

**Ross Certified Site**  
Bondurant, Polk County, IA

*Certification Report*  
*April 2025*



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: Taylor Dietz, [tdietz@questsitesolutions.com](mailto:tdietz@questsitesolutions.com), (706) 836-4263



## Economic Development

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 Kuhlert, [amy.kuhlert@iowaeda.com](mailto:amy.kuhlert@iowaeda.com), (515) 348-6250



**02**

# Certification Letter



April 7, 2025

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



Dear Ms. Kuhlert:

The Ross Certified Site, 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 **Ross Certified Site** as an **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 Ross Certified Site as meeting the following criteria:

- The site must be a minimum of 25 total acres. At least 70% of the site must be contiguous and developable.
- The site must be available for sale or lease at a competitive price 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 and 500-year flood zone or have a plan to fill the flood areas.
- 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 have a mitigation plan.
- The site's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The site's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The site's developable acreage must have soils compatible with industrial development.
- The site must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The site must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 1 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 5,000 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 50,000 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 40,000 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 are included in Sections 3 through 10 of this report.

This certification will expire on **April 7, 2028**. Upon certification expiration, the property will need to submit for recertification.

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,



Taylor Brittan Dietz  
Consultant

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# Property Overview





# PROPERTY OVERVIEW

## LOCATION (LAT / LONG)

41.691829°, -93.442463°

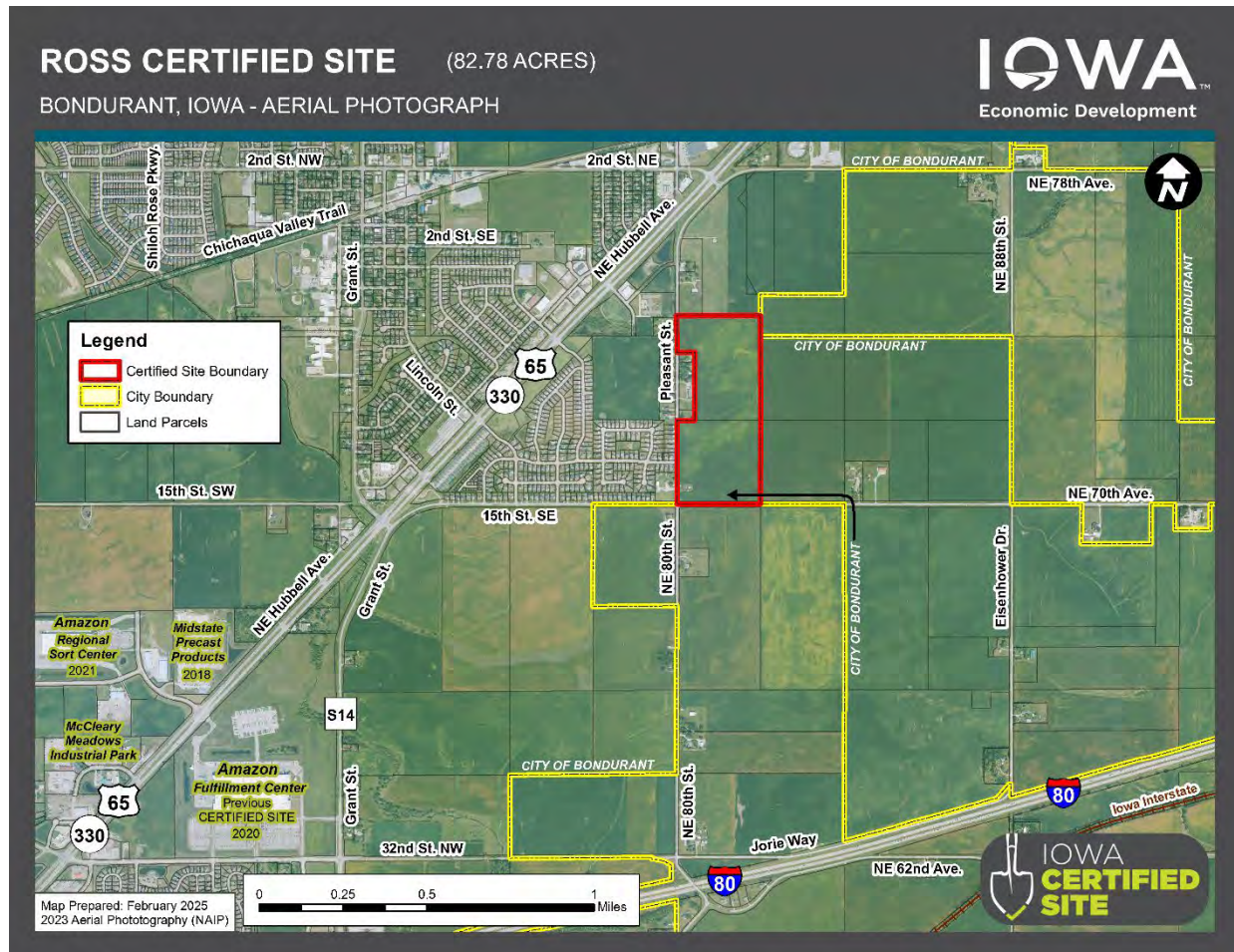
## CONTACT INFORMATION

Tiffany Luing  
Economic Development Coordinator  
City of Bondurant  
tluing@cityofbondurant.com  
(515) 630-6986 office  
(515) 720-1079 mobile



