



Marshalltown Industrial Site Marshalltown, Marshall County, IA

*Certification Report
January 2024*



THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349



The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlers, amy.kuhlers@iowaeda.com, (515) 348-6250

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Certification Letter



January 15, 2024

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



Dear Ms. Kuhlers:

The Marshalltown Industrial Site, located in Marshall 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 updated information provided by the Marshalltown Area Chamber of Commerce and the City of Marshalltown and our evaluation of the property, we are certifying the **Marshalltown Industrial Site** as a **General Industrial Site**.

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

- The site must be a minimum of 50 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 also 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 90 days.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- 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.

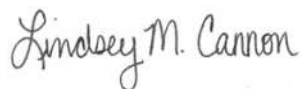
- The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.
- The site's developable acreage must have soils compatible with industrial development.
- The site must be within 15 miles of an interstate or a four-lane highway.
- The site must be directly served or be able to be served within six months by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height).
- The site must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 2.5 MW electric service within six months.
- The site must be served or be able to be served by natural gas infrastructure that can provide a minimum of 10,000 mcf per month within six 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 150,000 gallons per day within six 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 100,000 gallons per day within six months.
- The site must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

This certification will expire on **January 15, 2029**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the Marshalltown team for their hard work and for achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

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Property Overview



PROPERTY OVERVIEW

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LOCATION (LAT / LONG)

42.059950°, -92.887100°

CONTACT INFORMATION

John Hall
President & CEO
Marshalltown Area Chamber of Commerce
jhall@marshalltown.org
(641) 753-6645 office
(515) 720-5305 mobile



