

## Timmins Industrial Park Bondurant, Polk 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](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

02

# Certification Letter



## CONTINGENT<sup>1</sup> CERTIFICATION

January 19, 2024

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



Dear Ms. Kuhlers:

The Timmins Industrial Park, located in Polk 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 the City of Bondurant and our evaluation of the property, we are certifying the **Timmins 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 Timmins 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 also 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.
- 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.

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<sup>1</sup> The property will be certified contingent upon receiving the Jurisdictional Determination letter from the U.S. Army Corps of Engineers.

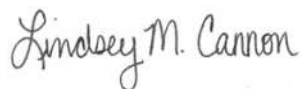
- The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be within 15 miles of an interstate or a four-lane highway.
- The park must be directly served or be able to be served within six months by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height).
- 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 is included in Sections 3 through 10 of this report.

This **contingent**<sup>2</sup> certification will expire on **October 31, 2026**. Upon certification expiration, the property will need to submit for certification.

We congratulate the team at the City of Bondurant for their hard work and for achieving certification. 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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<sup>2</sup> The Approved Jurisdictional Determination (AJD) letter has not been received. Contingency will be removed once a copy of the AJD letter is provided to Quest and IEDA.

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## Property Overview





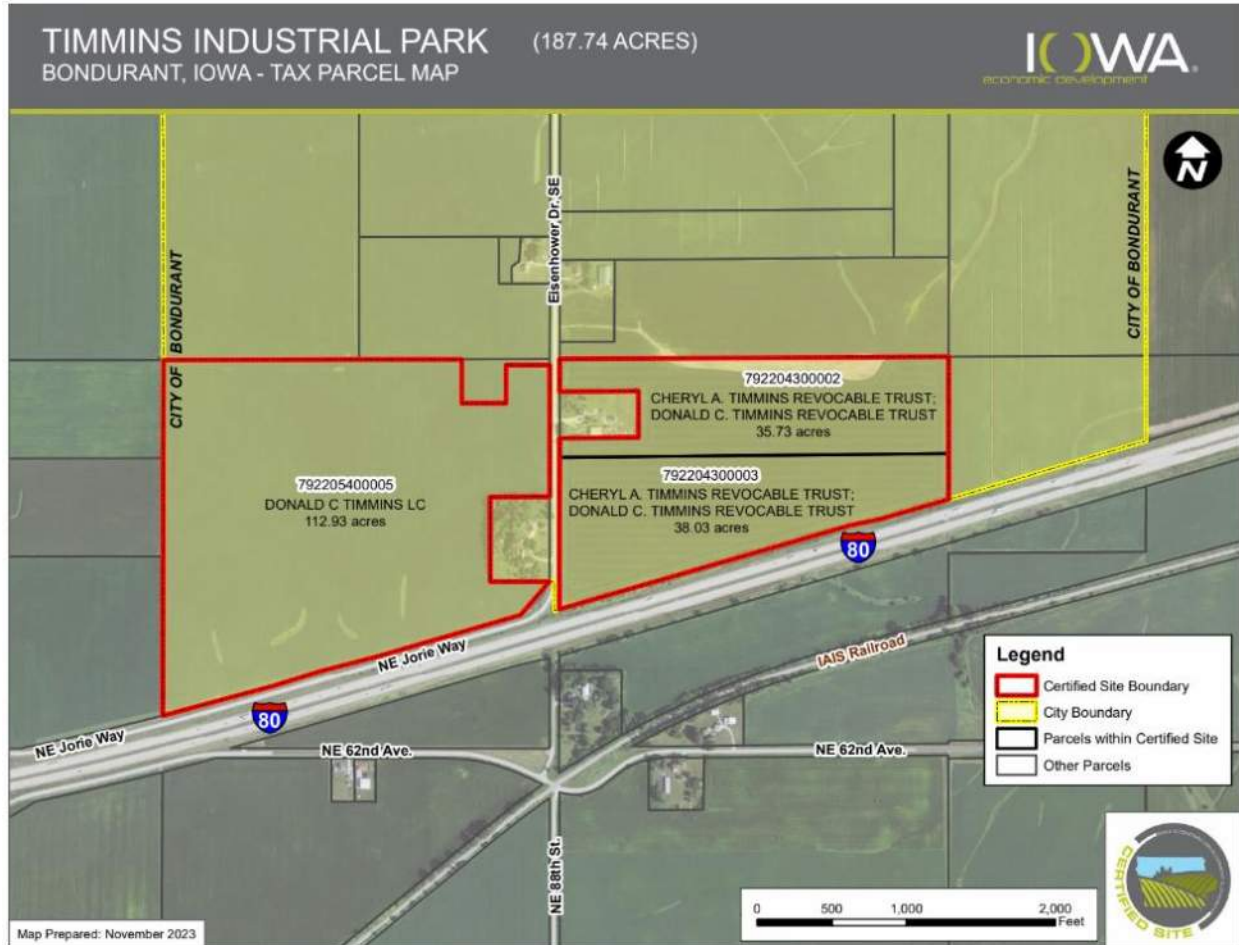
## 03

04

## Ownership + Availability



## OWNERSHIP + PRICE



Owner	Acres*	Tax Parcels	Price
Donald C. Timmins, LC	112.93	792205400005	50-74.99 acres: \$105,000/acre
Donald C. and Cheryl A. Timmins Revocable Trust	38.03	792204300003	
	35.73	792204300002	75-190 acres: \$90,000/acre

**TOTAL 186.69**

*\*Based on Polk County Assessor information.  
Surveyed acreage differs slightly.*

The owners have an agreement with Locate Commercial Real Estate to market the property for 36 months which will expire October 31, 2026.

