



## Avenue of the Saints Development Park Charles City, Floyd County, IA

*Certification Report  
January 2026*

**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

# 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



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

02

## Certification Letter



January 16, 2026

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



Dear Mrs. Thompson:

The Avenue of the Saints Development Park in Floyd 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 Charles City Area Development Corporation and our evaluation of the property, we are certifying the **Avenue of the Saints Development Park** as an **Industrial Park**. Due to the increased level of due diligence that has been completed to date, the property has received a GOLD certification designation.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for development. We have certified Avenue of the Saints Development Park as meeting the following minimum criteria:

- The park must be a minimum of 50 total acres with at least one site 10+ contiguous developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease at a competitive price 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 have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.
- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.

- The park's developable acreage must have soils compatible with industrial development.
- The park 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 park 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 nine months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 7,500 mcf per month within nine 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 150,000 gallons per day within nine 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 100,000 gallons per day within nine months.
- The park must be served or be able to be served within nine 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 16, 2029**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Charles City Area Development Corporation for their hard work and for achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz  
Senior Consultant

03

## Property Overview



# PROPERTY OVERVIEW

03

## LOCATION (LAT / LONG)

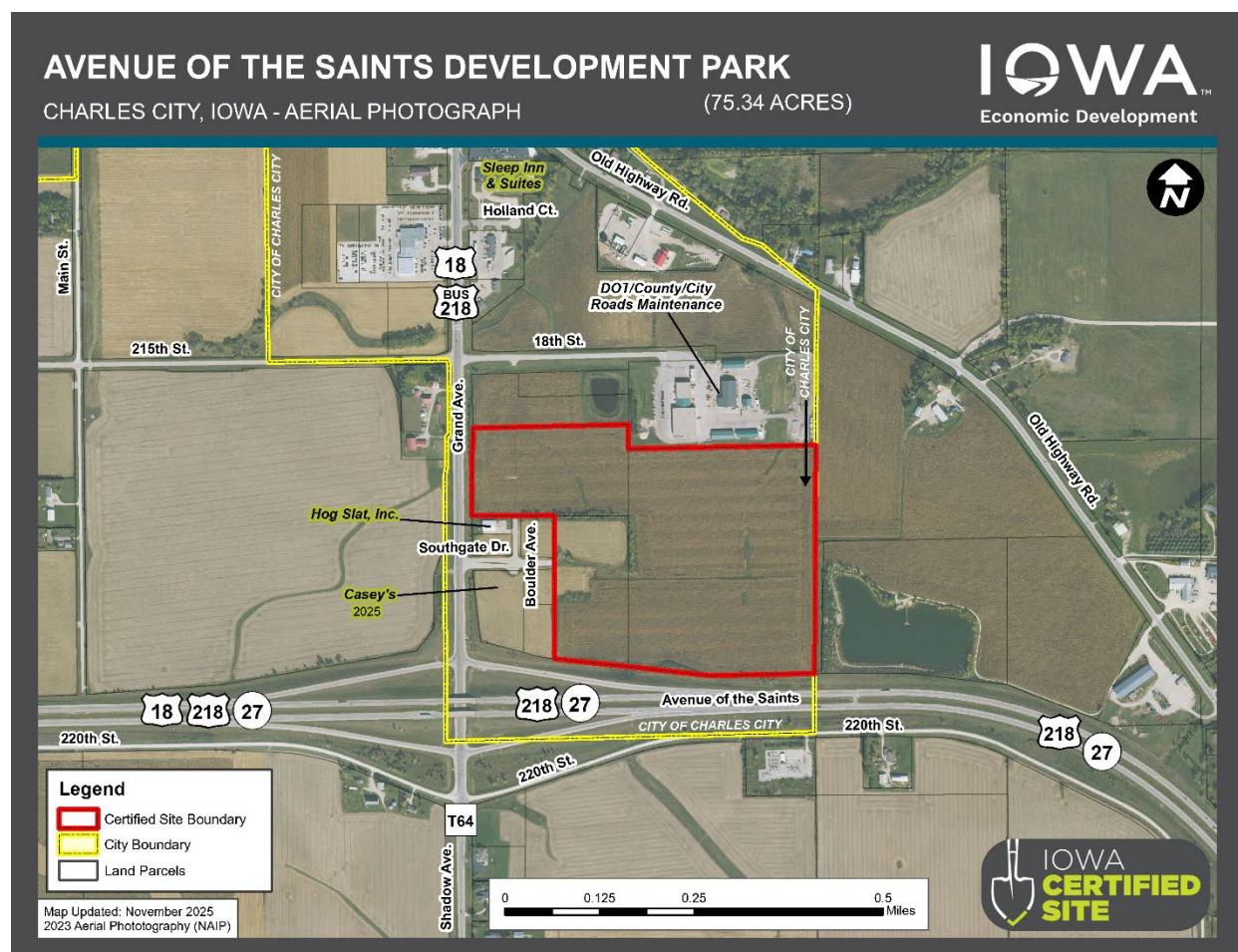
43.054572°, -92.9672559°

## CONTACT INFORMATION

Timothy S. Fox  
Chief Executive Officer  
Charles City Area Development Corporation  
641-228-3020 ext. 13 (office)  
641-257-9058 (mobile)  
tfox@charlescityia.com