SIZE/ACREAGE

95.53 total acres
92.94 developable acres

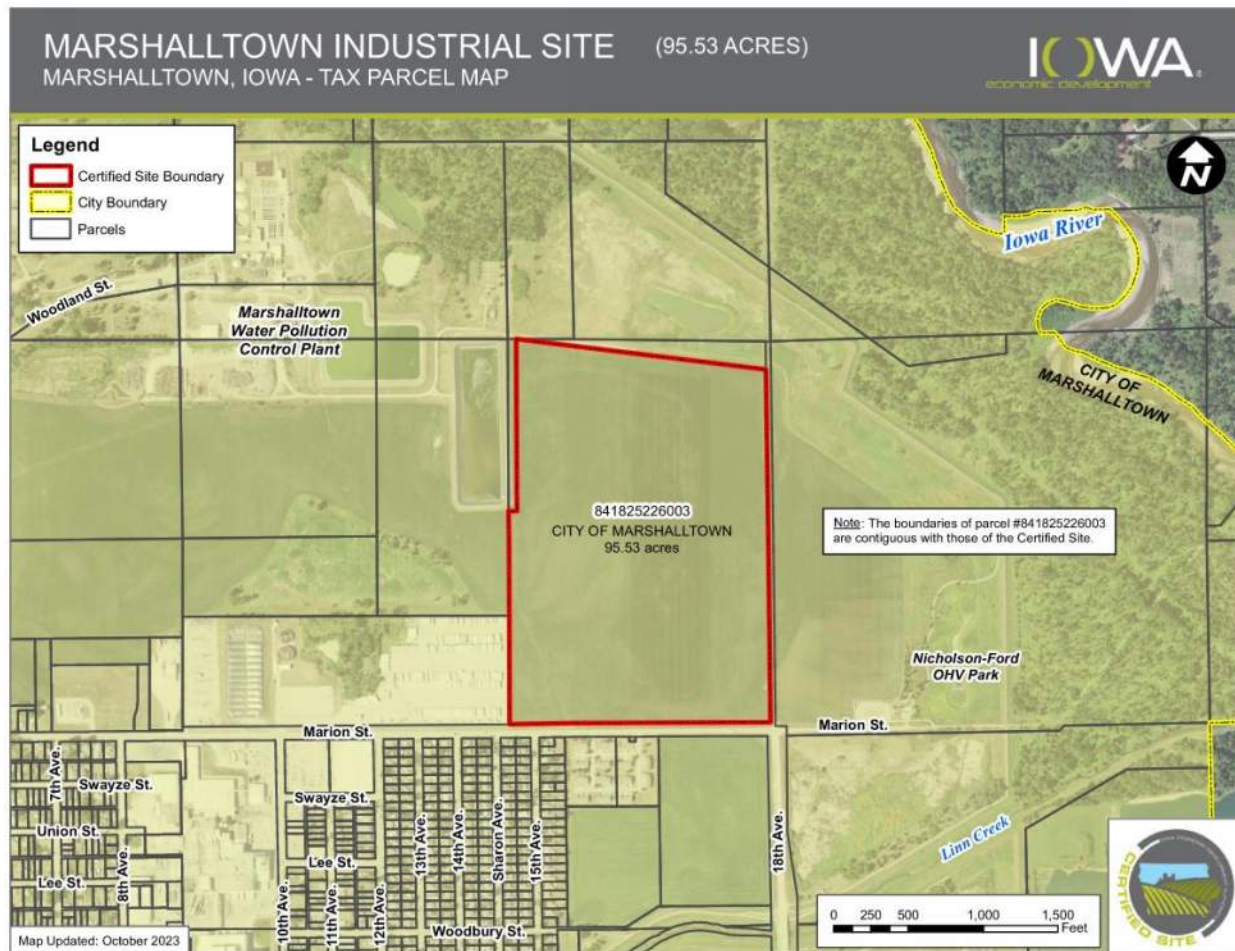


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Ownership + Availability



OWNERSHIP + PRICE



The site is comprised of one parcel, 841825226003, that is owned by the City of Marshalltown. The 95.53-acre site is available for \$30,000 per acre.

Support Documentation:

Plat of Survey – Foth – August 30, 2023

Letter from City of Marshalltown – August 29, 2022

TITLE

Marketable, fee simple title is vested in The City of Marshalltown, Iowa. A title opinion identified an overhang easement to the Interstate Power and Light Company along the eastern boundary of the site and a permanent sanitary sewer easement to the City of Marshalltown that cuts through the southwest corner diagonally.

Support Documentation:

Title Opinion – Shawna M. Schamberger – September 5, 2023

Plat of Survey – Foth – August 30, 2023

LEASES

The City of Marshalltown Water Pollution leases 265.5 acres, including the 95.53 acres encompassing the site, to Tanner Hibbs for farming purposes. The current lease is managed by Farmers National Company and expires on February 29, 2024. The lease includes a termination clause that allows Marshalltown to terminate the lease prior to the expiration of the term and describes how the operator will be compensated for crop losses if the land is removed from production after any farm work begins within the crop year.

Support Documentation:

Farm Lease – City of Marshalltown Water Pollution and Tanner Hibbs – February 17, 2023

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Site Characteristics



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MARSHALLTOWN INDUSTRIAL SITE (95.53 ACRES)
MARSHALLTOWN, IOWA - USGS QUADRANGLE MAP