### Support Documentation:

*Listing Agreement - Exclusive Right to Sell – Donald C Timmins LC, Donald C Timmins Revocable Trust, & Cheryl A Timmins Revocable Trust and Locate Commercial Real Estate – October 31, 2023*

## TITLE

For the west parcel (792205400005), title to the property stood in the name of Donald C. Timmins, LC. While no specific easements were identified, the Preliminary Abstract Opinion should be reviewed for other title items.

For the east parcels (792204300003 and 792204300002), title to the property stood in the name of Donald C. Timmins as Trustee of the Donald C. Timmins Revocable Trust Agreement dated January 5, 2018 (1/2 undivided interest) and Cheryl A. Timmins as Trustee of the Cheryl A. Timmins Revocable Trust Agreement dated January 5, 2018 (1/2 undivided interest). The following easements were identified within the Preliminary Abstract Opinion:

- Right of Way Easement to Chicago Rock Island and Pacific Railroad,
- Easement to Iowa Power and Light Company,
- Easement to Southeast Polk Rural Water District, and
- Easement to Southeast Polk Rural Water District.

The Preliminary Abstract Opinion should be reviewed for other title items as well.

### *Support Documentation:*

*Preliminary Abstract Opinion – Skinner Law Office – February 22, 2023*

*Preliminary Abstract Opinion – Skinner Law Office – February 14, 2023*

**05**

## Site Characteristics

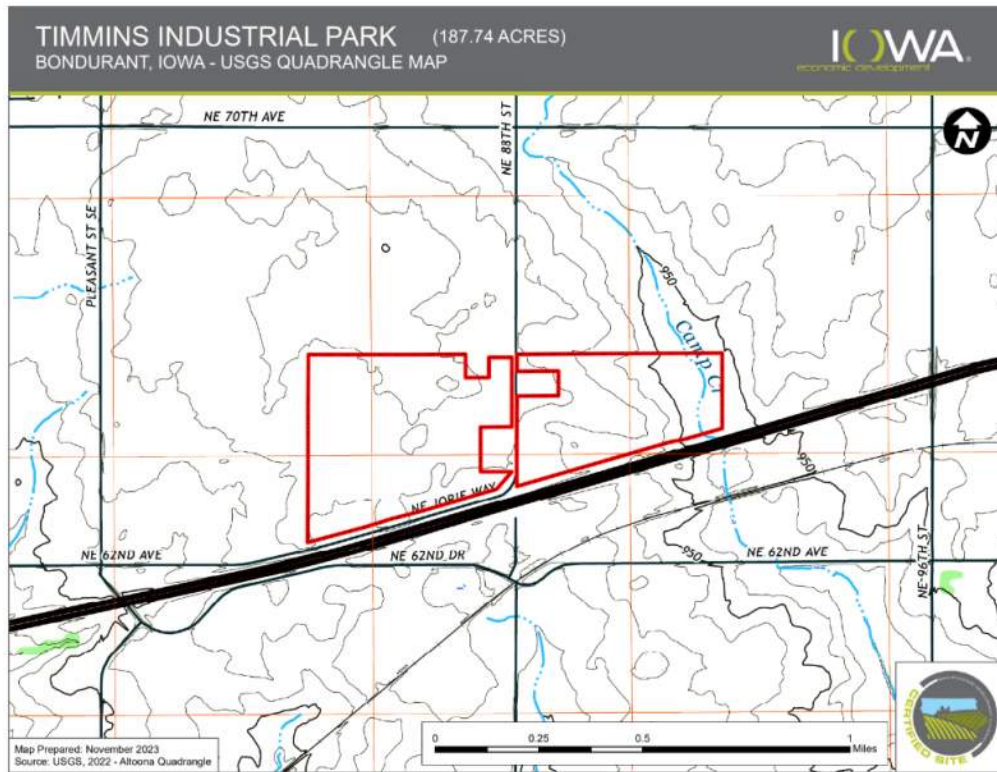




# SITE CHARACTERISTICS

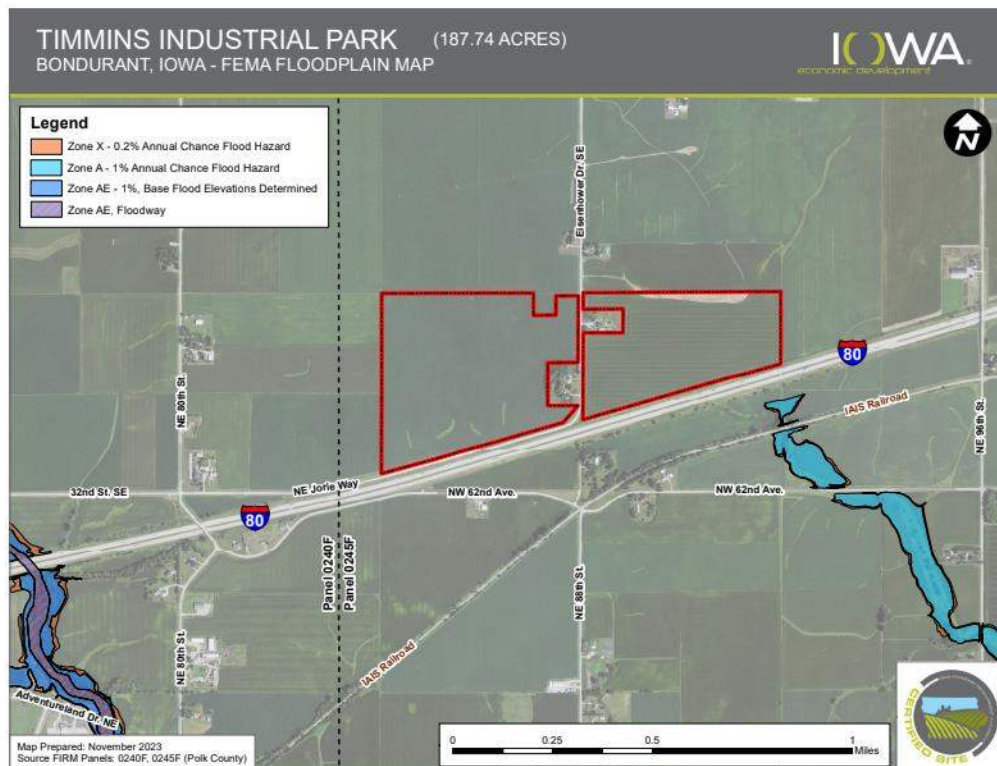
05

USGS



FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones; Map # 19153C0245F



## 05

[illegible]

06

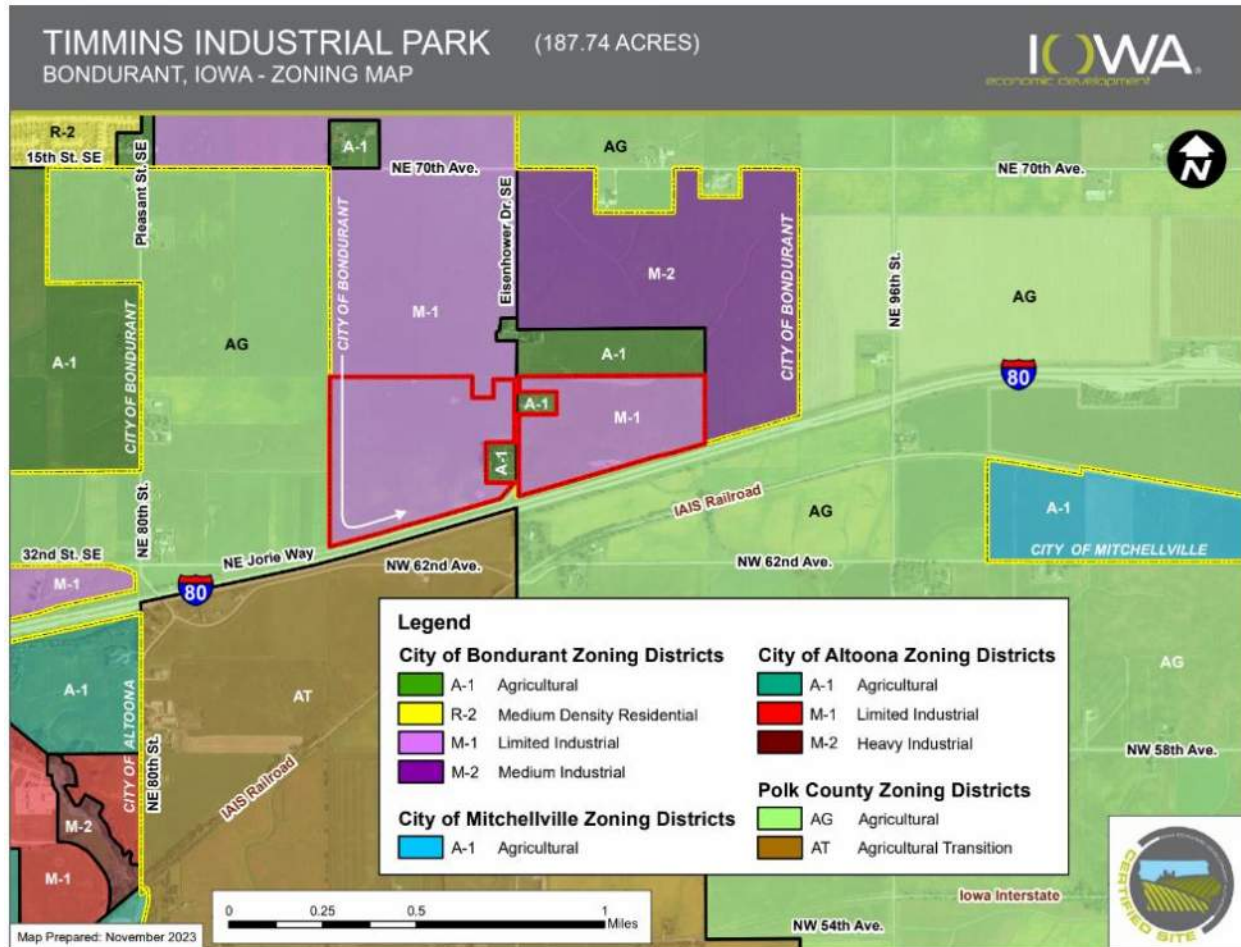
## Zoning





## CURRENT ZONING

The park is zoned Limited Industrial (M-1) by the City of Bondurant. A zoning change will not be required for industrial use.



The M-1 district is intended and designed to provide for increased flexibility in the location of certain manufacturing and industrial uses while maintaining protection for nearby residential districts. It allows selected industries of a non-nuisance character to locate in areas within reasonable proximity of residential uses.