## SIZE/ACREAGE

75.34 total acres  
65.04 developable acres



# 04

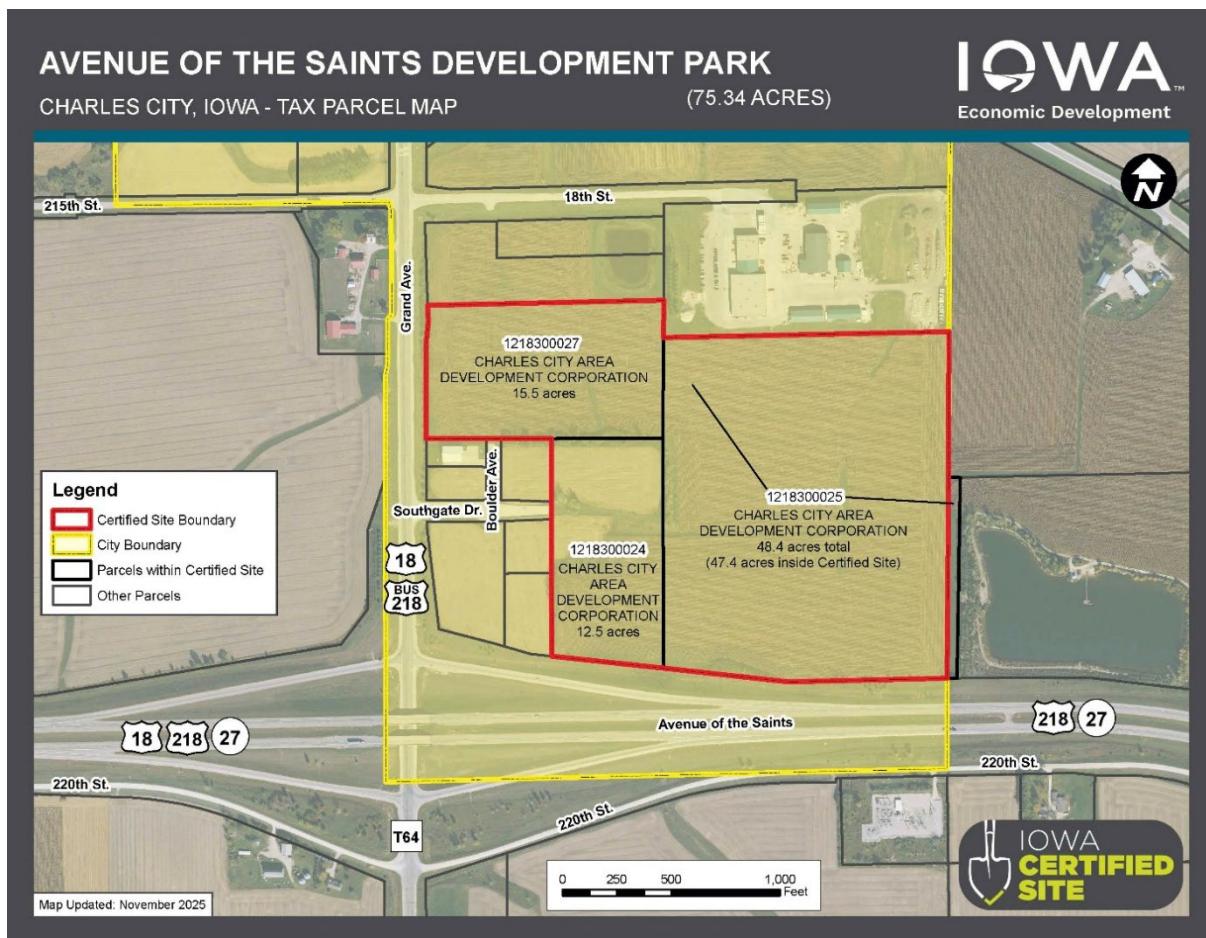
## Ownership + Availability



# OWNERSHIP & AVAILABILITY

04

## OWNERSHIP + PRICE



Owner	Acres	Tax Parcels	Price
Charles City Area Development Corporation	15.5	1218300027	\$46,500/acre
	12.5	1218300024	
	48.4	1218300025	
<b>TOTAL:</b> 75.4*			

The park is comprised of three parcels owned by the Charles City Area Development Corporation. \*Based on Floyd County Assessor's information. Surveyed acreage may differ.

### Source Documentation:

Letter from Charles City Area Development Corporation – Scott Melliere – September 4, 2024

Letter from Charles City Area Development Corporation – Scott Melliere – July 30, 2024

### LEASES

There is a farm lease for 65.84 tillable acres, more or less, with possession by the Tenant for a term of 1 year to commence on March 1, 2025, and end on February 2, 2026. The lease possesses a termination clause that allows the Landlord to terminate the Lease for Real Estate with 60-days written notice to the Tenant. This lease tends to be renewed each year.

### Support Documentation:

Farm Lease Template – Undated but provided September 25, 2024

## TITLE

Merchantable title for the property resides in Charles City Area Development Corporation. The title opinion identified the following easements, rights-of-way and other restrictions on the property that may impact development of the property:

- Easement to Floyd County, Iowa for road purposes,
- Easement to Northern Natural Gas Company for construction, maintenance and operation of pipelines; this was assigned to Enron Corp.,
- Controlled access resolution for access to, from, and across Primary Highway 147, 14, and 18,
- Easement to Floyd County, Iowa for road purposes,
- Easement to Iowa Public Service Company with the right to construct and maintain an electric transmission line,
- Property may be subject to the South Grand Urban Renewal Area and Plan which may affect its use,
- Electric transmission line easement to MidAmerican Energy Company for a perpetual right of way easement for the right to survey the property and to spray and trim trees and shrubs, and to install access gates,
- Electric easement to MidAmerican Energy Company for right of way for the purpose of constructing and maintain lines for transmission and distribution,
- Fact and conclusions of law ordering the voluntary annexation of a portion of the property,
- Development Agreement that provides requirements for future roadways and improvements within the subdivision,
- Dedication of plat that contains easements, restrictions, and provisions affecting use of the property,
- Declaration of right of first refusal and restrictive covenants to Steven E. Swartzrock
- Flood plain management ordinances of the City of Charles City, Iowa,
- Certificates pertaining to variances granted to the City of Charles City relating to the placement of signs at the property,
- Plat of survey for a portion of the property,
- Plat of survey of the property under examination,
- Declaration concerning restrictions granted to Charles City Area Development Corporation,
- Grant and Development Agreement and Option to Purchase Real Estate between the City of Charles City, Iowa, and Charles City Area Development Corporation; an addendum is also included, and
- Access easement to Charles City Area Development Corporation for an access easement over Swartzrock's property.

The title opinions should be reviewed for any additional information that may impact development of the property.