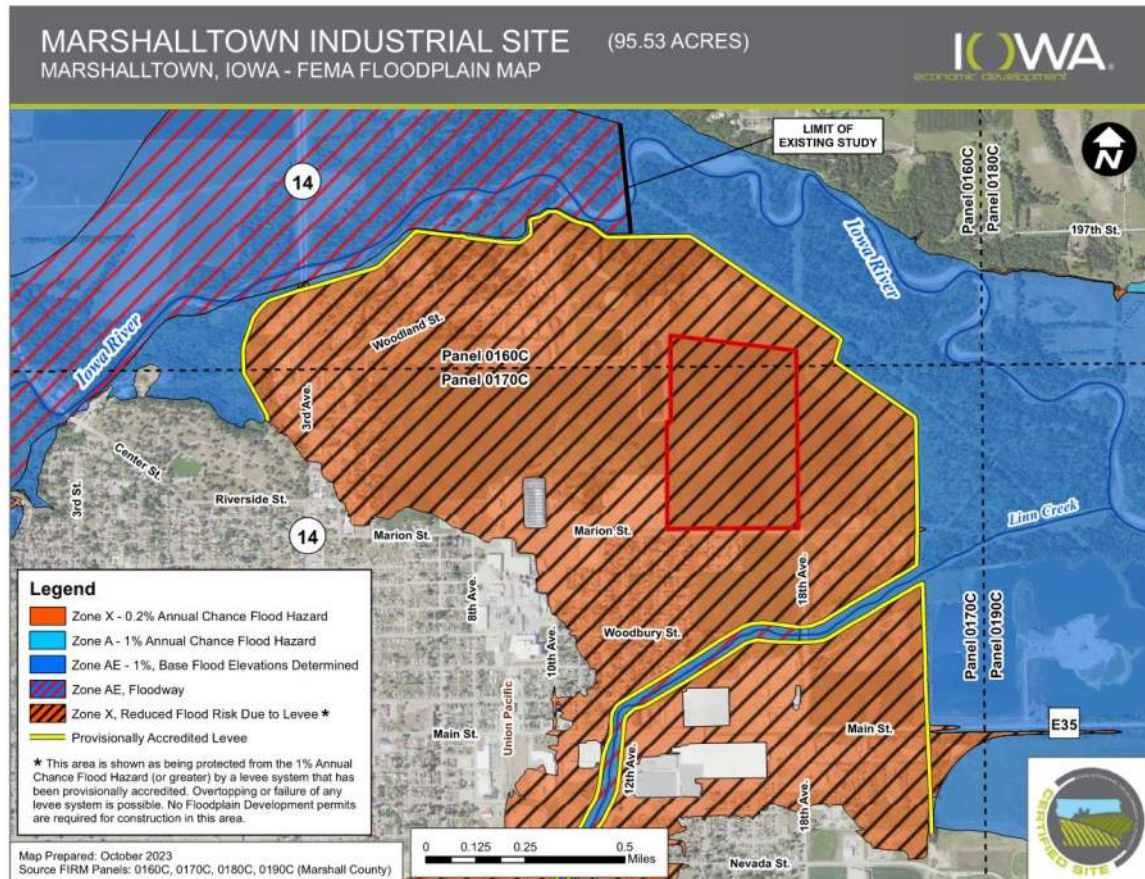
Map Prepared: October 2023
 Source: USGS, 2022 - Marshalltown and Le Grand Quadrangles

[illegible]

FEMA

FEMA Flood Zone X (outside 500-year flood zone and an area with reduced flood risk due to levee) covers the entirety of the site. The site is protected by a levee system that has been provisionally accredited. No floodplain development permits are required for construction in this area.