## SIZE/ACREAGE

82.78 total acres  
65.77 developable acres

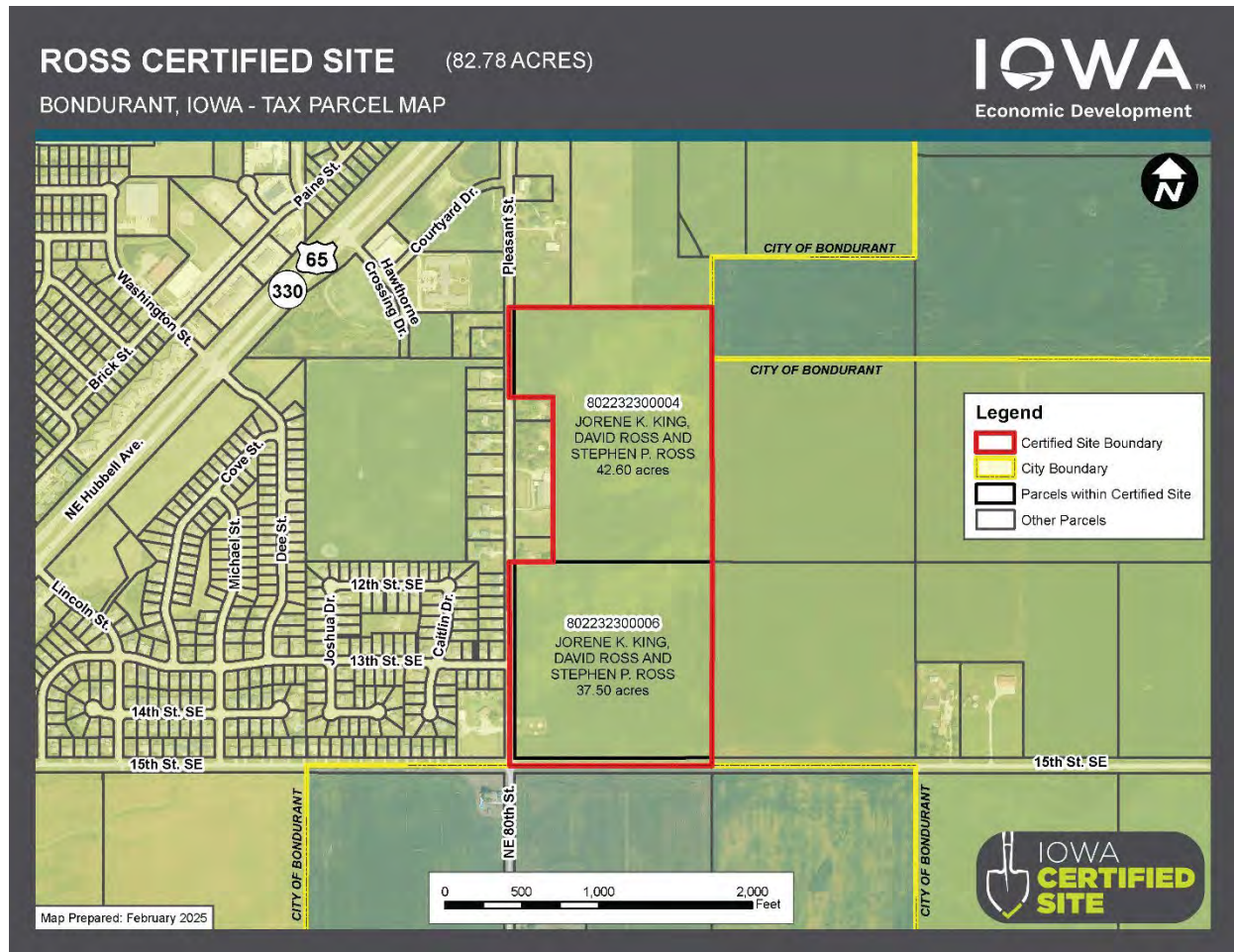


**04**

# Ownership + Availability



## OWNERSHIP + PRICE



Owner	Acres*	Tax Parcels	Price
Stephen P. Ross, Jorene K. King, and David Ross	37.50	802232300006	20-49.99 acres: \$110,000/acre
	42.60	802232300004	50-80 acres: \$105,000/acre

**TOTAL: 80.10** *\*Based on Polk County Assessor information. Surveyed acreage differs slightly.*

The owners have a listing agreement with Locate CRE to market the property which will expire on March 2, 2028.

**Source Documentation:**

*Listing Agreement – Locate Commercial Real Estate and David Ross, Jorene K. King, and Stephen P. Ross – September 2, 2024 (start of agreement)*

## TITLE

Good and marketable title to the property is held by Stephen P. Ross, Jorene K. King, and David Ross. The following easements were identified within the title opinion:

- Easement for Public Highway,
- Drainage Easement,
- Easement for Public Highway,
- Easement Agreement for Waterline Purposes,
- Easement Agreement for Waterline Purposes, and
- Option for Electric Easement to MidAmerican Energy Company.