*Support Documentation:*

*Title Opinion – Noah, Smith, Slotter & Ellingson P.L.C. – August 6, 2024*

# 05

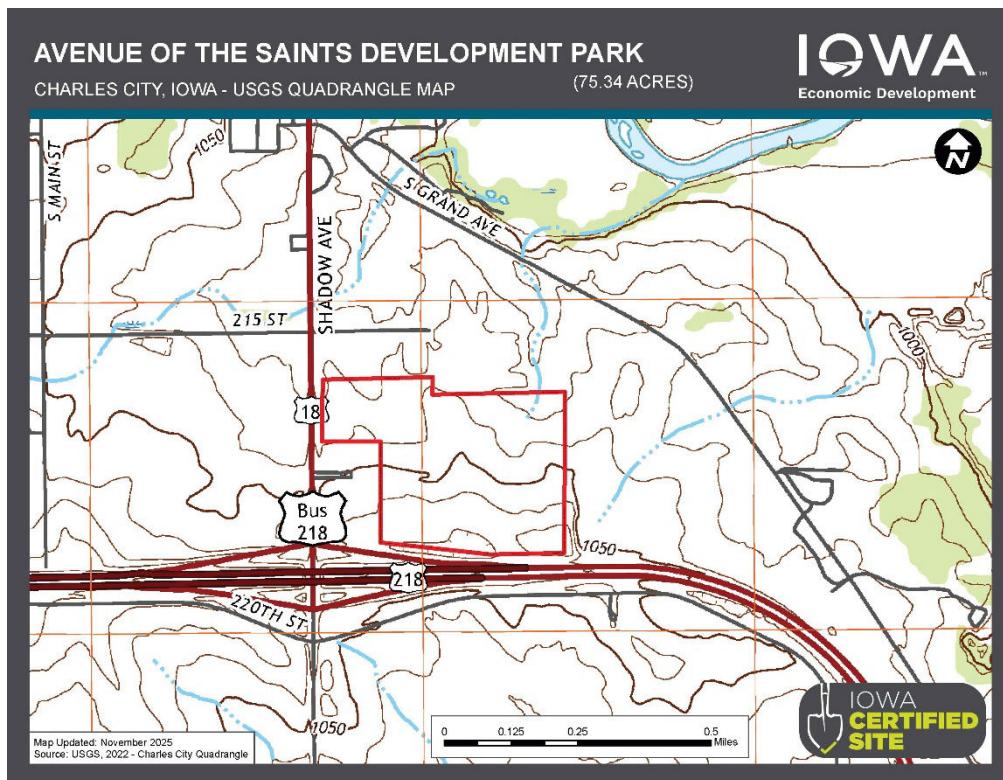
## Site Characteristics



# SITE CHARACTERISTICS

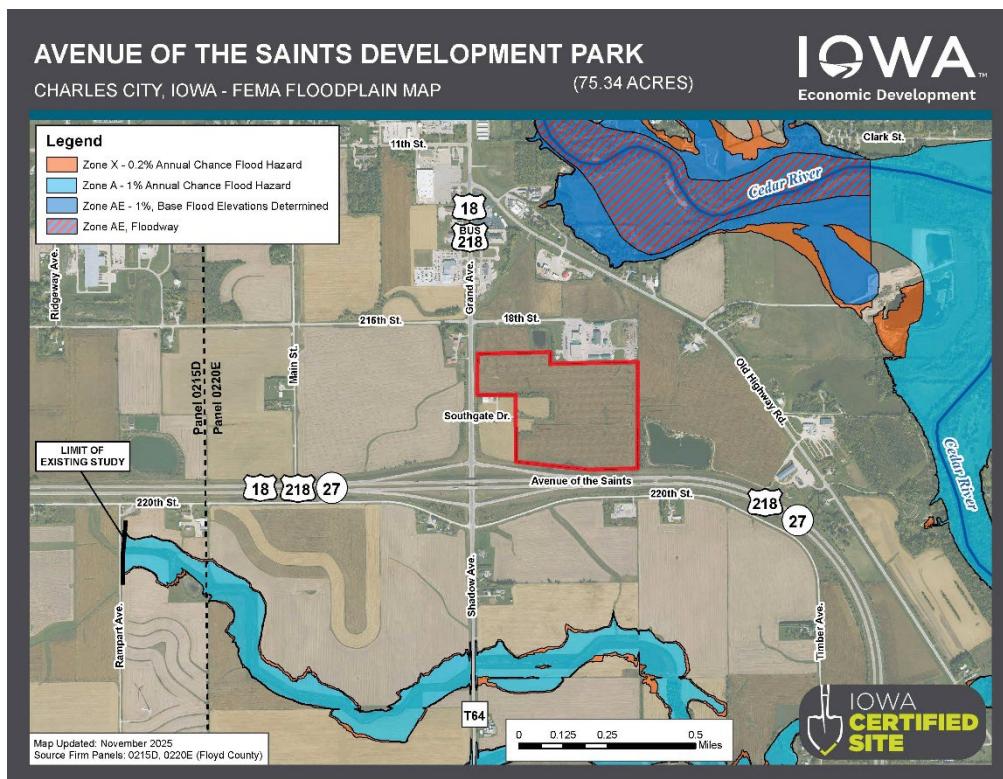
05

USGS



FEMA

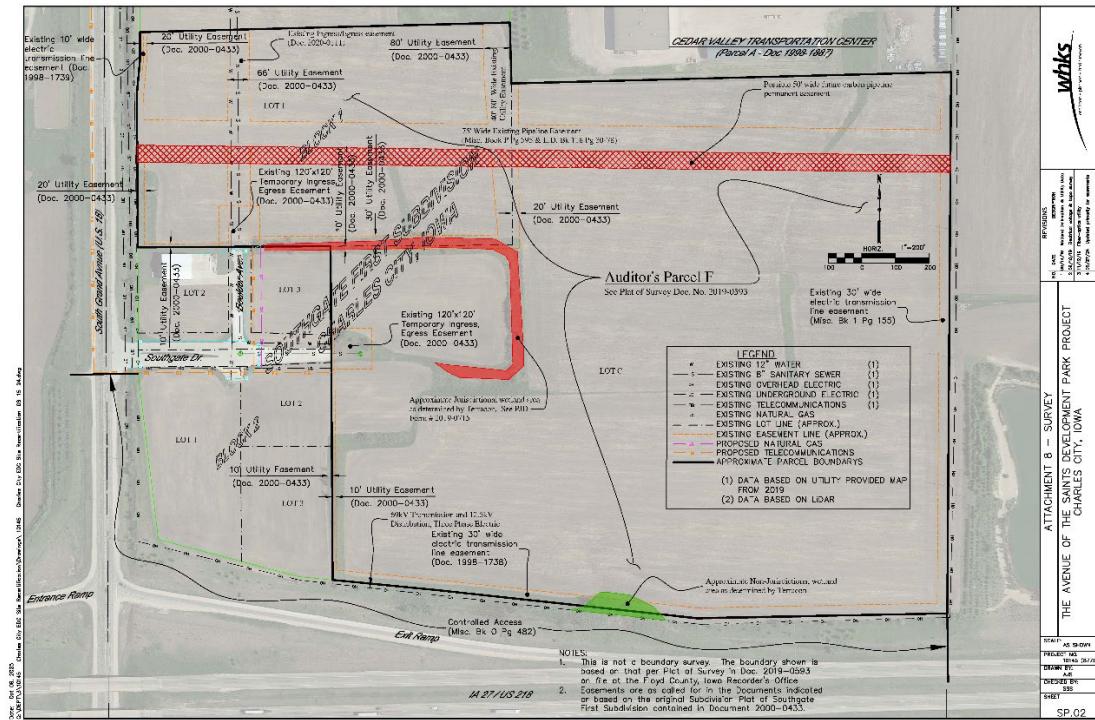
FEMA Flood Zone X – outside of the 100- and 500-year flood zones; Map #19067C0220E