Map Numbers 19127C0170C and 19127C0160C



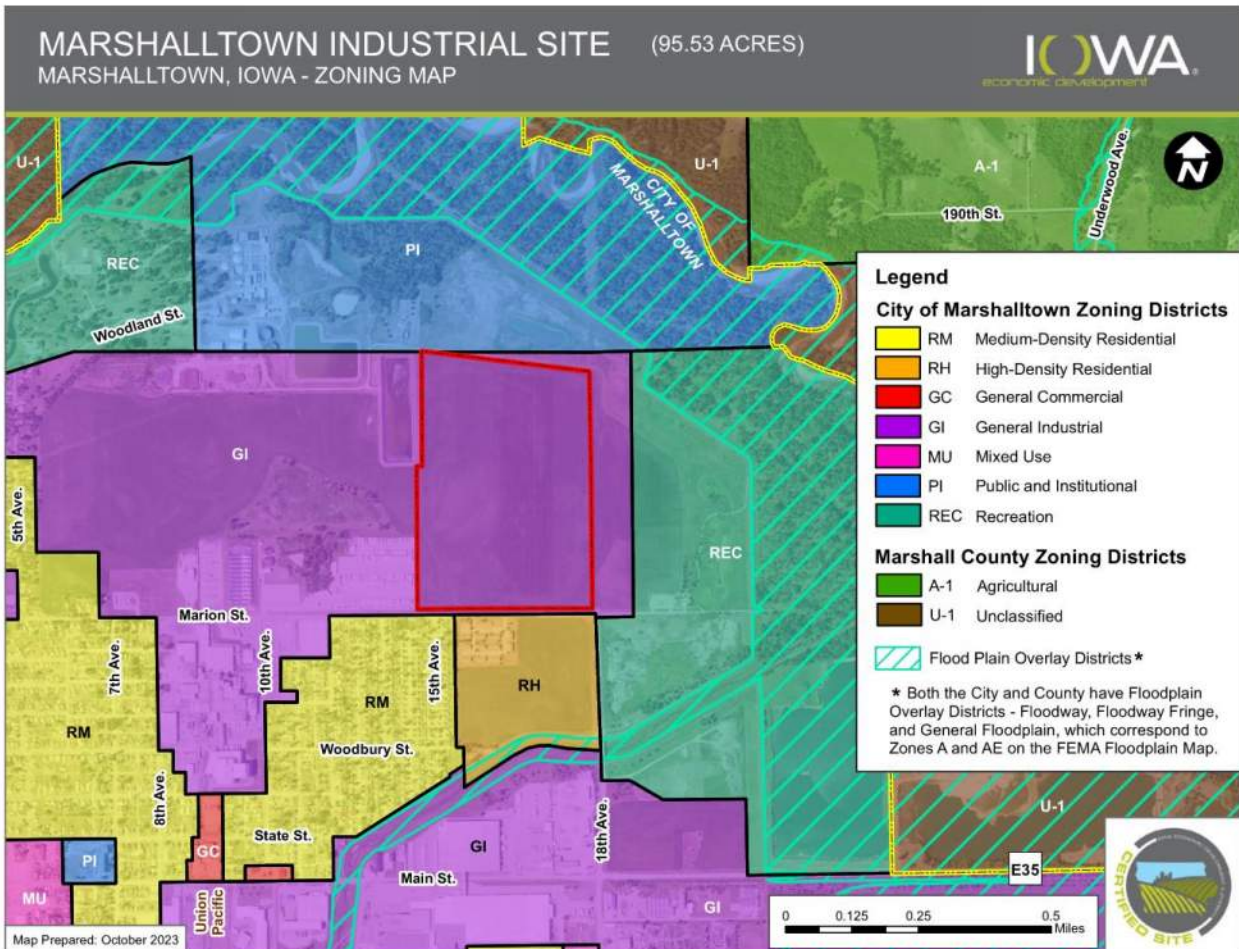
06

Zoning



CURRENT ZONING

The site is currently zoned General Industrial (GI) by the City of Marshalltown. A zoning change will not be required for industrial use.



The GI district is intended to accommodate manufacturing, processing, storage, and distribution activities generally incompatible with residential, civic, and other public uses. Certain industrial uses that produce off-site noise, odor, dust and/or other visible and sensory impacts are permitted only after public hearings and review to assure protection of surrounding property, persons, and the general public interest.

Support Documentation:

City of Marshalltown Code of Ordinances – Chapter 156: Zoning – Current through Ordinance 15039 (April 11, 2022)

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Transportation





There are two options for accessing the property. The site can be accessed from Marion Street which runs along the southern boundary of the site. An extension of North 18th Avenue along the eastern boundary can also provide access to the property, but this road extension has not been completed. The site is accessed from US Highway 30 by taking the 18th Avenue exit in Marshalltown and continuing north 3.5 miles until Marion Street.

COMMERCIAL SERVICE AIRPORT

Marshalltown Industrial Site | January 2024

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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 infrastructure is adequate for their project.

ELECTRIC

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

Service Details

- Existing Infrastructure:
 - Distribution: a 25 kV line runs overhead on the south side of Marion Street
 - Transmission: a 34.5 kV runs overhead along the eastern boundary of the property and a 69 kV runs on the south side of Marion Street
 - Substation: Marshalltown North – 0.9 miles
- Available Capacity: 10 MW at 90%
- Improvements for 2.5 MW: Extend the distribution line across Marion Street to the customer's point of delivery.
- Estimated Cost: Minimal as infrastructure is adjacent.
- Estimated Schedule: Six months (1-3 months for permitting and design and 2-3 months for construction)
- Other: Redundancy is possible if needed. The 34.5 kV transmission line on the eastern boundary will be upgraded to a 69 kV line in 2025 or 2026.

Contact:
Amanda Accola
Key Account Manager
Alliant Energy
amandaaccola@alliantenergy.com
(515) 441-6181

Support Documentation:
Electric Questionnaire – October 10, 2023

NATURAL GAS

Provider: Alliant Energy (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A 10-inch 145 psig nominal / 85 psig minimum line is located approximately 3,200 feet south of the site at the intersection of 18th Avenue and E. Church Street.
- Available Capacity: 10,000 mcf/month after improvements
- Improvements: 3,200 feet of 4-inch steel pipe would need to be extended north to the boundary of the site.
- Estimated Cost: \$485,000 +/- 30%
- Estimated Schedule: Six months (4 months for permitting and 2 months for construction)
- Other: The existing right-of-way can accommodate the proposed extension.