*Support Documentation:*

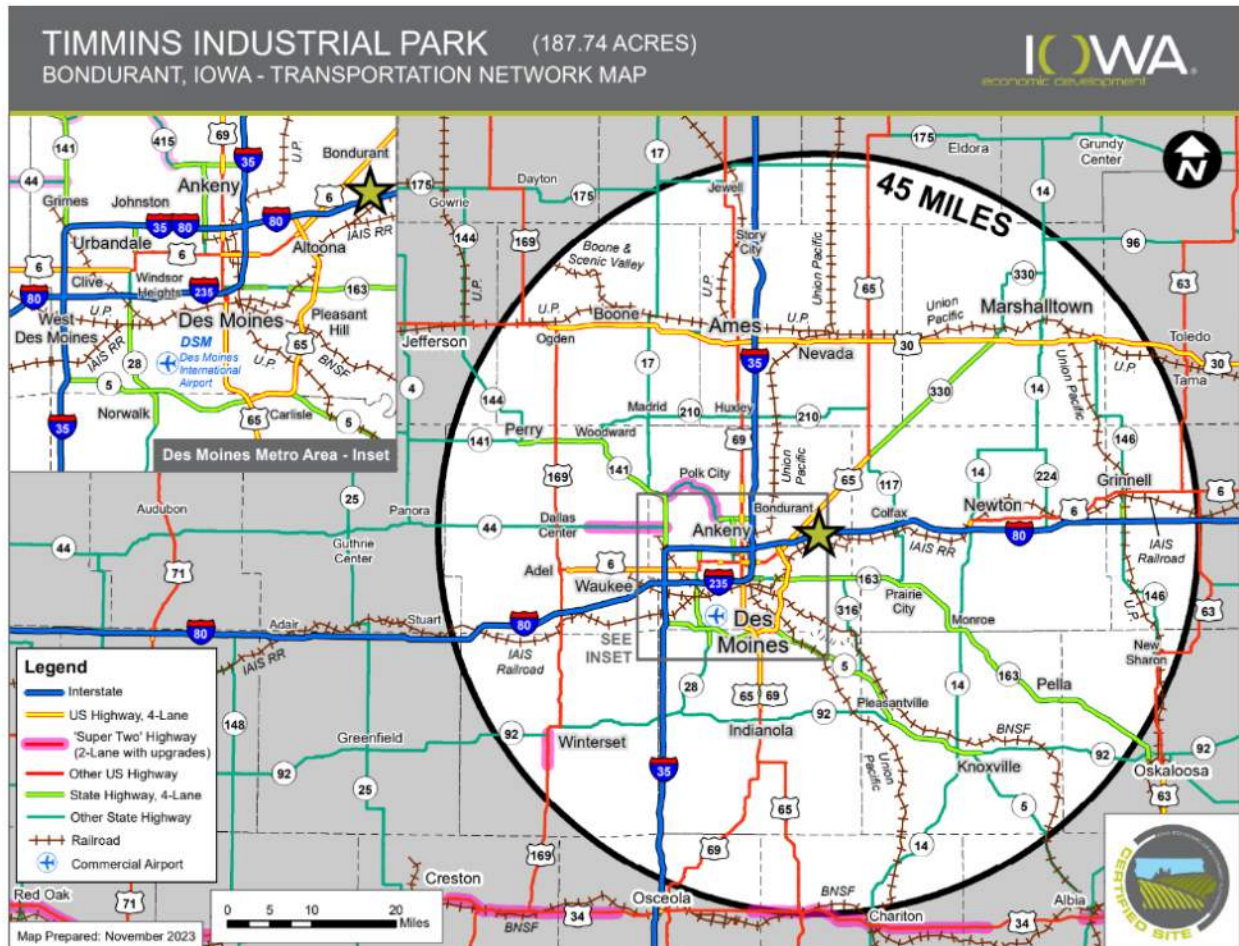
*City of Bondurant Code of Ordinances – Chapter 178.13 (As of September 22, 2022)*

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# Transportation







## ROADS

US Highway 65, a four-lane divided highway, is 2.5 miles from the park. While I-80 is located adjacent to the southern boundary of the site, access to I-80 is 3.9 miles from the park, and I-35 is 8.9 miles.

The park is accessed from US Highway 65 by 15<sup>th</sup> Street SE/NE 70<sup>th</sup> Avenue which runs along the northern boundary of the park before intersecting with Eisenhower Drive SE, the road that bisects the park. The City of Bondurant has proposed road improvements to serve the property that include paving the existing Eisenhower Drive SE from 15<sup>th</sup> Street SE south to the connection to Jorie Way on the north side of I-80. The improvements are estimated to cost \$1,758,020, but the City of Bondurant is pursuing Iowa RISE grant funding to support the project.

*Support Documentation:*

*Questionnaire – City of Bondurant – May 11, 2023*

*Road Access Upgrade Plans – Veenstra & Kimm Inc. – May 1, 2023*

## COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 20.3 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

Provider: MidAmerican Energy Company (distribution and transmission)

### Service Details

- Existing Infrastructure:
  - Distribution: 13.2 kV three-phase – runs along Eisenhower Drive SE and NE Jorie Way
  - Transmission: 161 kV – approximately 2,700 feet west of the park along NE 80<sup>th</sup> Street
  - Substation: NE 54<sup>th</sup> Avenue – 2.1 miles from the park
- Available Capacity: 5 MW after upgrades
- Improvements: For a user who needs 2.5 MW, a three-phase extension along NE 88<sup>th</sup> Street from NE 70<sup>th</sup> Ave is required. For a 5 MW user, a distribution line extension for 2 miles to the project area and 1-mile upgrade of an existing distribution line will be needed.

- Estimated Cost: For a 2.5 MW user, the cost is \$238,620. For a 5 MW user, the cost is \$850,000 plus applicable tax gross-up. It is expected that a 5 MW customer's net revenue would cover the cost of upgrades.
- Estimated Schedule: Six months for 2.5 MW; 14+ months for 5 MW (two months for easement acquisition and permitting and 12+ months for construction);
- Other: Redundancy is possible with an additional substation transformer and additional distribution line construction.