## SITE CHARACTERISTICS

05

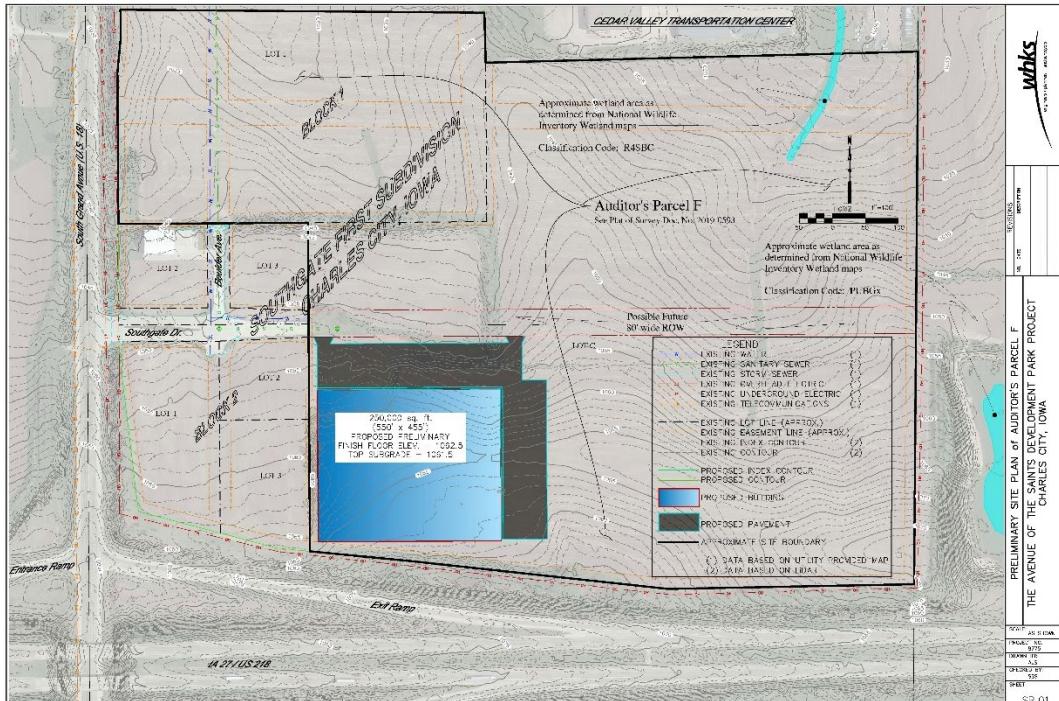
## SURVEY



### *Support Documentation:*

Survey – WHKS, Boundary Exhibit Drawing – August 27, 2024

## TOPOGRAPHY



### *Support Documentation:*

Topographic Analysis – WHKS – Undated but provided May 28, 2024

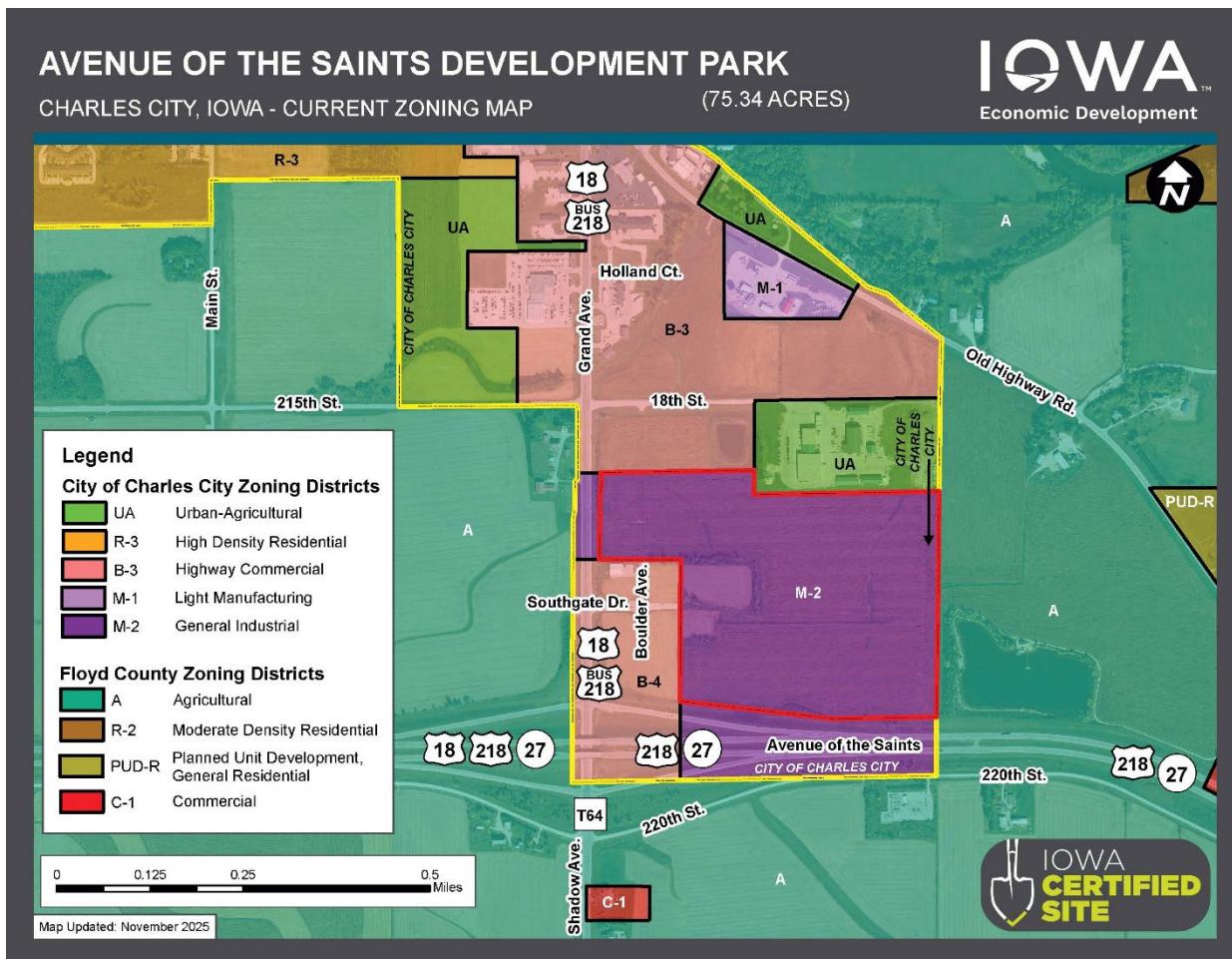
# 06

# Zoning



## CURRENT ZONING

The park is zoned General Industrial (M-2) by the City of Charles City. A zoning change will not be required for development.



It is the intent of the M-2 General Industrial District to provide standards for areas suitable for some intense industrial, wholesaling and storage activities, to preserve land for the expansion of the basic economic activities, to free those areas from intrusion by incompatible land uses, that these areas should be served with adequate transportation facilities, and that use of this land conduct activities that create low to moderate hazards to adjacent properties.