Contact:
Amanda Accola
Key Account Manager
Alliant Energy
amandaaccola@alliantenergy.com
(515) 441-6181

Support Documentation:
Natural Gas Questionnaire – June 19, 2023

WATER

Provider: Marshalltown Water Works

Service Details

- Existing Infrastructure: A 24-inch line and a 6-inch line are located on Marion Street. The lines are capable of 750,000 to 1,000,000 gallons per day with excess capacities well over 150,000 gallons per day.
- Improvements: It would be the customer's responsibility to construct a service line from the water main to the service point.
- Estimated Cost: Minimal as the infrastructure is adjacent.
- Estimated Schedule: Minimal as the infrastructure is adjacent.
- Other: If the site is developed for a single customer, then Marshalltown Water Works would want the 6-inch line to be tapped. If the site gets developed where multiple service lines are needed, then the 24-inch line would be considered.

Water Treatment

- Plant: Marshalltown Water Works (2.5 miles)
- Permitted Capacity: 12 million gallons per day
- Allocated Capacity: 10 million gallons per day
- Average Utilization: 6 million gallons per day
- Peak Utilization: 10 million gallons per day
- Excess Capacity: 2 million gallons per day
- Notes: Marshalltown Water Works is in the design process for an additional six million gallons per day utilizing reverse osmosis treatment. The anticipated completion date is December 2025.

Contact:

Shelli Lovell

General Manager

Marshalltown Water Works

shelli@marshalltownwater.com

(641) 753-7913

Support Documentation:

Water Questionnaire – August 14, 2023

WASTEWATER

Provider: City of Marshalltown

Service Details

- Existing Infrastructure: An 8-inch gravity line is located at the southwest corner of the site in the road right-of-way. The 8-inch connects to a sanitary sewer lift station with 6-inch force main discharge in the same area south of Marion Street. The line has ~200,000 gallons per day of total capacity and ~100,000 gallons per day of excess capacity. A wastewater line runs through the southwest portion of the site, but this line would not be tapped to serve the site.
- Improvements: A service line from the main to the service point will be needed.
- Estimated Cost: Minimal as the infrastructure is adjacent.
- Estimated Schedule: Minimal as the infrastructure is adjacent.

Wastewater Treatment

- Plant: City of Marshalltown Water Pollution Control (adjacent to site)
- Total Permitted Capacity: 6.4 million gallons per day (4.5 mgd domestic + 1.9 mgd SBR)
- Average Utilization: 5.4 million gallons per day (3.5 mgd domestic + 1.9 mgd SBR)
- Peak Utilization: 17.2 million gallons per day; this exceeds the domestic rating of 15.04 mgd, but does not exceed the available capacity when accommodating the equalization basins)
- Excess Capacity: 1 million gallons per day (dry weather times)
- Other: The City of Marshalltown Water Pollution Control was recently awarded funds for upgrades to the Headworks system. Construction is expected to be completed by the end of 2024.

Contact:
Bob Ranson
Superintendent
Water Pollution Control Plant, City of Marshalltown
branson@marshalltown-ia.gov
(641) 754-5709

Support Documentation:
Wastewater Questionnaire – September 19, 2022
Wastewater Infrastructure Extension Plan Document – Foth – April 28, 2023

TELECOMMUNICATIONS

Provider: Heart of Iowa Ventures, LLC

Service Details

- Existing Infrastructure: Fiber is currently at the intersection of N 18th Avenue and Main Street approximately 2,600 feet south of the subject site. Fiber also exists 4,300 feet west of the subject site at N. 18th Avenue and Marion Street.
- Improvements: Fiber could be extended west in the right-of-way of E. Marion Street to N. 4th Avenue approximately 2,600 feet. The second extension path could be south within the right-of-way of N 18th Avenue, crossing Linn Creek, to E. Main Street approximately 4,300 feet.
- Estimated Cost: The primary path along E Marion Street is estimated to cost \$120,000. The alternative path along N. 18th Avenue is estimated to cost \$130,000. A redundant connection is estimated to cost \$250,000.
- Estimated Schedule: Both paths are estimated to take 4 months (1 month for permitting and 3 months for construction).
- Other: No easements are expected for extensions since there are adjoining rights-of-way. However, crossing Linn Creek may require special permitting to cross.