*Support Documentation:*

*Title Opinion– Wilson & Egge, P.C. – August 2, 2024*

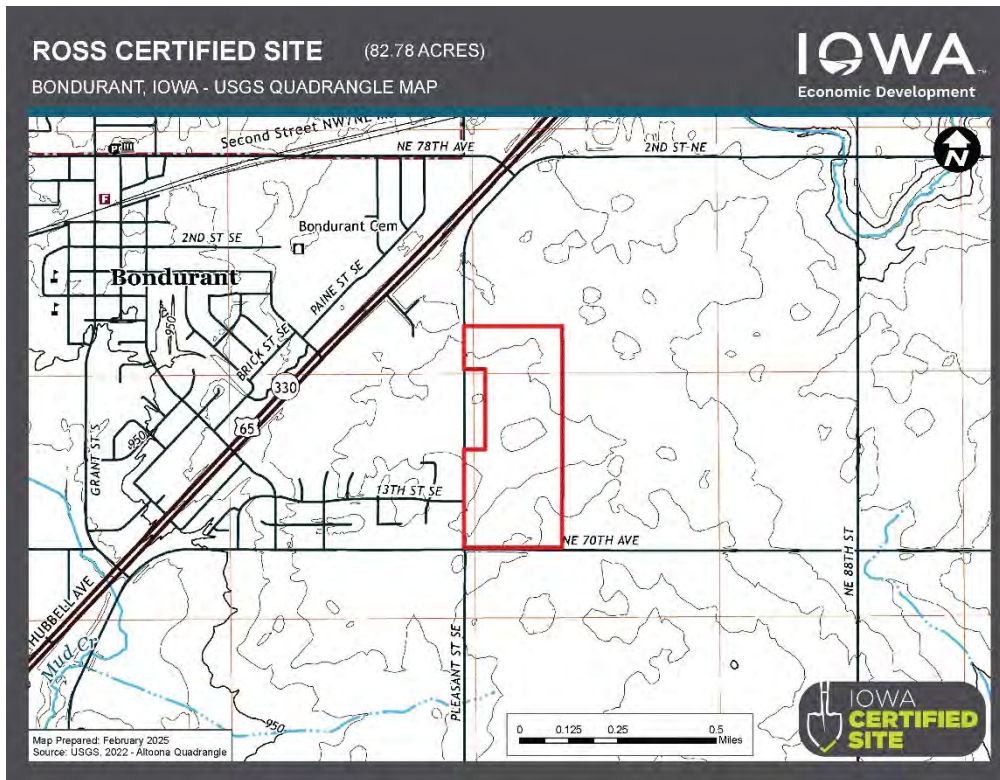


**05**

# Site Characteristics

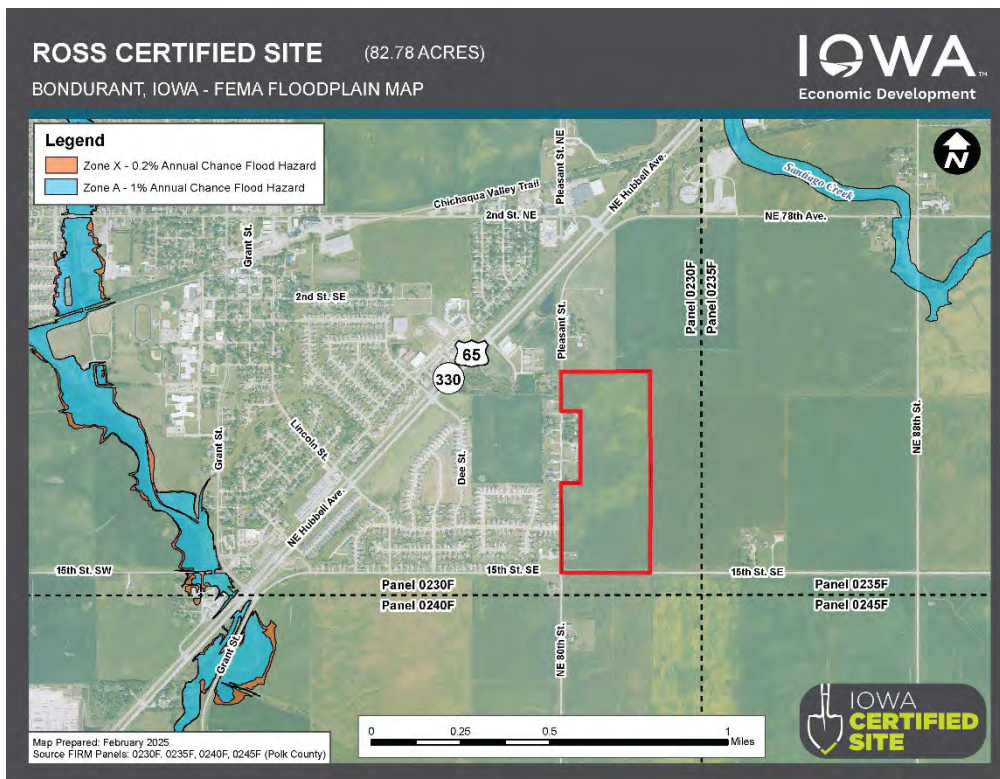


USGS



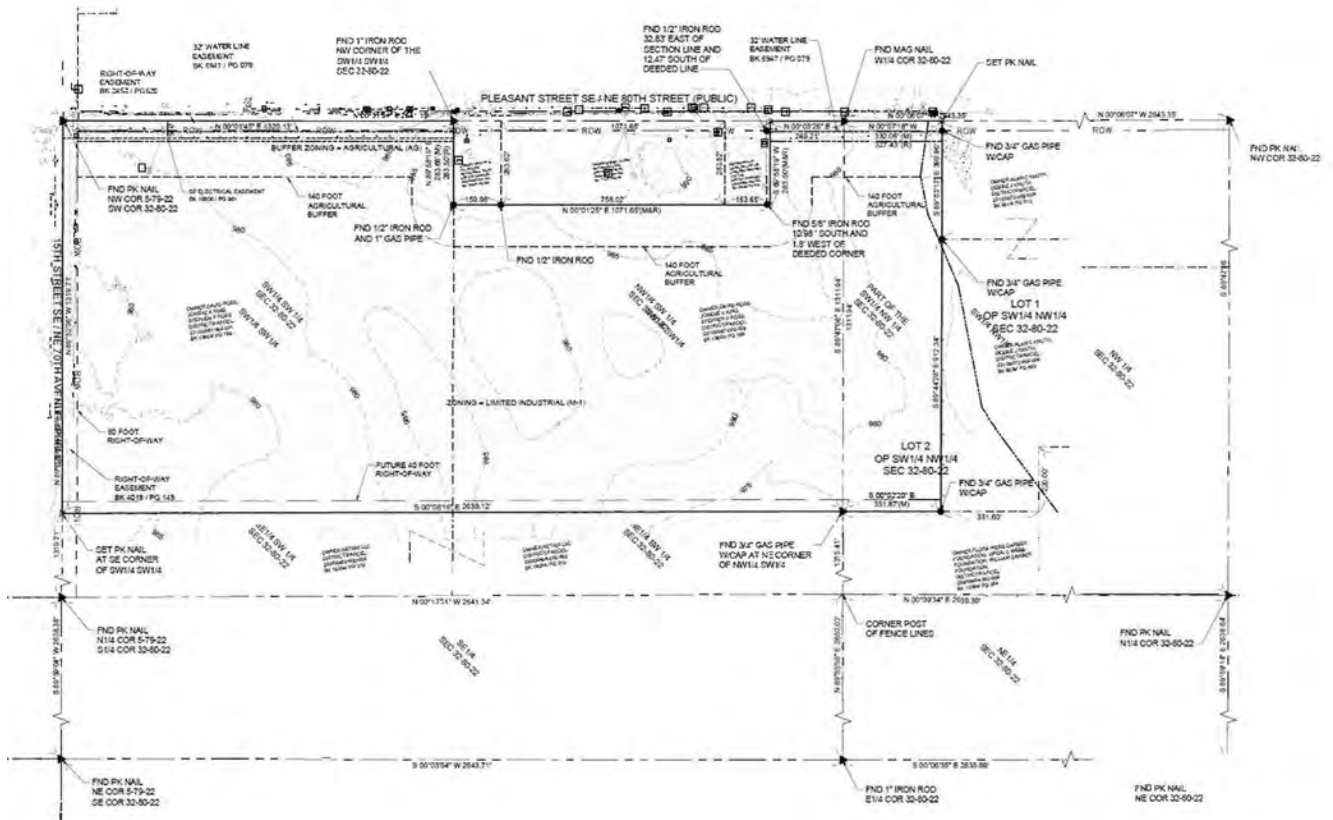
FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones; Map # 19153C0230F



# SITE CHARACTERISTICS

## SURVEY



Support Documentation:  
ALTA/NSPS Land Title Survey – October 16, 2024 (Recorded)