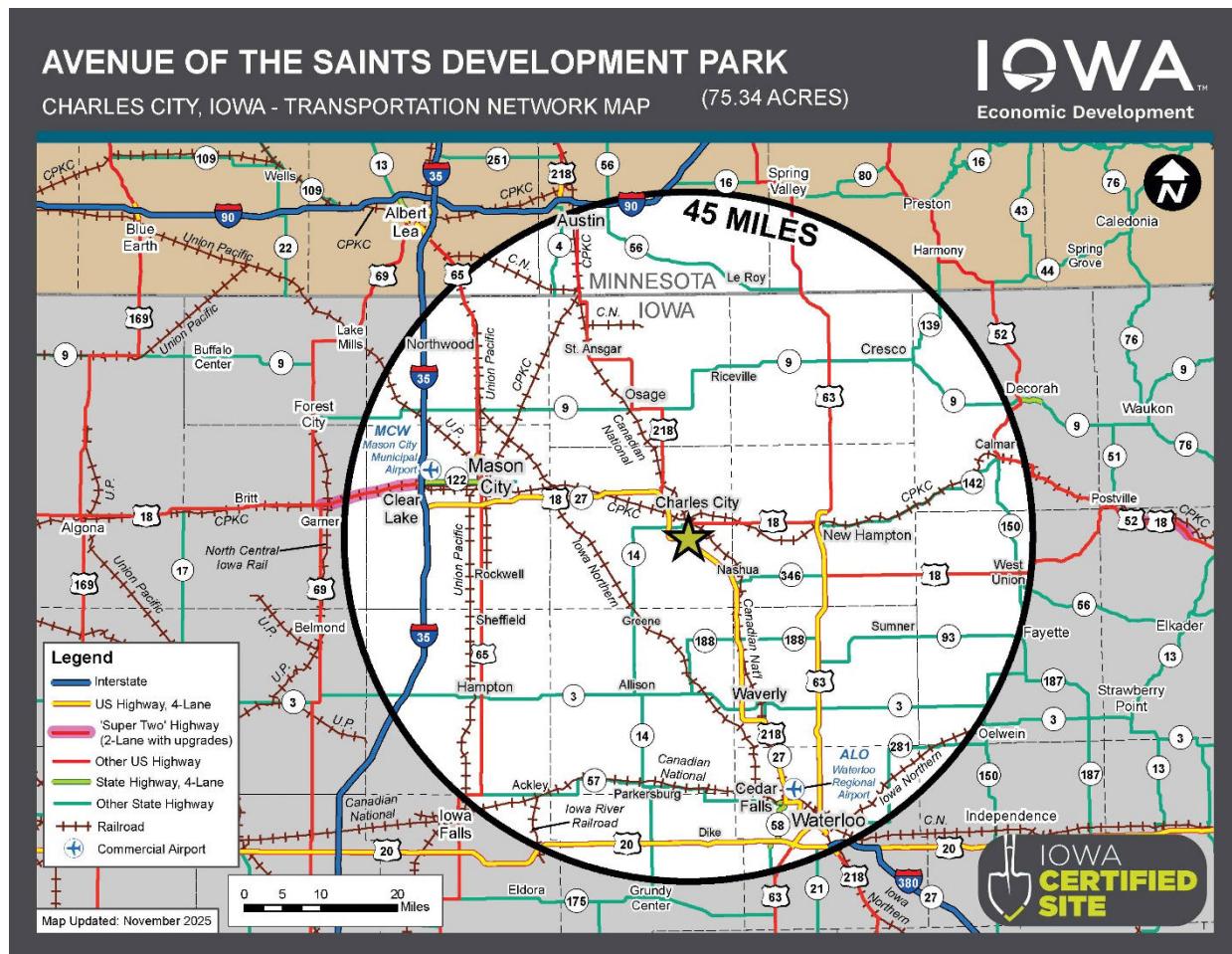
Section 2.1.17 of the Unified Development Ordinance lays out the uses and requirements for development in the M-2 General Industrial District and should be reviewed in detail by any prospects.

*Support Documentation:*  
Charles City, Iowa Unified Development Ordinance – 2022

07

# Transportation





## ROADS

The development can be accessed via Boulder Avenue or Southgate Drive from the central portion of the property. The northwestern portion of the property is adjacent to Grand Avenue/US Highway 18.

The property is immediately north of Avenue of the Saints/ Iowa Highway 27/ US Highway 218, a four-lane divided highway. In order to access this highway from the site, a driver would turn south onto Grand Avenue from Southgate Drive and proceed immediately to either ramp (west-bound or east-bound) for Avenue of the Saints. I-35 is 40 miles from the property and can be accessed via US Highway 18/ Iowa Highway 27. I-90 is 55 miles away and can be accessed via US Highway 218.

### *Support Documentation:*

Questionnaire – Charles City Area Development Corporation – Undated but provided September 5, 2024

