, install 0.8 miles of 4-inch main, and replace odorizer. Northern Natural Gas will have to upgrade branch line and town border station.
- Cost Estimate: \$3,325,000 (MidAmerican Energy) + \$2,054,000 (Northern Natural Gas)
- Schedule Estimate: An amendment to the pipeline permit will be required and can take up to 18 months². The Northern Natural Gas upgrades are estimated to take nine months during non-winter months.
- Other: Revenue credits may be applicable based on actual project usage.

Contact:
Deb Calvert
Business and Community Development Manager
MidAmerican Energy Company
Debra.Calvert@midamerican.com
(515) 281-2595 office
(515) 979-1037 cell

Support Documentation:
Natural Gas Questionnaire – November 24, 2020

² Natural gas timeline does not meet current certification criteria. Utility timeframes were not in place during the original certification, so a waiver for granted for recertification.

WATER

Provider: City of Van Meter

Service Details

- Existing Infrastructure: 12-inch line runs along the western boundary of the property on the western side of Richland Road. The total capacity of this line is 1,500 gallons per minute (2,160,000 gallons per day) with an excess capacity of 750 gallons per minute peak (1,080,000 gallons per day).
- Improvements to provide 300,000 gallons per day: Line extension and booster station.
- Cost Estimate: To extend water to the southeast quadrant of the Gebhardt property would cost \$350,000. The booster station would cost an additional \$350,000 for a total of \$700,000.
- Schedule Estimate: The booster station has been designed. Construction would take approximately seven months.
- Other: Booster station upgrade is to increase the pressure as the current pressure is at the low end of the acceptable range.

Water Treatment

- Plant: City of Van Meter Water Treatment Plant (7,000 feet)
- Total Permitted Capacity: 450,000 gallons per day
- Average Utilization: 103,000 gallons per day
- Peak Utilization: 217,000 gallons per day
- Excess Capacity: 233,000 gallons per day (factoring in peak utilization)
- A new water treatment plant with a capacity of 500,000 gallons per day is estimated to cost \$5,500,000. The system is designed, and permitting and construction could be completed in eight months.

Contact:

Kyle Michel
City Administrator
City of Van Meter
kmichel@vanmeteria.gov
(515) 996-2644

Support Documentation:

Utility Cost Estimates – Veenstra & Kimm, Inc. – October 6, 2020

Water Questionnaire – September 11, 2019

WASTEWATER

Provider: City of Van Meter

Service Details

- Existing Infrastructure: 10-inch gravity line is located at the intersection of Bulldog Avenue and Richland Road on the western boundary of the property. The total capacity of this line is 900,000 gallons per day with an excess capacity of 700,000 gallons per day.
- Improvements: Service is adjacent and would only need to be extended within the property.
- Estimated Cost: To extend sewer to the southeast quadrant of the Gebhardt property would cost \$450,000.

Wastewater Treatment

- Plant: City of Van Meter Wastewater Treatment Plant (6,800 feet)
- Total Permitted Capacity: 683,100 gallons per day
- Average Utilization: 100,000 gallons per day
- Peak Utilization: 450,000 gallons per day
- Excess Capacity: 233,100 gallons per day (factoring in peak utilization)

Contact:

Kyle Michel
City Administrator
City of Van Meter
kmichel@vanmeteria.gov
(515) 996-2644

Support Documentation:

Utility Cost Estimates – Veenstra & Kimm, Inc. – October 6, 2020
Wastewater Questionnaire – September 11, 2019

TELECOMMUNICATIONS

Provider: Lumen (formerly CenturyLink)

Service Details

- Existing Infrastructure: Fiber exists at 360th Street and Richland Road at the northwest corner of the property. From this point, fiber extends east on 360th Street and Hickory Lodge Drive as well as south on Richland Road then east on 365th Street to Tabor Road. All infrastructure is underground.
- Estimated Cost and Schedule: Assuming one fiber feed requirement, \$25,000-\$50,000 and 60-90 days
- Other: Dallas County permits might be required.