Contact:

Katie D. Lord  
Business and Community Development Manager  
MidAmerican Energy Company  
katie.lord@midamerican.com  
(515) 252-6603 office

*Support Documentation:*

*Email from MidAmerican Energy Company (Katie D. Lord) – July 25, 2023*

*Electric Questionnaire – MidAmerican Energy Company – August 2, 2022*

## NATURAL GAS

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

Service Details

- Existing Infrastructure: A 6-inch 60 psig line is located 8,000 feet from the park at the intersection of NE 72<sup>nd</sup> Street and NE 62<sup>nd</sup> Avenue
- Available Capacity: 15,000+ mcf per month with upgrades
- Improvements: A 4-inch 60 psig main from the existing distribution line would need to be extended approximately 8,000 feet to the southwest corner of the site. Transmission improvements would require upgrades to the Altoona town border station.
- Estimated Cost: \$726,360 - \$511,360 for distribution and \$215,000 for transmission
- Estimated Schedule: Distribution upgrades can be completed within six months of a signed proposal. Transmission upgrades will take nine months (one month for permitting, five months for design, and three months for construction)
- Other: Main installation is assumed to occur in public rights-of-way. Easements will be required onsite for MidAmerican facilities.

Contact:

Katie D. Lord  
Business and Community Development Manager  
MidAmerican Energy Company  
katie.lord@midamerican.com  
(515) 252-6603 office

*Support Documentation:*

*Email from MidAmerican Energy Company (Katie D. Lord) – July 25, 2023*

*Email from MidAmerican Energy Company (Katie D. Lord) – May 8, 2023*

*Natural Gas Questionnaire - MidAmerican Energy Company - September 20, 2022*



## WATER

Provider: City of Bondurant

### Service Details

- Existing Infrastructure: A 12-inch line is located adjacent to the park alongside Eisenhower Drive SE and has an excess capacity of 300,000 gallons per day. The line has a total capacity of 750,000 gallons per day.
- Improvements: Infrastructure is adjacent.
- Estimated Cost and Schedule: Minimal as infrastructure is already located at the park.

### Water Treatment

- Plant: Des Moines Waterworks Fleur Drive Plant (13.0 miles)
- Permitted Capacity: 90 million gallons per day
- Average Utilization: 50 million gallons per day
- Peak Utilization: 85 million gallons per day
- Excess Capacity: 5 million gallons per day (factoring in peak utilization)
- Notes: The City of Bondurant currently purchases 1,200,000 gallons per day from Des Moines Water Works. The average utilization of water purchased is 600,000 gallons per day, and excess capacity, factoring in peak utilization, is 300,000 gallons per day.

### Contact:

Marketa Oliver  
City Administrator  
City of Bondurant  
moliver@cityofbondurant.com  
(515) 967-2418

### Support Documentation:

*Letter from Veenstra & Kimm Inc. – August 16, 2023*  
*Letter from Veenstra & Kimm Inc. – Water System – May 1, 2023*  
*Letter from Veenstra & Kimm Inc. – Water Improvements - May 1, 2023*  
*Water Questionnaire – August 16, 2022*

## WASTEWATER

Provider: City of Bondurant

### Service Details

- Existing Infrastructure: A 36-inch line is located 8,400 feet to the west along Mud Creek and has 20,000,000 gallons per day of total capacity and 5,000,000 gallons per day of excess capacity. The force main has an excess capacity of 500,000 gallons per day.
- Improvements: Two lift stations are required (one in the southwest corner and another in the eastern part of the site). Additionally, a force main starting at the WRA Mud Creek Interceptor would extend east along 32<sup>nd</sup> Street SE and Jorie Way. From the intersection of Jorie Way and Eisenhower Drive SE, the force main would continue east along the southern boundary of the site to the secondary lift station.
- Estimated Cost: \$2,784,621
- Estimated Schedule: Six months (2 months for design, 1 month for bidding, and 3 months for construction)
- Other: The force main will be in public rights-of-way while the lift station will be located within the site.



## Wastewater Treatment

- Plant: Des Moines WRA Wastewater Reclamation Facility (10.5 miles)
- Total Permitted Capacity: 200 million gallons per day (maximum wet weather)
- Average Utilization: 80 million gallons per day
- Peak Utilization: 170 million gallons per day
- Excess Capacity: 30 million gallons per day

### Contact:

Marketa Oliver  
City Administrator  
City of Bondurant  
moliver@cityofbondurant.com  
(515) 967-2418

### Support Documentation:

*Letter from Veenstra & Kimm Inc. – Wastewater Improvements - May 1, 2023*  
*Letter from Veenstra & Kimm Inc. – Wastewater System - May 1, 2023*  
*Wastewater Questionnaire – August 16, 2022*

## TELECOMMUNICATIONS

Provider: Mi-Fiber

### Service Details

- Existing Infrastructure: Fiber is approximately 14,000 feet to the west
- Improvements: Buried fiber will need to be extended approximately 14,092 feet to the site from its current location at the intersection of Grant Street S and 32<sup>nd</sup> Street SW. The extension would extend east along 32<sup>nd</sup> Street SW to NE 62<sup>nd</sup> Ave to NE Jorie Way before turning north on Eisenhower Drive SE.
- Estimated Cost: \$217,990.64; Mi-Fiber has indicated that there would be no cost for them to extend infrastructure to the property.
- Estimated Schedule: Two months (one month for permitting and one month for construction)
- Other: Public rights-of-way will be used to place buried fiber. IDOT and city permits will be required.