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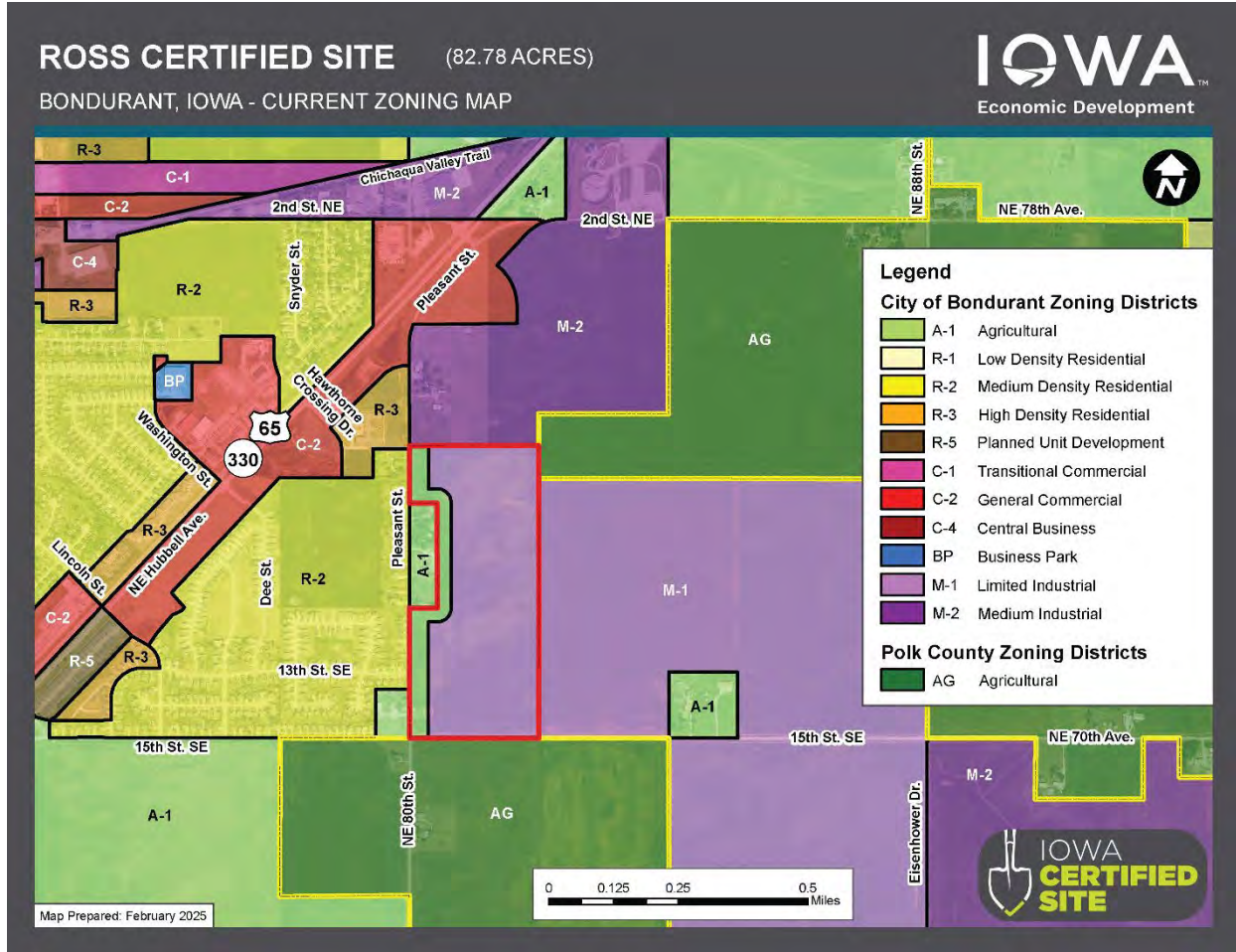
# Zoning





## CURRENT ZONING

The property is zoned Limited Industrial (M-1) by the City of Bondurant, except for a 140-foot wide buffer area along the western property boundary which is zoned Agricultural (A-1). A zoning change will not be required for industrial use.



The M-1 District is intended and designed to provide 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 to residential uses. The M-1 District is characterized by large lots, with landscaped grounds and ample provision for off-street parking and loading spaces.

Where property zoned “M-1” is adjacent to any property zoned for residential use, in addition to the screening requirements of 179.02.4, a 25'-wide buffer yard shall be provided whereby no part of any required buffer yard shall be used for parking, storage, loading, active recreation, locating refuse containers, or similar activity which may create a nuisance.

There is a maximum height restriction of 80 feet, with an additional 12 feet (1 story) of height permitted for every 10 feet of additional building setback for an overall maximum of no more than 104 feet building height from finished floor.