Contact:
Bryan Amundson
CEO
Heart of Iowa Ventures, LLC
executive@heartofiowa.coop
(641) 486-2211

Support Documentation:
Telecommunications Upgrade Plan – August 31, 2023
Telecommunications Questionnaire – July 25, 2023

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Due Diligence



ENVIRONMENTAL

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

Support Documentation:

Phase I Environmental Site Assessment – Foth – April 2023

WETLANDS

A Wetland Delineation identified 0.91 acres of ditch wetlands, all located along the boundaries of the site. An Approved Jurisdictional Determination (AJD) indicated that none of these wetlands are waters of the United States subject to US Army Corps of Engineers jurisdiction.

Support Documentation:

Approved Jurisdictional Determination – US Army Corps of Engineers – January 16, 2024

Wetland and Waters of the United States Delineation Report – Foth – April 25, 2023

SPECIES

U.S. Fish and Wildlife Official Species List

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

A Threatened and Endangered Habitat Assessment Review did not find suitable habitat for the identified species. It is Foth's opinion that the proposed project will have no effect on the federally listed threatened and endangered species.

Support Documentation:

Threatened & Endangered Species Habitat Assessment Review – Foth – April 25, 2023

Official Species List – U.S. Fish and Wildlife Service – March 23, 2023

CULTURAL RESOURCES

The Phase I Archaeological Investigation resulted in the identification of one previously unrecorded archaeological site (13MR504), which was recommended to be considered unevaluated for the National Register of Historic Places due to the artifacts found within the site being likely associated with a farmstead east of the site that was not evaluated. The limited portion of the farmstead that extends within the project area does not contribute to the overall significance of the unevaluated portion of the farmstead. The Iowa State Historical Preservation Office (SHPO) indicated the report meets the guidance outlined in the Association of Iowa Archeologists Guidelines (2022), and the report could be used to support an agency's conclusion and determination of eligibility and effect pursuant to the requirements of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800.

An Architectural Reconnaissance Survey was completed in August 2023. The neighboring Marion Park neighborhood is a post-World War II neighborhood. While it appears the structures/properties are of no historic significance, further study may be necessary to determine historic nature/qualities. The Iowa State Historic Preservation Office (SHPO) agrees that further research would be necessary in the Marion Park subdivision to fully evaluate the potential eligibility, but the reconnaissance level survey is complete for certification purposes.

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

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre) – November 17, 2023

Architectural Reconnaissance Survey – Foth – August 2023

Email from the Iowa State Historic Preservation Office (Sara Andre) – June 13, 2023

Phase I Archaeological Investigation – Tallgrass Archaeology LLC – April 2023

GEOTECHNICAL

A Geotechnical Exploration included eight test borings drilled to depths of 25.5 below existing grades. Terracon recommended using Seismic Site Class D for the site.



Support Documentation:

Preliminary Geotechnical Engineering Report – Terracon – April 23, 2023

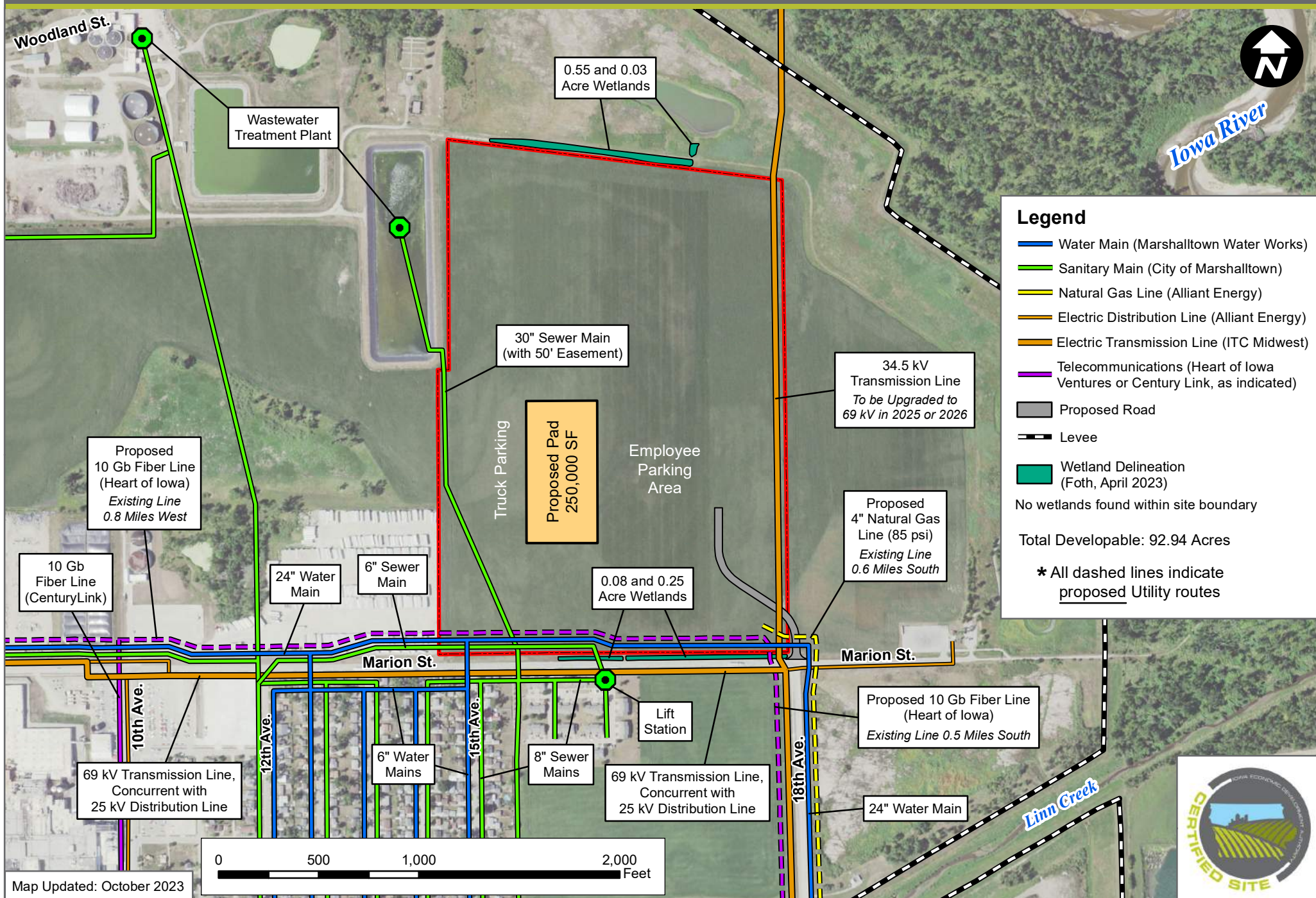
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Master Plan



MARSHALLTOWN INDUSTRIAL SITE (95.53 ACRES)