### Contact:

Mark Harvey  
General Manager  
Mi-Fiber  
mharvey@mi-fiber.net  
(319) 961-2330

### Support Documentation:

*Email from GRM Networks (Dirk Schwartzkopf) – July 24, 2023*  
*Telecommunications Costs and Schedule – Mi-Fiber – April 3, 2023*  
*Telecommunications Questionnaire – September 24, 2021*

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## Due Diligence



## ENVIRONMENTAL

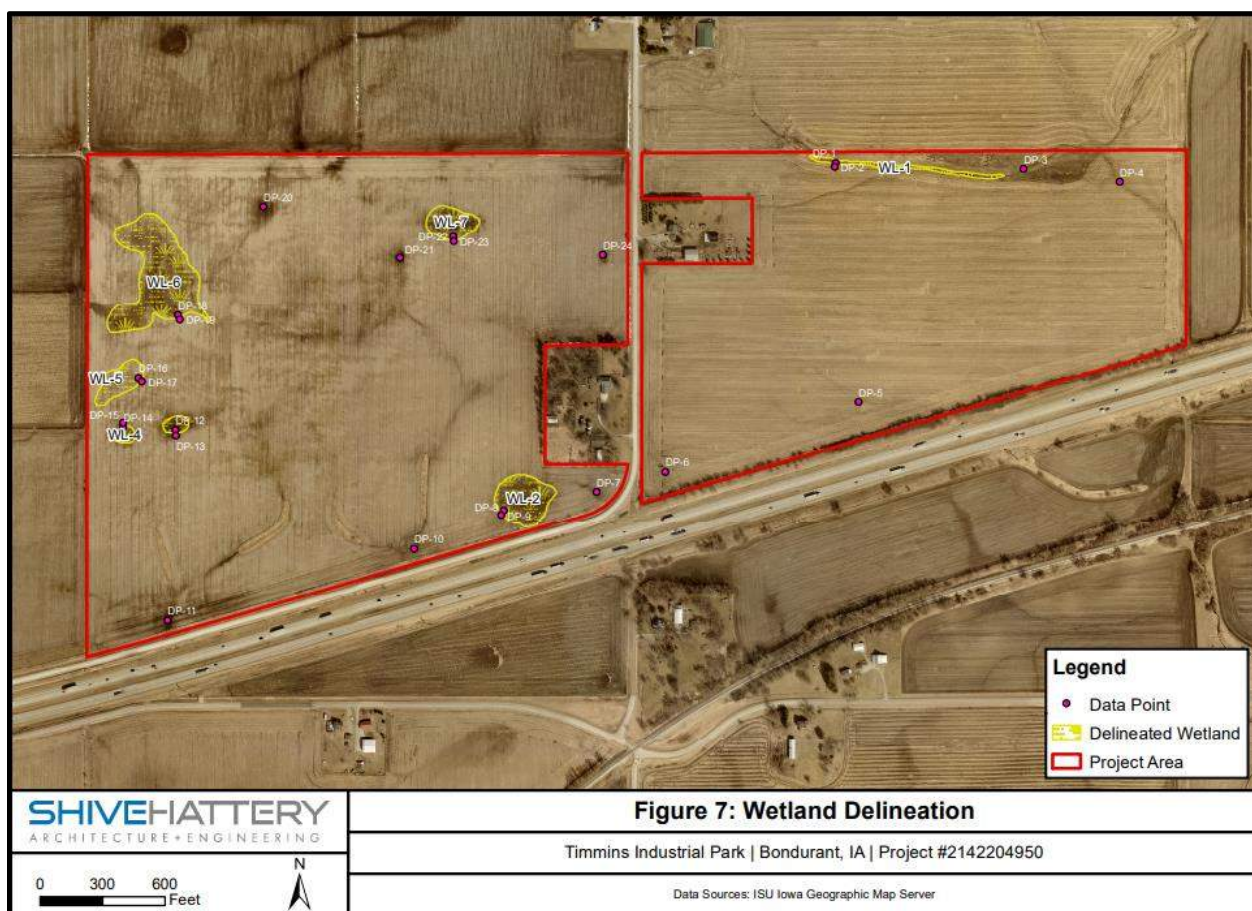
A Phase I Environmental Site Assessment (ESA) did not identify any recognized environmental conditions (RECs) in connection with the site. However, Shive-Hattery indicated that if any renovation or demolition activities are planned for any of the structures on site they should be sampled and tested for asbestos.

*Support Documentation:*

*Phase I Environmental Site Assessment – Shive-Hattery, Inc. – May 5, 2023*

## WETLANDS

A Wetland Delineation identified approximately 6.55 acres of wetlands that may be under the jurisdiction of the United States Army Corps of Engineers (USACE). An Approved Jurisdictional Determination (AJD) request was made to the USACE in early 2023. At the time of certification, an AJD had not been received for the property.<sup>3</sup>



*Support Documentation:*

*Wetland Delineation Report – Shive-Hattery – October 17-18, 2022*

<sup>3</sup> The property will be certified contingent upon receiving the Jurisdictional Determination letter from the U.S. Army Corps of Engineers.

## SPECIES

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

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

A review of the site for threatened and endangered species concluded that the Timmons Industrial Park project study area will have “No Effect” on listed species, their habitats, or proposed or designated critical habitat.”

#### *Support Documentation:*

*Endangered Species Act Consultation - Federal Review – Shive-Hattery – February 8, 2023*

*Official Species List – U.S. Fish and Wildlife Service – January 27, 2023*

## CULTURAL RESOURCES

A Phase I Intensive Archeological Survey completed by Wapsi Valley Archaeology, Inc. (WVA) recommends no further archaeological work for the project area. The portion of Site 13PK1139 in the project area was found to be non-significant, and no further archaeological work is recommended for the portion of this site within the project area. SHPO indicated that the archaeological fieldwork met the Association of Iowa Archaeologists guidelines and agreed with the consultant’s recommendation for Site 13PK1139. In SHPO’s opinion, the work conducted by WVA could be used to support a federal agency determination of effect.