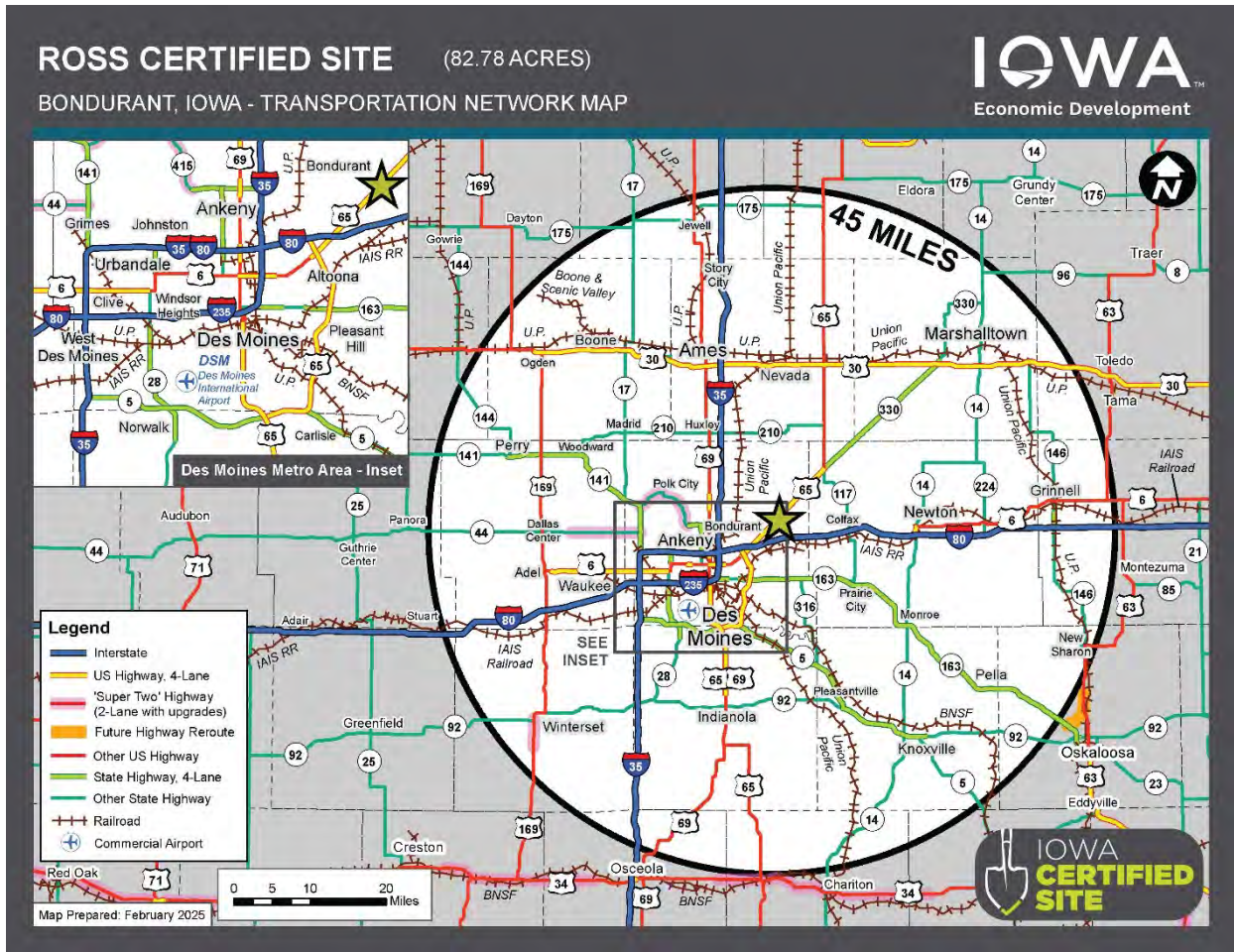
*Support Documentation:*

*City of Bondurant Code of Ordinances – Chapter 178.13 (Zoning Code) – as of January 30, 2025*

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# Transportation





## ROADS

Pleasant Street SE is adjacent to the western boundary of the site and NE 70<sup>th</sup> Avenue is adjacent to the south side of the site. Both roads connect to NE Hubbell Ave / US Highway 65, a four-lane divided highway, which connects to I-80 approximately 3.4 miles south of the site.

The City of Bondurant plans to construct a new road, Campus Drive, along the eastern boundary of the site that will provide additional road access to the property.

*Support Documentation:*

*Questionnaire – City of Bondurant – last revised October 16, 2024*

*Letter from Veenstra & Kimm – July 3, 2024*

## COMMERCIAL SERVICE AIRPORT

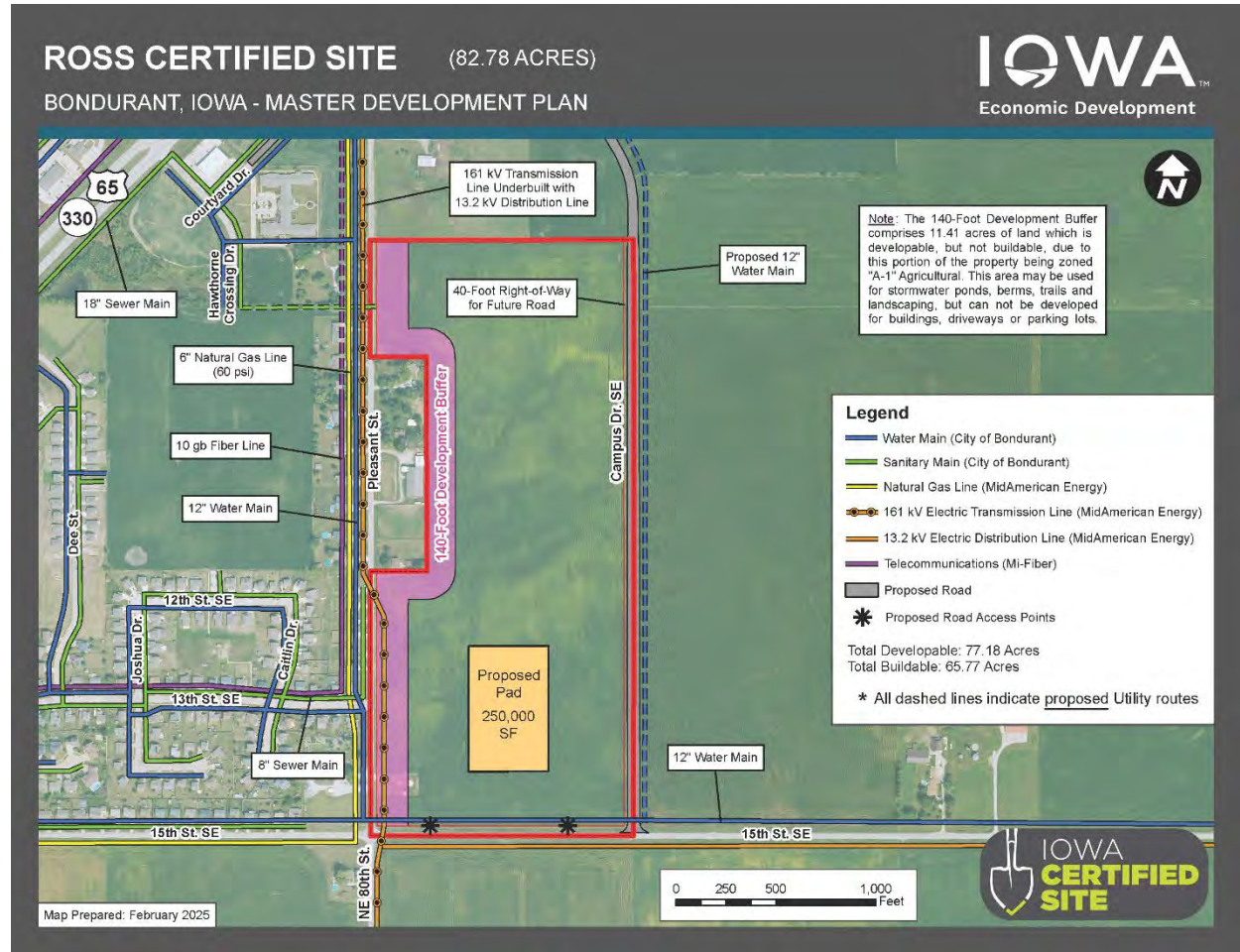
Des Moines International Airport (DSM) – 23.8 miles

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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 Pleasant Street SE (NE 80<sup>th</sup> Street) and 15<sup>th</sup> Street SE
  - Transmission: 161 kV – runs along Pleasant Street SE (NE 80<sup>th</sup> Street)
  - Substation: NE 54<sup>th</sup> Avenue – 2.5 miles from the site
- Available Capacity: Existing primary distribution has the capacity to serve 1 MW.
- Improvements: Install primary transformer to serve new customer and create a site plan to determine its location.
- Estimated Cost: No cost is expected to serve a new 1 MW load, as 3-year revenue credits are estimated to offset improvement costs.