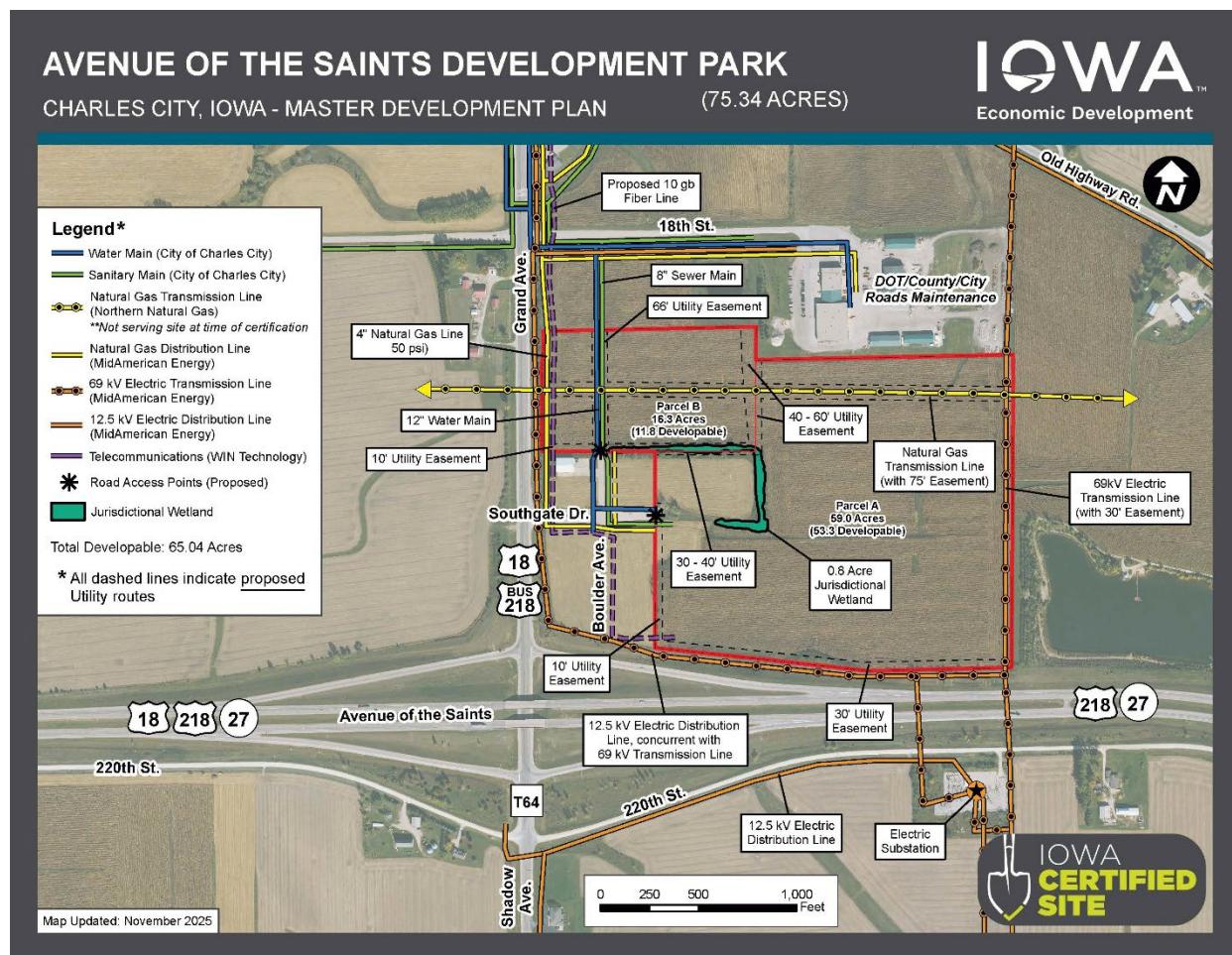
## COMMERCIAL SERVICE AIRPORT

Mason City Municipal Airport (KMCW) – 47 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: 12.47 kV three-phase electric lines run along 18<sup>th</sup> Street north of the property. There is also a 12.47 kV electric distribution line along the southern boundary of the property.
  - Transmission: 69 kV runs along the eastern and southern boundary. There is 161 kV near the park as well that serves the substation across Highway 218 to the south of the park.
  - Substation: Charles City South Substation is 1.0 mile north of the industrial park. There is another substation across Highway 218 south of the park.
- Available Capacity: Total available capacity is 5 MW.
- Improvements: No off-site improvements are needed to serve the property at 2.5 MW. On-site upgrades are dependent on final site plans and actual load to be served.

- Schedule: On-site upgrades to serve end user could be done within the 9 month timeframe.
- Cost: Cost estimate for on-site upgrades dependent on site plan and actual load to be served.
- Other: Feasibility of redundant electric service at the property requires referral to Rider EF – Excess Facilities in MidAmerican's Iowa Electric Tariff.

Contact:

Luke Wood

Business and Community Development Program Manager

MidAmerican Energy Company

(515) 281-2572

Luke.wood@midamerican.com

*Support Documentation:*

*Electric Questionnaire – July 2, 2025*

## NATURAL GAS

Provider: MidAmerican Energy Company (distribution and transmission)

Service Details

- Existing Infrastructure: A 4-inch 50 psig main has been recently extended along Grand Avenue and along Southgate Drive.
- Available Capacity: > 15,000 mcf
- Improvements: The 4-inch line was recently installed. Improvements would require the installation of customer/regulator sets as load materializes.
- Estimated Cost: Distribution installation costs were previously estimated to be \$24,000. These costs are offset by revenue credits. A contribution from the customer is anticipated to extend services to the site. The contribution will depend on actual customer usage.
- Estimated Schedule: Distribution upgrades can be completed within 9 months after an executed construction agreement is completed (up to 6 weeks for design and 9 months for construction). Construction must take place during non-winter months.

Contact:

Luke Wood

Business and Community Development

MidAmerican Energy Company

(515) 281-2572

Luke.wood@midamerican.com

*Support Documentation:*

*Follow-up Letter #3 Response – WHKS – October 2, 2025*

*Natural Gas Questionnaire – July 2, 2025*

### WATER

Provider: City of Charles City

#### Service Details

- Existing Infrastructure: A 12-inch line bisects the northwestern portion of the property. It also stubs at the end of Southgate Drive in the central portion of the property.
- Available Capacity: 3.264 million gallons per day
- Improvements: None
- Estimated Cost: Not applicable as infrastructure is on site.
- Estimated Schedule: Not applicable

#### Water Treatment

- Plant: City of Charles City (2.8 miles)
- Permitted Capacity: 6.5 million gallons per day
- Allocated Capacity: 1.0 million gallons per day
- Average Utilization: 3.0 million gallons per day
- Peak Utilization: 3.236 million gallons per day
- Excess Capacity: 3.264 million gallons per day

#### Contact:

Cory Spieker  
Water Superintendent  
City of Charles City  
(641) 257-6315  
[cory@cityofcharlescity.org](mailto:cory@cityofcharlescity.org)

#### *Support Documentation:*

Water Questionnaire – Dated May 21, 2025 but provided via email on October 9, 2025  
Water Questionnaire – May 21, 2025

### WASTEWATER

Provider: City of Charles City, Iowa

#### Service Details

- Existing Infrastructure: An 8" gravity sewer line is within the property that feeds into a city-owned lift station.
- Excess Capacity: 0.95 million gallons per day; lift station development study shows 0.40 million gallons per day was set aside for industrial with no industrial currently on site.
- Improvements: None required
- Estimated Cost: Costs are anticipated to be minimal since the infrastructure is on site.
- Estimated Schedule: Not applicable as infrastructure is on site.
- Other: The Old Highway Lift Station 2 pumps are able to pump a total max of 2 million gallons per day. Anything above that capacity would need a study for pumps, gravity, and force main sizing.

#### Wastewater Treatment

- Plant: Charles City Water Resource Recovery Facility (WRRF)
- Total Permitted Capacity: 4.66 million gallons per day
- Allocated Capacity: 3.78 million gallons per day
- Average Utilization: 1.679 million gallons per day

- Peak Utilization: 4.989 million gallons per day
- Excess Capacity: 0.876 million gallons per day

Contact:

Dan Rimrod  
WRRF Superintendent  
City of Charles City  
(641) 257-6318  
[dan@cityofcharlescity.org](mailto:dan@cityofcharlescity.org)

*Support Documentation:*

*Wastewater Questionnaire – Dated May 14, 2025 but provided September 5, 2025 via email*  
*Wastewater Questionnaire – May 14, 2025*

## TELECOMMUNICATIONS

Provider: WIN, LLC f/k/a Wisconsin Independent Network

Service Details

- Existing Infrastructure: Fiber is approximately 6,258 north of the park at Stoney Point Road.
- Services Available: Fiber, dark fiber, switched ethernet, and DIA internet.
- Improvements: WIN would build underground fiber to the location.
- Estimated Cost: There are two cost options. The first option allows a user to pay a higher monthly re-occurring cost (MRC) for the circuit where the construction cost is included. For a 36-month agreement, the MRC is \$3,825 and the NRC is \$2,500. For a 60-month agreement, the MRC is \$2,875 and the NRC is \$2,500. The second option reflects a one-time non-reoccurring construction cost (NRC). For a 36-month agreement, the MRC is \$2,000 and the NRC is \$68,200. For a 60-month agreement, the MRC is \$1,850 and the NRC is \$64,000.
- Estimated Schedule: It is estimated to take 120 days to extend the infrastructure to the inside of the park.
- Other: Dark fiber is available at the park.