A Reconnaissance-Level Architectural History Survey completed by Pigeon Consulting included an investigation of the 0.25-mile buffer zone around the project area. The investigation recommends that an active rail line of the Chicago, Rock Island and Pacific Railroad’s east-west line is potentially eligible for the National Register of Historic Places under Criterion A and recommends additional Phase II survey level research. SHPO did not provide a consultation opinion for the architectural survey, and while the rail line is located within 0.25 miles of the site, it is located across the interstate.

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 (Branden Scott) – September 13, 2023*

*Phase I Intensive Archaeological Survey – Wapsi Valley Archaeology – August 2023*

*Reconnaissance-Level Architectural History Survey – Pigeon Consulting – May 31, 2023*

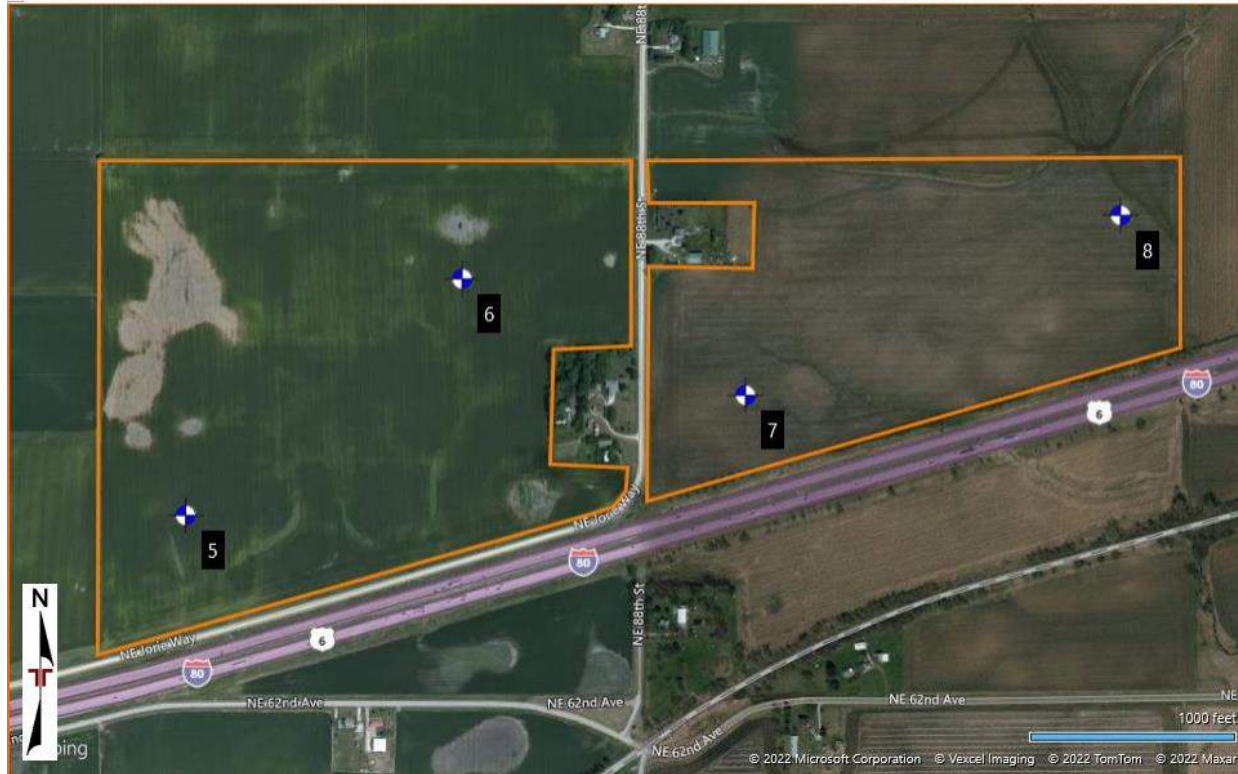
## GEOTECHNICAL

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

### EXPLORATION PLAN

Timmins Certified Site ■ Bondurant, Iowa  
January 10, 2023 ■ Terracon Project No. 08225274-02

**Terracon**  
GeoReport



Support Documentation:  
*Preliminary Geotechnical Engineering Report – Terracon – January 10, 2023*



**10**

## Master Plan



# TIMMINS INDUSTRIAL PARK (187.74 ACRES)

## BONDURANT, IOWA - MASTER DEVELOPMENT PLAN

**Note:** The right-of-way for Eisenhower Drive is planned to be widened from 66 feet to 120 feet. Also, a 50-foot wide strip of land along the north edge of the site has been reserved for the right-of-way of a future street traveling from east to west.

**Note:** The proposed electric line along Eisenhower Drive and 88th Street will follow the path of the existing lines, and be used as a 'feeder' line to provide the necessary level of service to the site.

### Wetland Acreeages

- A 3.38 Ac
- B 0.63 Ac
- C 0.15 Ac
- D 0.18 Ac
- E 0.67 Ac
- F 1.18 Ac
- G 0.36 Ac

Proposed Pad  
250,000 SF

Proposed Sewer  
Lift Station

Proposed  
8" Sewer Main



IAIS Railroad

Proposed 8" Sewer Main  
Connect to Existing 36" Main,  
1 Mile West of Site

Proposed Sewer  
Lift Station

12" Water Main

Proposed 10 gb Fiber Line  
Connect to Existing Line,  
1.5 Mile West of Site

NE 88th St.

NE 62nd Ave.

NE Jorie Way

NE 62nd Ave.