- Estimated Schedule: Less than six months after signed proposal (one month for design, one month for permitting and easement acquisition, and less than six months for construction in non-frost environment).
- Other: Easements will be required onsite for MidAmerican facilities. Feeder redundancy is possible with feeder extension.

Contact:  
Corey Morrison  
Business and Community Development Manager  
MidAmerican Energy Company  
corey.morrison@midamerican.com  
(515) 252-6603 office

*Support Documentation:*  
*Electric Questionnaire – MidAmerican Energy Company – August 7, 2024*

## NATURAL GAS

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

### Service Details

- Existing Infrastructure: A 6-inch 60 psig main is located on the west side of Pleasant Street NE (NE 80<sup>th</sup> Street).
- Available Capacity: 5,000 mcf per month after upgrades.
- Improvements: Distribution upgrades would include installing approximately 4,920 feet of 4-inch plastic 60 psig gas main to loop as a system improvement and installing approximately 790 feet of 2-inch plastic 60 psig main to reach the middle of the site. No transmission or Town Border Station upgrades are required to serve 5,000 mcf per month.
- Estimated Cost: \$403,965 (approximately \$340,900 for upgrades plus the tax gross up charge of \$63,065). A service line more than 100 feet off the main line will incur additional charges.
- Estimated Schedule: Distribution upgrades can be completed within six months (three months for design, one month for permitting, one month for ROW acquisition, and two months for construction). All materials for distribution upgrades are kept in inventory or are readily available.
- Other: Easements will be required onsite for MidAmerican facilities.

Contact:  
Corey Morrison  
Business and Community Development Manager  
MidAmerican Energy Company  
corey.morrison@midamerican.com  
(515) 252-6603 office

*Support Documentation:*  
*Natural Gas Questionnaire - MidAmerican Energy Company – September 20, 2024*

## WATER

Provider: City of Bondurant

### Service Details

- Existing Infrastructure: A 12-inch line is located along the western boundary of the site on Pleasant Street SE and has a total capacity of 800,000 gallons per day. The line has an excess capacity of 150,000 gallons per day. The City recently constructed a 12-inch water main along 15<sup>th</sup> Street SE adjacent to the southern boundary of the site.
- Improvements: No improvements are needed to serve the site, but there are future plans to construct an additional water main along the eastern boundary of the property.

### Water Treatment

- Plant: Des Moines Waterworks Fleur Drive Plant (11.5 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:

Tiffany Luing  
Economic Development Coordinator  
City of Bondurant  
tluing@cityofbondurant.com  
(515) 630-6986

### Support Documentation:

*Letter from Veenstra & Kimm – July 3, 2024*

*Water Questionnaire – City of Bondurant – July 2, 2024*

## WASTEWATER

Provider: City of Bondurant

### Service Details

- Existing Infrastructure: An 8-inch gravity line is located 100 feet west of the southern portion of the site on Pleasant Street SE and is the primary connection point on the property. An additional 18-inch gravity main is located 700 feet west of the northern portion of the site on Hawthorne Crossing Drive SE.
- Available Capacity: The 8-inch line has 300,000 gallons per day of total and excess capacity. The 18-inch main has 2 mgd total capacity, and excess capacity is 1.5 mgd.
- Improvements: If the 8-inch line is utilized, no improvements will be required to install a sewer service connection to the existing sanitary sewer infrastructure. If the 18-inch line is utilized, it will be necessary to acquire a permanent and temporary easement across private property between the existing Hawthorne Crossing Drive SE and Pleasant Street SE to allow for construction of the sanitary sewer extension.
- Estimated Cost: \$50,000 for the connection on Pleasant Street SE; \$150,000 for the connection on Hawthorne Crossing Drive SE.

- Estimated Schedule: Infrastructure exists for the 8-inch line on Pleasant Street SE. If the 18-inch line is utilized, upgrades can be completed within 7 months (three months for design, one month for permitting, one month for ROW acquisition, and three months for construction).

## Wastewater Treatment

- Plant: Des Moines WRA Wastewater Reclamation Facility (9.5 miles)
- Total Permitted Capacity: 134 million gallons per day (average 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 – September 19, 2024*

*Letter from Veenstra & Kimm – July 3, 2024*

*Wastewater Questionnaire – City of Bondurant – July 2, 2024*

## TELECOMMUNICATIONS

Provider: Mi-Fiber, LLC

## Service Details

- Existing Infrastructure: Fiber is approximately 0.5 miles from the site, depending on where the access point at the property will be.
- Improvements: Buried fiber will need to be extended approximately 0.5 miles to the site from its current location across Pleasant Street SE.
- Estimated Cost: Preliminary estimates to build fiber is approximately \$50,000 per mile; Mi-Fiber does not currently plan to build fiber in this area, but would be able to contract with a developer to build underground fiber to the location at their cost
- Estimated Schedule: Two months from a signed agreement, depending on weather
- Other: County rights-of-way will be used to place buried fiber. Dark fiber may be possible.

## Contact:

Jenni Neff  
Director of HR and Marketing  
Mi-Fiber, LLC  
jneff@corp.grm.net  
(660) 953-1073

## Support Documentation:

*Email from Mi-Fiber – December 19, 2024*

*Telecommunications Questionnaire – Mi-Fiber – July 2, 2024*



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## Due Diligence



## ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E 1527-21 standards and did not identify any recognized environmental conditions (RECs) in connection with the site.

*Support Documentation:*

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

## WETLANDS

An Approved Jurisdictional Determination (AJD) indicated that none of the wetlands identified in the Wetland Delineation are subject to U.S. Army Corps of Engineers jurisdiction.

*Support Documentation:*

*Approved Jurisdictional Determination – US Army Corps of Engineers – March 6, 2023*

*Wetland Delineation Report – Shive-Hattery – October 11, 2022*

## SPECIES

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

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

Shive-Hattery determined that development of the site 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 – July 17, 2024*

*Official Species List – U.S. Fish and Wildlife Service – July 17, 2024*

## 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 remains of two historic farmsteads (Site 13PK1134) and a precontact lithic scatter (Site 13PK1135) were identified but are recommended not eligible for listing on the National Register of Historic Places.