Contact:

Timothy O'Hern
Senior Edge Planning Engineer
Lumen
Timothy.Ohern@lumen.com
(515) 246-2592

Support Documentation:

Telecommunications Questionnaire - CenturyLink – September 10, 2019

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment did not identify any recognized environmental conditions as part of the assessment. There is a historical recognized environmental condition for the property, but based on a letter from Iowa DNR in January 2014, the contaminants and their associated concentrations reported to date do not indicate a significant threat to human health or the environment. Impact 7G believes that no further investigation is warranted for the property at this time.

Support Documentation:

Phase I Environmental Site Assessment – Impact 7G – May 6, 2020

WETLANDS

An Approved Jurisdictional Determination confirmed 579 linear feet of jurisdictional stream (St-01), 2.24 acres of jurisdictional open water features (M, N, and O), and 1.74 acres of jurisdictional wetlands (A, B, E, F, G, H, I, and K). There are also 1.24 acres of non-jurisdictional wetlands.

Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – March 3, 2021

Wetland Delineation – Impact7G, Inc. – December 3, 2020

SPECIES

Species on IPaC Resource List

- Indiana Bat (Endangered)
- Northern Long-eared Bat (Threatened)
- Topeka Shiner (Endangered)
- Prairie Bush-clover (Threatened)
- Western Prairie Fringed Orchid (Threatened)

The Topeka Shiner has critical habitat within the project area (Dallas County).

A 2013 study found that the project area did not contain suitable habitat for the Topeka shiner, Prairie bush clover, or Western prairie fringed orchid. The project area did include suitable habitat for the Indiana bat, and impacts to the wooded areas should be avoided.

Veenstra & Kimm, Inc. reviewed the information in February 2021 and affirmed there have been no changes in the findings since 2013. The Northern Long-eared Bat has been added as a threatened species since the original 2013 study. Veenstra & Kimm, Inc. indicated that the potential habitat for the Northern Long-eared Bat is the wooded area in the northern portion of the property. If any wooded areas are impacted, tree removal would need to be conducted in a manner that would not impact the summer habitat.

Support Documentation:

Letter from Veenstra & Kimm, Inc. – February 18, 2021

Letter from Veenstra & Kimm, Inc. – February 10, 2021

US Fish and Wildlife Service Official Species List – August 27, 2019

Wetland Investigation and Threatened and Endangered Species Report – Griggs Environmental Strategies, Inc. – May 17, 2013

CULTURAL RESOURCES

The Phase I Cultural Resources Inventory identified three sites (13DA265, 13DA203, and 13DA378) with 13DA378 including two standing structures (25-01726 and 25-01727). For 13DA203 and 13DA265, SHPO concurs with the determination that the sites are not eligible for the National Register of Historic Places (NRHP). For 13DA378, the consulting archeologist did not employ best practices, and SHPO recommends that the boundaries be expanded to include the entire farmstead parcel. Based on the presently available information, SHPO could concur that the site is with the determination that the site is not eligible for the NRHP. SHPO noted that they could concur as long as information obtained from third parties during the regular section 106 consultation process does not contradict or bring into question the determination.

Support Documentation:

Email from the Iowa State Historic Preservation Office – October 23, 2020

Letter from the Iowa State Historic Preservation Office – March 21, 2014

Phase I Cultural Resources Inventory – Quality Services, Inc. – January 8, 2014

GEOTECHNICAL

A Preliminary Geotechnical Exploration included 11 soil borings to a depth of 20 feet below the existing grades. Seismic Site Class D is recommended for use in design.



Support Documentation:

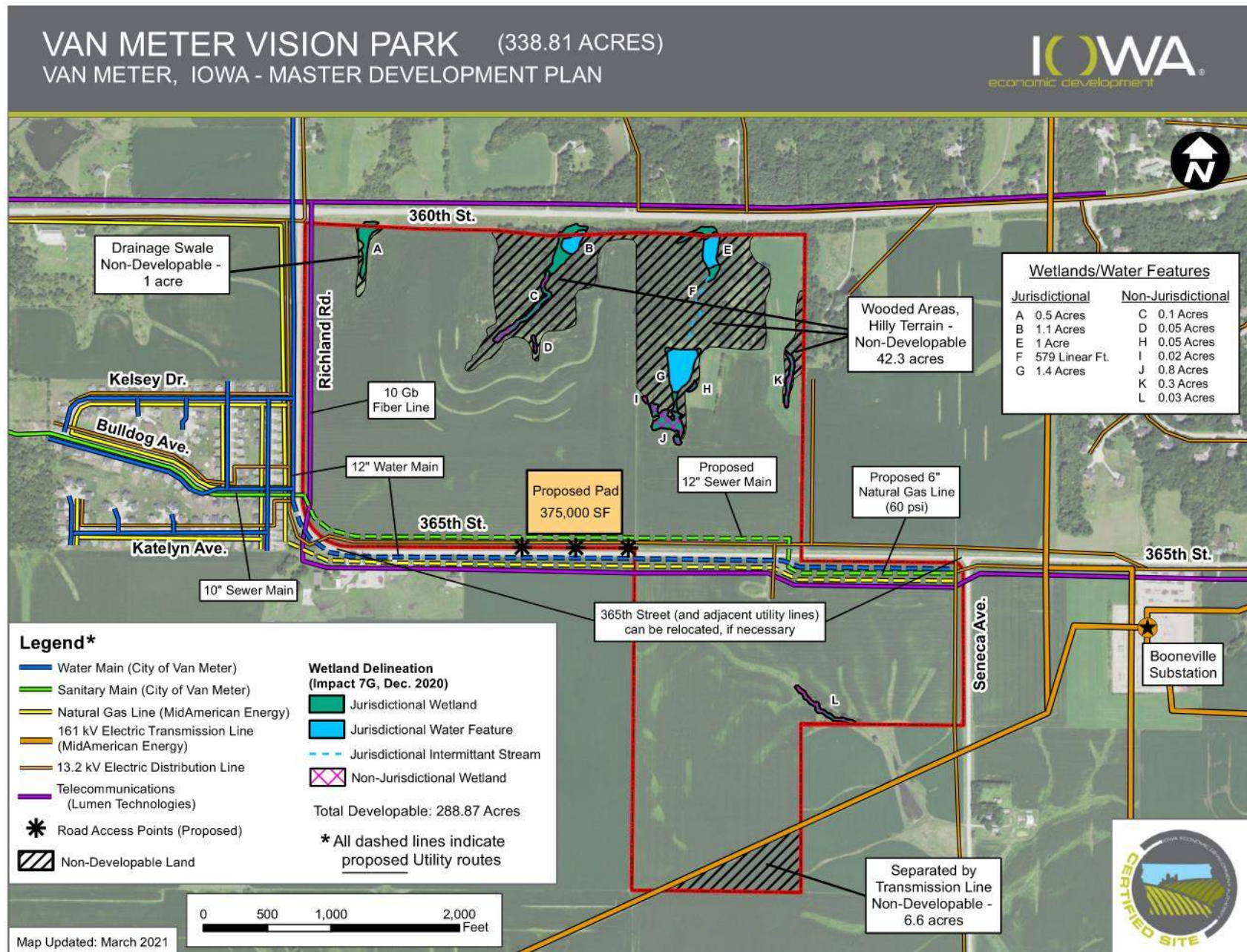
Letter from Construction Materials Testing – April 29, 2020

Preliminary Geotechnical Exploration – Allender Butzke Engineers Inc. – April 10, 2013

