



Hemping Helm Industrial Park
Bondurant, Polk County, IA

Certification Report
March 2026





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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, (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 Thompson, amy.thompson@iowaeda.com, (515) 348-6250



02

Certification Letter



March 12, 2026

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



Dear Mrs. Thompson:

Hemping Helm Industrial Park, located in Bondurant, 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 **Hemping Helm Industrial Park** as an **Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified Hemping Helm Industrial Park as meeting the following 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 (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 and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- 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 9 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 9 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 9 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 9 months.
- The park must be served or be able to be served within 9 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 March 12, 2029. 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
Senior Consultant

03

Property Overview



PROPERTY OVERVIEW

LOCATION (LAT / LONG)

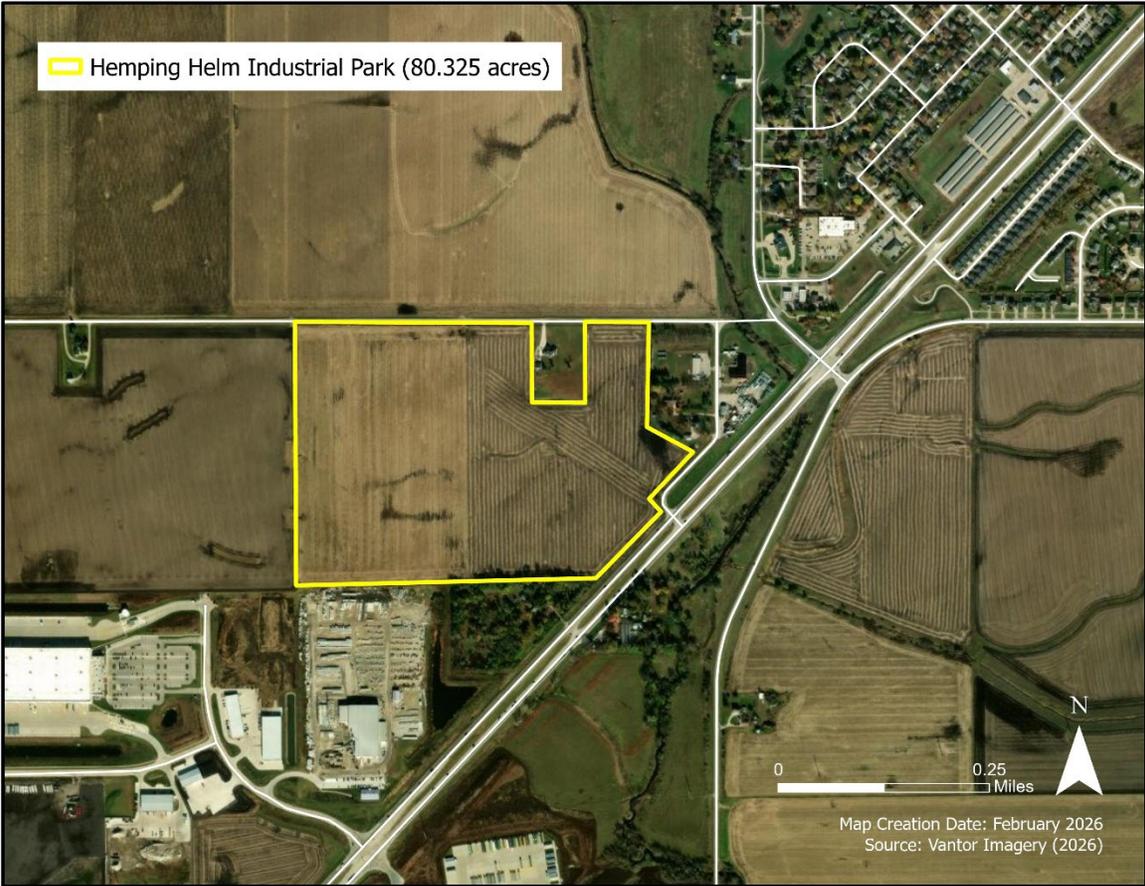
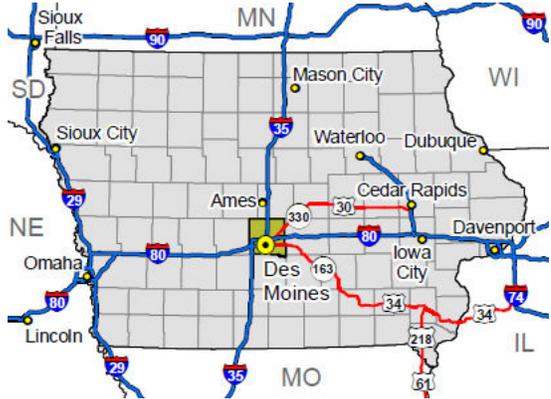
41.686161°, -93.470255°