Contact:

Eric Wingender  
Member Relations  
WIN, LLC  
[Eric.wingender@wintechnology.com](mailto:Eric.wingender@wintechnology.com)  
(715) 492-2753

*Support Documentation:*

*Email from Eric Wingender (WIN, LLC) – August 7, 2025*  
*Telecommunications Questionnaire – June 5, 2025*

09

## Due Diligence



## ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) conducted to ASTM E1527-21 standards did not identify any recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or Significant Data Gaps (SDGs) in connection with the property.

*Support Documentation:*

Phase I Environmental Site Assessment – Terracon – August 28, 2024

## WETLANDS

A Wetland and Waters of the United States Delineation Report found a total of 1.13 acres of wetlands were identified from two areas within the Investigation Area. An Approved Jurisdictional Determination was issued by the U.S. Army Corps of Engineers on November 27, 2019. This AJD indicated that wetland 1 (0.81 acres) was jurisdictional waters of the US. It also determined that wetland 2 (0.32 acres) was not jurisdictional. Per a July 31, 2024 email from Abigail Steele with USACE, the 2019 Approved Jurisdictional Delineation is still valid, and they did not recommend requesting an updated one given that they did not anticipate any changes.



*Support Documentation:*

Email – Abigail Steele (USACE) and Dave Cleary (Terracon) – July 31, 2024

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – November 27, 2019

Wetland and Waters of the United States Delineation Report – Terracon Consultants, Inc. – June 5, 2019

## SPECIES

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

- Threatened and Endangered Species
  - Tricolored Bat (Mammal) – Proposed Endangered
  - Western Regal Fritillary (Insect) – Proposed Threatened
  - Monarch Butterfly (Insect) – Proposed Threatened
- Critical Habitats
  - No critical habitats at this location.

While there is potential habitat for the Monarch Butterfly and Western Regal Fritillary, adverse effects due to significant change of the property are unlikely based on the developed nature of the site. Due to the small number of trees on-site and abundance of suitable habitat along the Cedar River corridor located 2,000 feet northeast of the site, the Tricolored Bat would not likely be adversely affected by site development as long as the trees are cleared outside of the bat active season, which is considered to be April 1 through September 30 in Iowa.

### *Support Documentation:*

*Threatened/ Endangered Species Records Review Update – Terracon – April 16, 2025*

*Official Species List – U.S. Fish and Wildlife – April 9, 2025*

## CULTURAL RESOURCES

A Phase I Cultural Resources Investigation was completed by Bear Creek Archeology in January 2019. The investigation resulted in no cultural resources being identified within the site certification boundary and they recommended no further cultural resources work for the proposed park. Within the 0.25-mile buffer zone around the site boundary, no previously documented historic resources were identified. However, 12 properties with extant buildings or structures were identified and three contained structures or buildings of historic age. None of the properties within the buffer had been evaluated for the National Register of Historic Places. Given the results of the previous investigation, the entirety of the area investigated for the development park was recommended for no further cultural resources work.

Bear Creek Archeology wrote a letter, dated September 12, 2024, in response to the site recertification indicating that the previous investigation and report met or exceeded the guidelines for conducting archeological investigations at the time and would still meet the updated guidelines for conducting and reporting archeological investigations. In the statement, Bear Creek Archeology addressed the properties in the 0.25-mile buffer zone. Four properties within the buffer had aged past the 45-year threshold. Based on no proposed alterations to the park boundary, no previously identified cultural resources within the site certification area, as well as only minor alterations to the reconnaissance level investigation of the 0.25-mile buffer of the area, Bear Creek Archeology recommended the previous investigation to be valid.

SHPO indicated that the work conducted by Bear Creek Archeology could be used to support an agency's conclusions and determinations of effect pursuant to the requirement of the National Historic Preservation Act, as amended. If federal action is defined or if permits will be required from the U.S. Army Corps of Engineers or other regulatory agencies, and further consultation with SHPO and other interested parties may be necessary.

### *Support Documentation:*

*Email from the Iowa State Historic Preservation Office (Sara Andre) – May 1, 2025*

*Statement from Bear Creek Archeology – September 12, 2024*

*Phase I Cultural Resources Investigation – Bear Creek Archeology – January 2019*

## GEOTECHNICAL

A Preliminary Geotechnical Engineering Report included five test borings that were drilled to depths ranging from 18 to 25.5 feet below existing grades. Terracon recommends using Seismic Site Class D for the property. Note: The IEDA Certified Site Program specifies what methodologies should be utilized to determine Seismic Site Class. Terracon did not utilize the preferred methods and relied upon their experience and knowledge of geologic conditions of the general area.



*Support Documentation:  
Preliminary Geotechnical Engineering Report – Terracon – February 21, 2019*