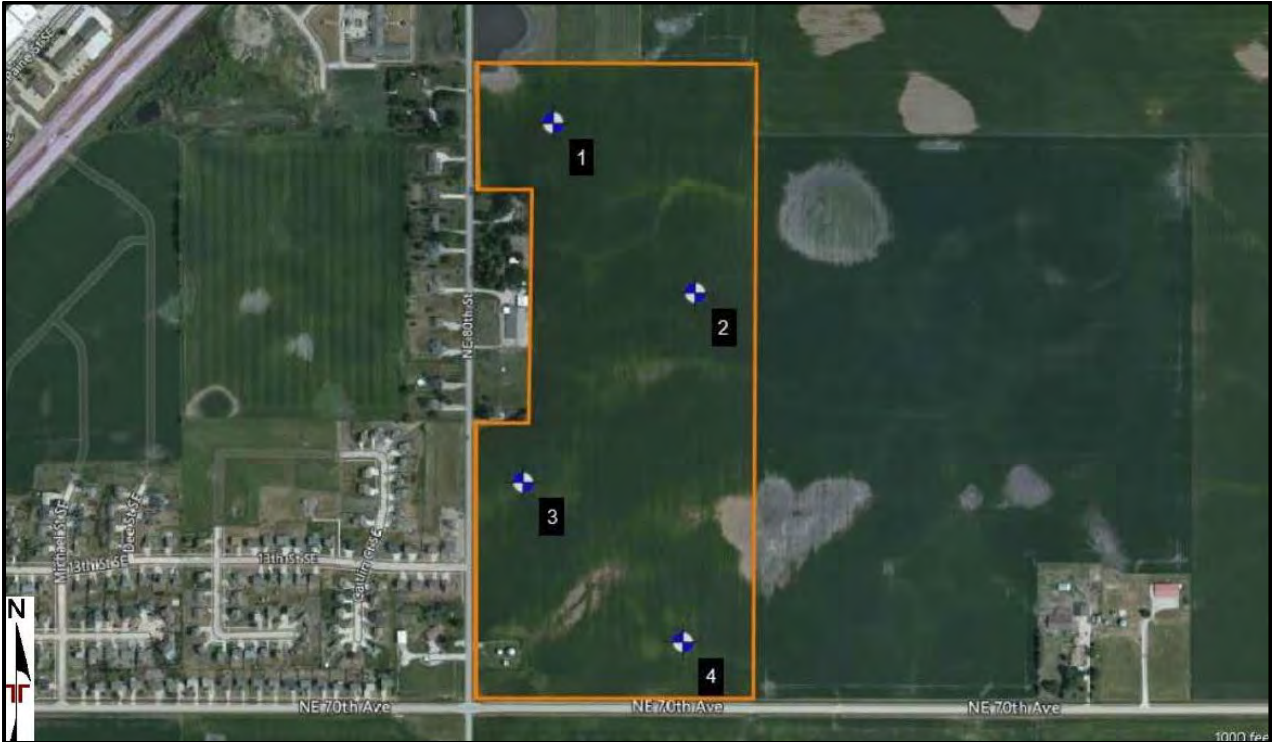
A Reconnaissance-Level Architectural History Survey completed by Pigeon Consulting included an investigation of the 0.25-mile buffer zone around the project area. The investigation found that no buildings within the quarter-mile buffer zone are either listed in or potentially eligible for the National Register of Historic Places.

SHPO indicated that the work conducted by WVA and Pigeon Consulting could be used to support a federal agency’s determination of eligibility and effect. 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) – August 23, 2023  
Phase I Intensive Archaeological Survey – Wapsi Valley Archaeology – June 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 to 26 feet below existing grades. Terracon recommends using Seismic Site Class D for the site.



*Support Documentation:*  
Preliminary Geotechnical Engineering Report – Terracon – December 22, 2022

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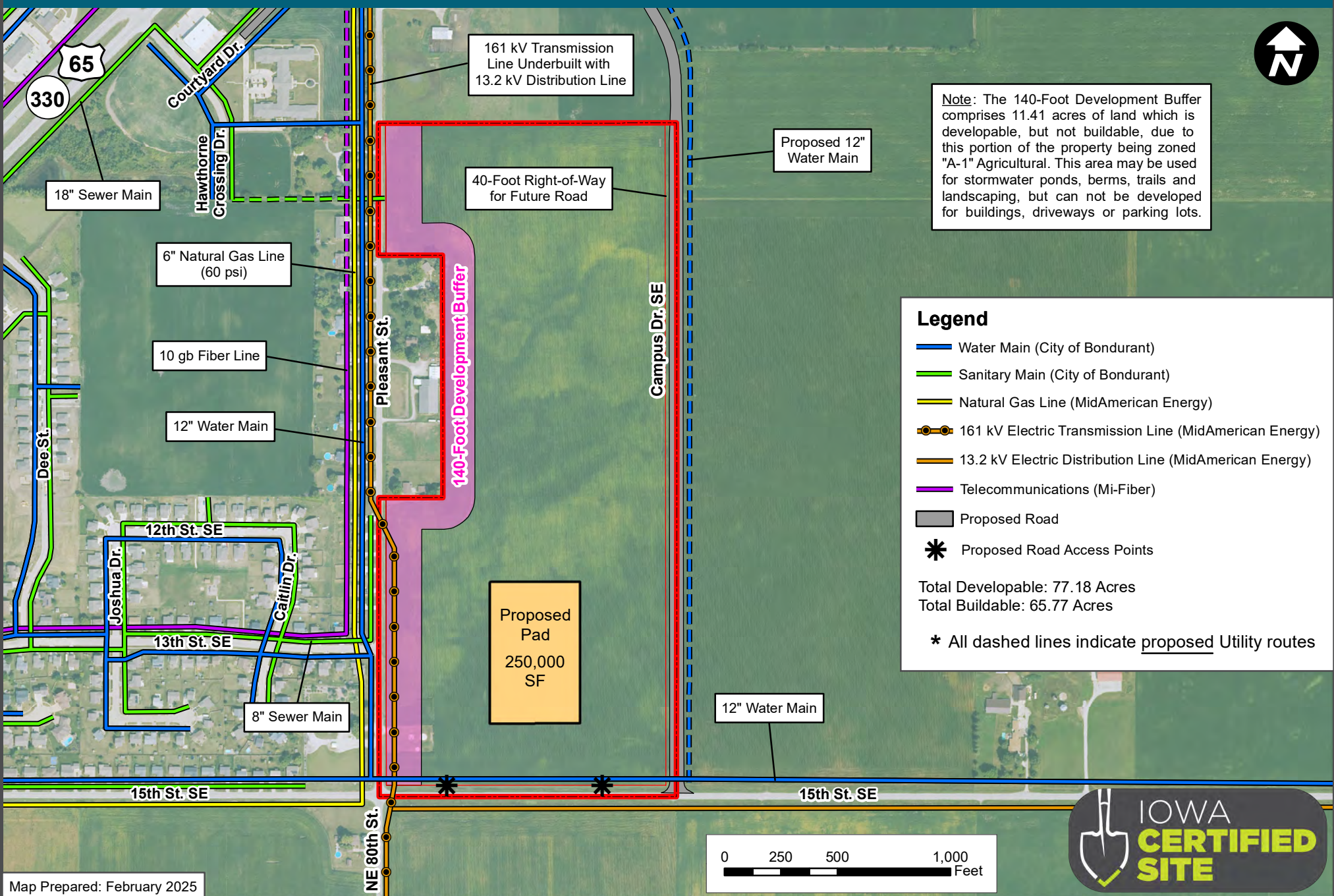
# Master Plan





# ROSS CERTIFIED SITE (82.78 ACRES)

## BONDURANT, IOWA - MASTER DEVELOPMENT PLAN



**Note:** The 140-Foot Development Buffer comprises 11.41 acres of land which is developable, but not buildable, due to this portion of the property being zoned "A-1" Agricultural. This area may be used for stormwater ponds, berms, trails and landscaping, but can not be developed for buildings, driveways or parking lots.