10

Master Plan

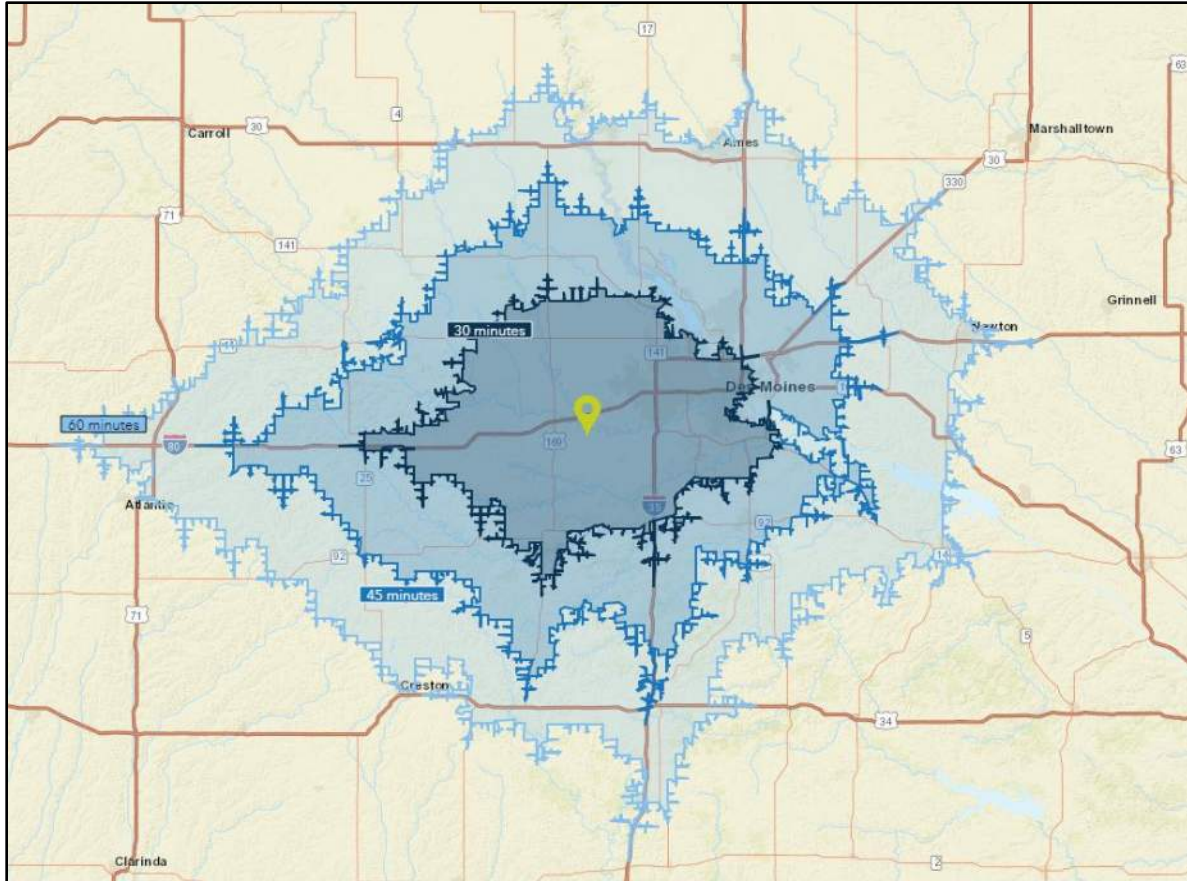




11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	455,952	682,431	845,317
Labor Force	264,320	392,046	481,439
Manufacturing Employment	21,241	33,085	44,093
Percentage Employed in Manufacturing	9%	10%	10%
Median Age	36.9	36.8	36.3
Bachelor's Degree Attainment	41%	39%	37%
Average Hourly Wage	\$28.47	\$28.10	\$27.10
Average Manufacturing Wage	\$27.34	\$27.20	\$27.95

Source:

12

Summary + Recommendations



Strengths:

- Site is 338.81 total acres.
- Substation is in close proximity to the property, and fiber has recently been installed in the area.
- Area south of 365th Street has little impediments to development.
- Multiple access points available with roads on multiple sides of the property.

Challenges:

- Due to availability documentation at the time of certification, the certification is only valid through December 2022.
- Chickenfoot, et. al. property has an error on the resolution to annex the property which will likely require resolution for the property to be transferred.
- Limited excess water availability, especially for data center and other technology related projects. Upgrades, specifically for a new water treatment plant, will cost more than \$5 million.
- To provide natural gas service at 15,000 mcf per month will cost more than \$5 million and take more than 18 months due to a need for a pipeline permit.
- For a single user, the property is an irregular configuration and would require road and utility relocations.
- Zoning limits uses to data centers, office buildings, and similar uses.
- Surveys show road rights-of-way, but no easements.

Recommendations:

- While the property is being certified as a site, consider also marketing the property as multiple parcels – specially one parcel north and one parcel south of 365th Street.
- Obtain documentation that property will be available for a longer period of time. Ideally, the economic development organization would obtain a transferable option on the property.
- Correct the record to reflect the correct names of the fee titleholders on Resolution No. 2013-33 regarding annexation of the Chickenfoot, et. al. property.
- Obtain more detailed information about the process, including cost and timeline, to relocate the fiber along 365th Street if the road is abandoned.
- Update Exhibit B of the farm leases to clearly delineate the process if the property is sold during the lease term.



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Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