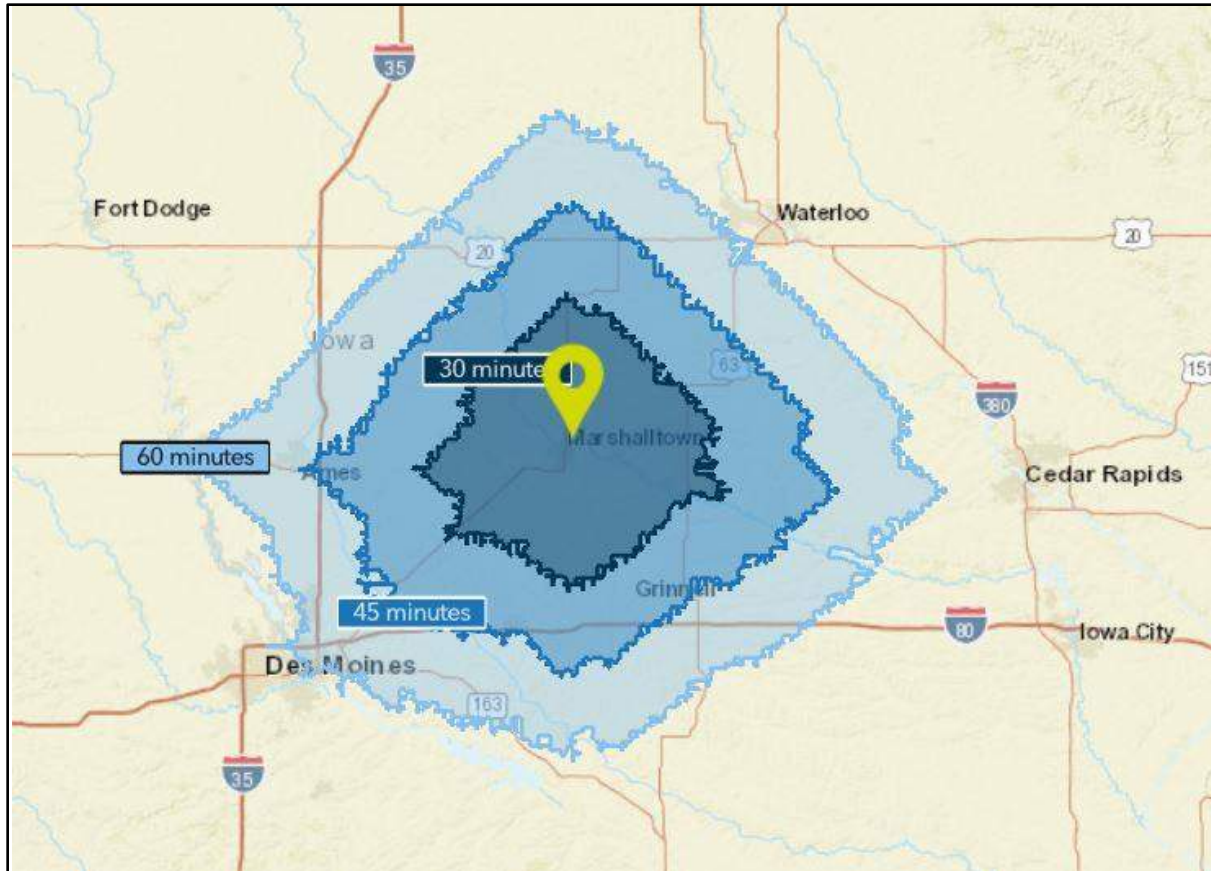
MARSHALLTOWN, IOWA - MASTER DEVELOPMENT PLAN



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Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	51,425	119,440	404,468
Labor Force	26,119	60,064	211,164
Manufacturing Employment	5,707	10,861	27,364
Percentage Employed in Manufacturing	23%	19%	13%
Median Age	41.6	42.6	36.9
Bachelor's Degree Attainment	20%	23%	33%
Average Hourly Wage	\$24.03	\$26.43	\$30.76
Average Manufacturing Wage	\$29.69	\$31.74	\$35.00

Source:
 ESRI Business Analyst Online – 2023 (all data except wages)
 JobsEQ – Q2 2023 (wage data)

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Summary + Recommendations



Strengths:

- The site is approximately 95 acres, almost all of which are developable.
- Property is owned by the City of Marshalltown.
- The site is zoned General Industrial and is appropriate for industrial uses.
- The limited impediments that are present (sewer line, etc.) are located on the edges of the property to allow for the majority of the site to be developed.
- There are no jurisdictional wetlands located on the site.
- Many of the utilities are located adjacent to the site or in close proximity.
- Marshalltown Water Works is designing additional capacity with reverse osmosis that will add to the system capacity.
- Electric infrastructure adjacent to the site is planned for upgrades in the next year.

Challenges:

- The nearest interstate is 35 miles from the property.
- The wastewater capacity meets the bare minimum required for certification and may limit some prospects for the property.
- There is a wastewater transmission line that bisects the southwestern corner of the property and will limit the useability of that space.
- If a project requires Section 106 consultation, SHPO may require additional cultural resources work.

Recommendations:

- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- Ensure that you are updating the property's materials as improvements (utilities, roads, etc.) are implemented.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region.



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