Proposed 4"  
Natural Gas Line (60 psi)  
Connect to Existing 6" Line,  
1.5 Mile West of Site

### Legend\*

- Water Main (City of Bondurant)
- Sanitary Main (City of Bondurant)
- Natural Gas Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (Mi-Fiber)
- Existing Railroad

- Road Access Points (Proposed)
- Reserved for Future Road Right-of-Way
- Wetland Delineation (Shive-Hattery, Oct. 2022)

Total Available: 181.02 Acres  
(After Wetlands Mitigation)

\* All dashed lines indicate proposed Utility routes

0 250 500 1,000  
Feet

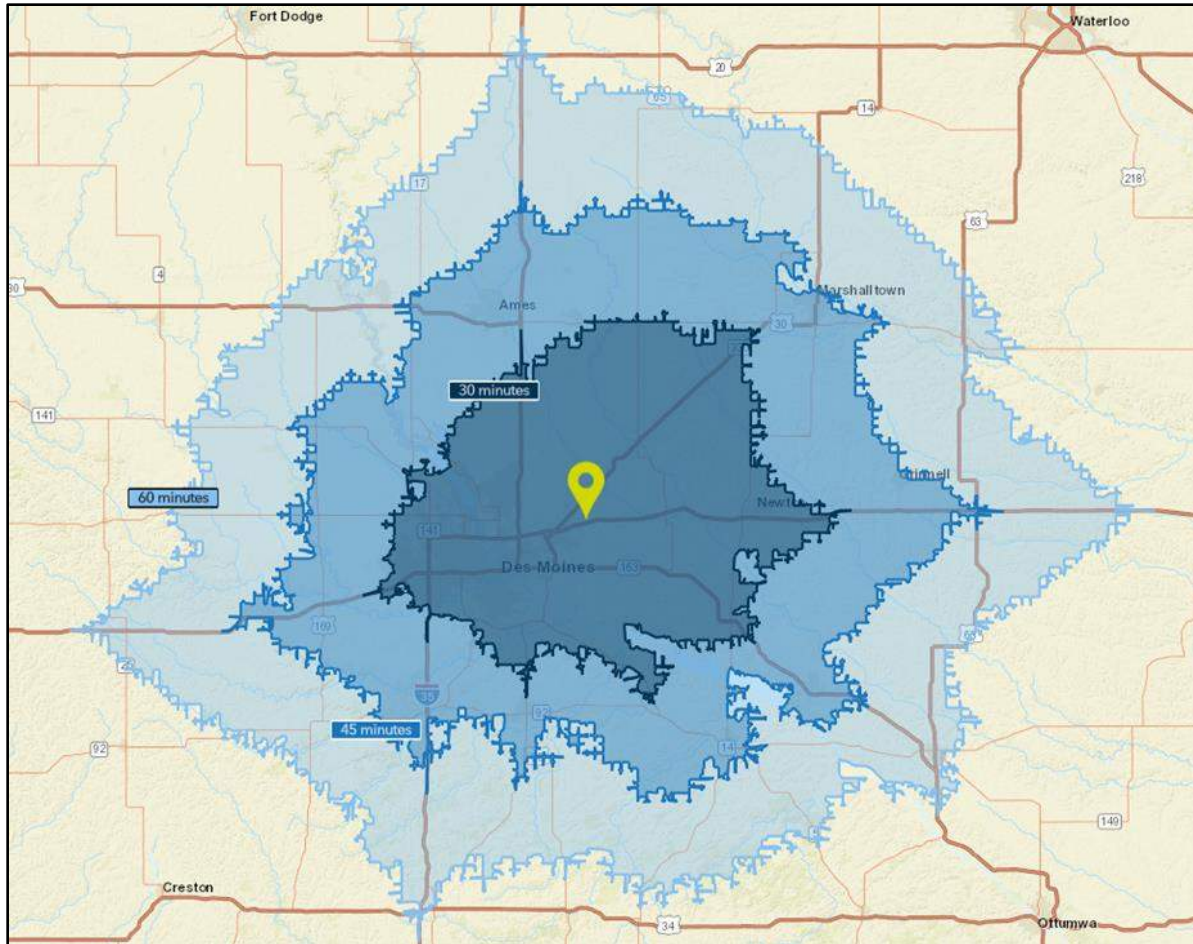
Map Updated: November 2023



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# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	619,531	875,760	992,146
Labor Force	342,820	478,853	539,679
Manufacturing Employment	31,947	48,414	58,391
Percentage Employed in Manufacturing	10%	10%	11%
Median Age	37.0	36.6	37.2
Bachelor's Degree Attainment	28%	28%	27%
Average Hourly Wage	\$32.28	\$31.43	\$30.89
Average Manufacturing Wage	\$34.38	\$33.41	\$33.04

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

# 12

## Summary + Recommendations





## Strengths:

- The park has nearly 200 developable acres.
- The park is zoned for industrial uses.
- The park is outside the 100- and 500-year FEMA flood plain.
- I-80 runs along the southern boundary of the property.
- The property has two large areas for development.
- The property is owned by one family (husband and wife).
- For the upgrades that may be needed (roads, utilities, etc.), many of these have already been designed and permitted and will just need to be constructed.

## Challenges:

- Road upgrades, including improvements to Eisenhower Drive SE, will be required.
- While some utilities are adjacent to the site, there are still some significant extensions for wastewater and natural gas needed to be able to provide service.
- While requested, an Approved Jurisdictional Determination has not been received. Depending on the findings by the Army Corps of Engineers, wetlands mitigation may be required depending on the development.
- For companies with large utility demands, utility upgrades will likely be required.

## Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- As improvements are preemptively made to the site and infrastructure, make sure to update all of the property materials appropriately.
- Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.



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