# 10

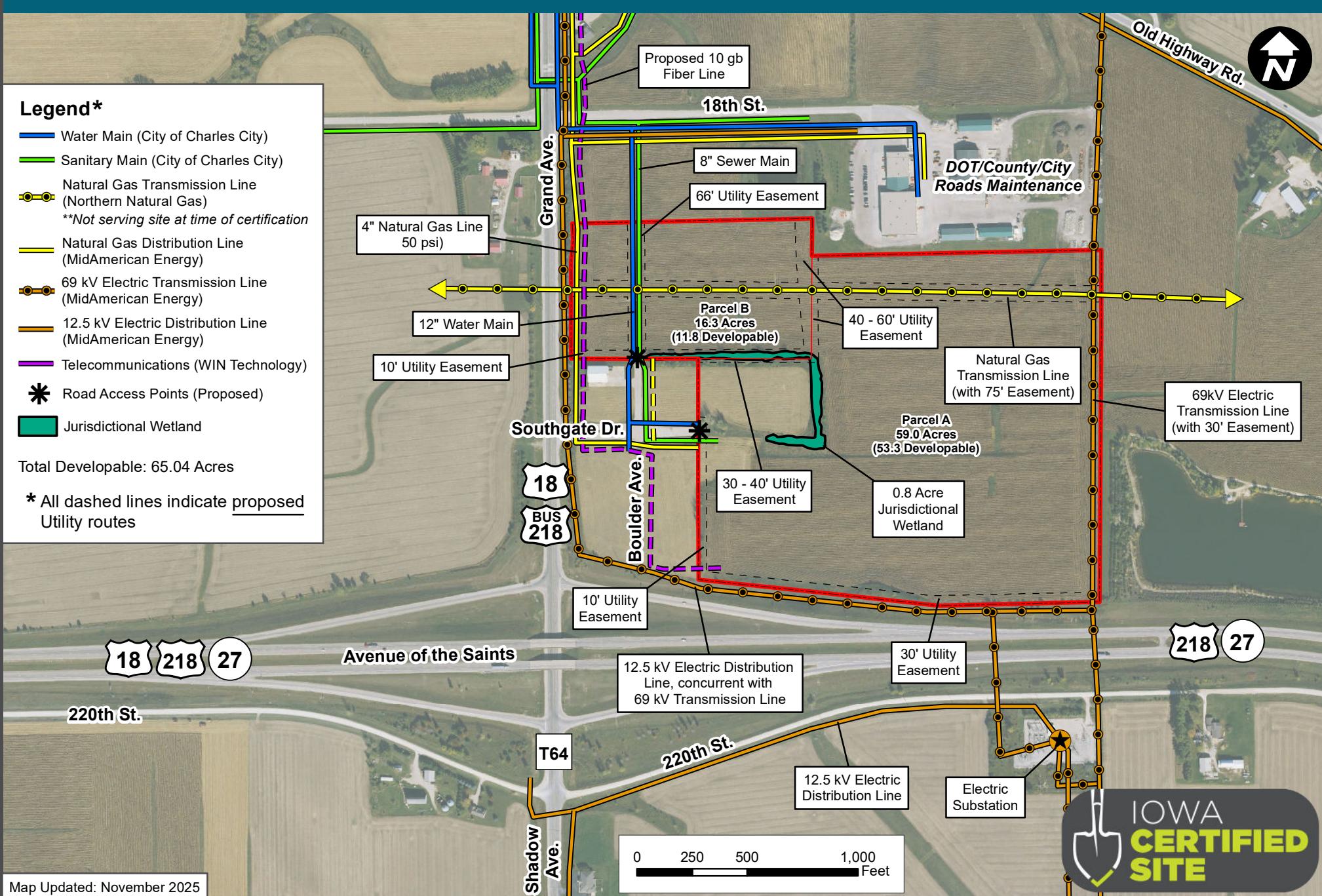
## Master Plan



# AVENUE OF THE SAINTS DEVELOPMENT PARK

CHARLES CITY, IOWA - MASTER DEVELOPMENT PLAN

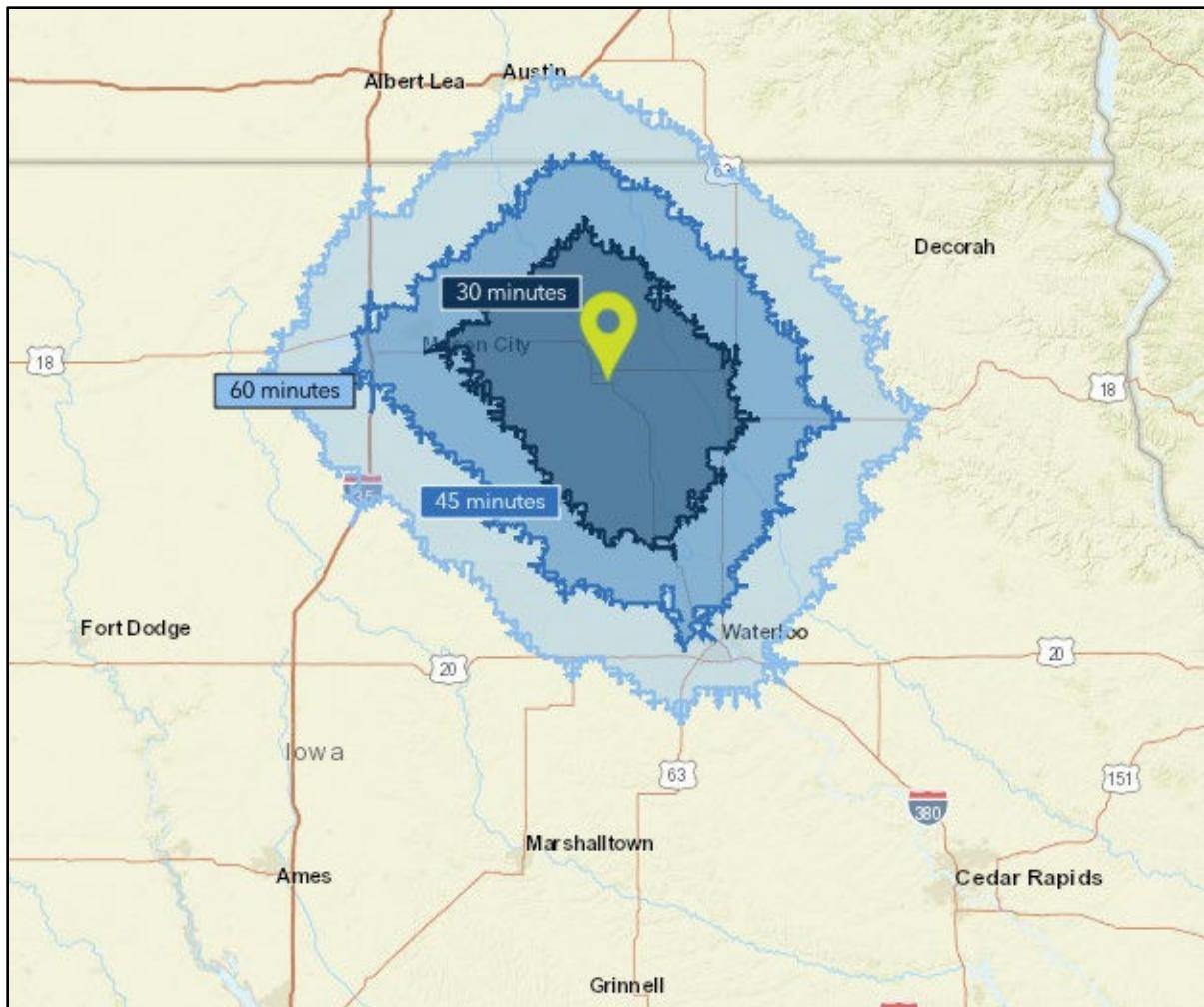
(75.34 ACRES)



11

# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	41,157	130,386	281,951
Labor Force	21,772	70,213	149,391
Manufacturing Employment	4,269	11,535	25,280
Percentage Employed in Manufacturing	20%	17%	18%
Median Age	42.7	41.9	40.8
Bachelor's Degree Attainment	24%	28%	27%
Average Hourly Wage	\$26.89	\$28.23	\$27.85
Average Manufacturing Wage	\$32.17	\$35.92	\$33.52

Source:

ESRI Business Analyst Online – 2024 (all data except wages)  
JobsEQ – 2025Q2 (wage data)



10 Falcon Crest Drive  
Greenville, SC 29607  
864.671.1001

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

 **QUEST**  
SITE SOLUTIONS