### Legend

- Water Main (City of Bondurant)
- Sanitary Main (City of Bondurant)
- Natural Gas Line (MidAmerican Energy)
- 161 kV Electric Transmission Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (Mi-Fiber)
- Proposed Road
- \* Proposed Road Access Points

Total Developable: 77.18 Acres  
 Total Buildable: 65.77 Acres

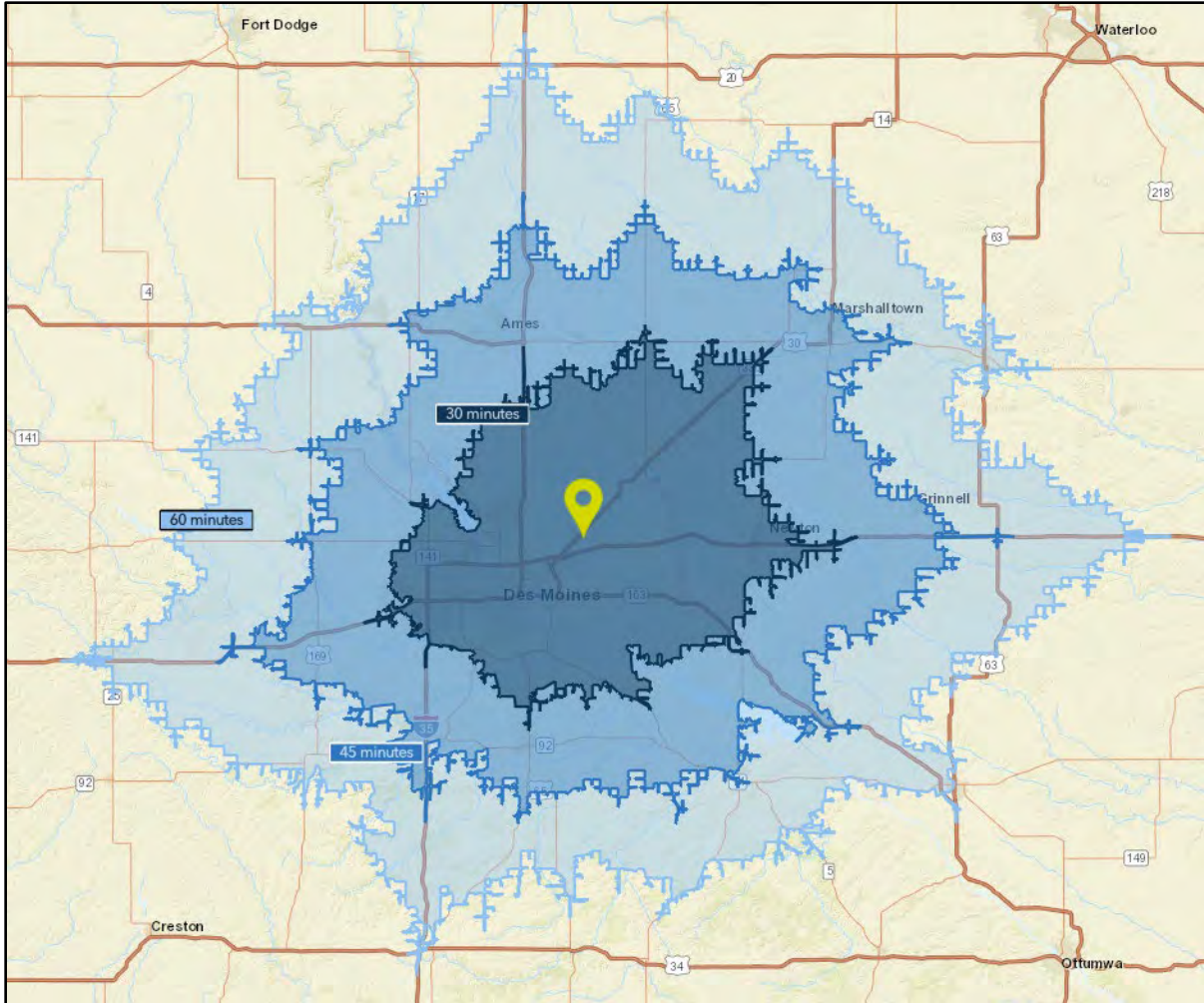
\* All dashed lines indicate proposed Utility routes



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# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	597,806	864,580	981,479
Labor Force	331,421	472,309	532,971
Manufacturing Employment	30,352	45,178	54,740
Percentage Employed in Manufacturing	9.4%	9.9%	10.6%
Median Age	36.7	35.8	36.5
Bachelor's Degree Attainment	43.0%	43.7%	41.6%
Average Hourly Wage	\$33.10	\$32.25	\$31.70
Average Manufacturing Wage	\$34.06	\$33.22	\$32.68

Source:  
 ESRI Business Analyst Online – 2024 (all data except wages)  
 JobsEQ – Q3 2024 (wage data)

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# Summary + Recommendations





## Strengths:

- The site is approximately 82 acres, almost all of which are developable with the exception of the 140-foot buffer along the western boundary.
- The developable area of the site is zoned M-1 Light Industrial and is appropriate for industrial uses.
- The site is free from jurisdictional wetlands, flood zones, and other significant items that would impact the development of the property.
- Both roads adjacent to the property connect to US Highway 65, which offers easy access to I-80.
- Future improvements are planned for the area including the construction of Campus Drive along the eastern boundary of the property.

## Challenges:

- While there is a required 140-foot buffer along the western boundary, some prospects may be deterred by the residential areas to the west of the property.
- For companies with significant utility demands above the minimum requirements, utility upgrades will likely be required.
- The current access to US Highway 65 either requires an awkward intersection until road improvements are completed. An alternative access to US Highway 65 requires passing through a residential area.

## Recommendations:

- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- 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. 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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