CONTACT INFORMATION

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

SIZE/ACREAGE

80.33 total acres
76.14 developable acres

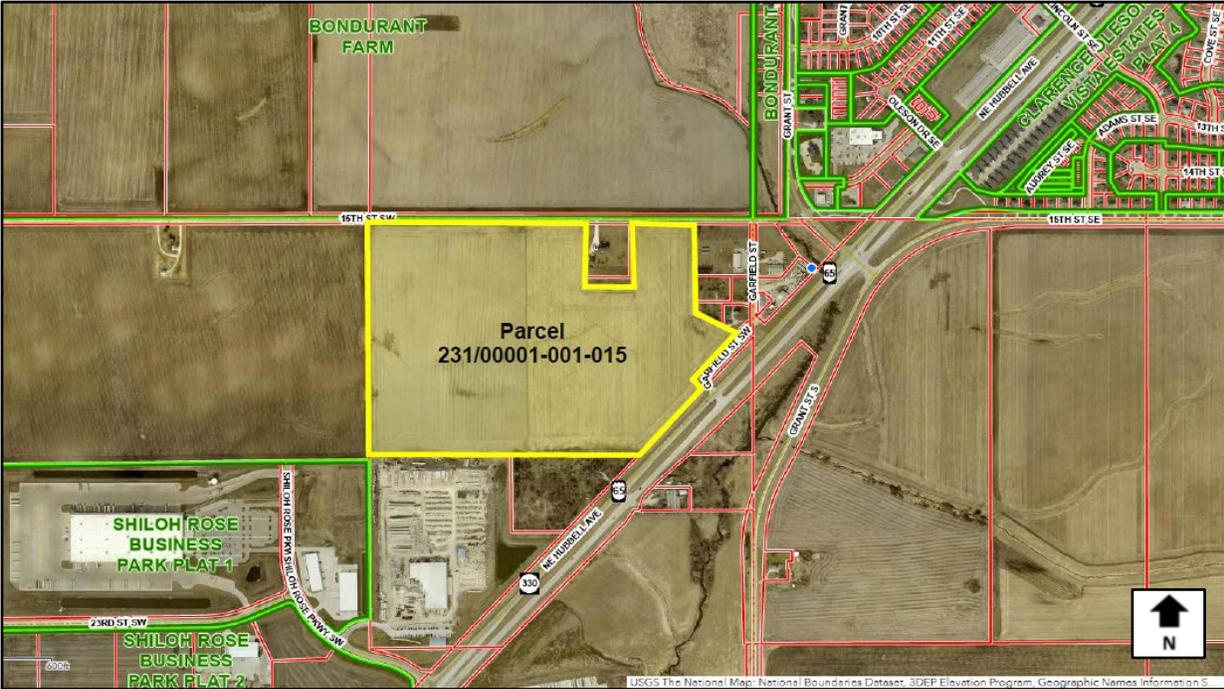


04

Ownership + Availability



OWNERSHIP + PRICE



The park is comprised of one parcel, 231/00001-001-015, that is 80.33 acres, per the survey, and owned by Harvey Helm and Peggy Helm (life tenants) and Michelle L. Hemping (remainderman).

Harvey Helm Rev. Trust, Peggy Helm Rev. Trust, and Michelle Hemping have a listing agreement with Midwest Land Group LLC to market the property for industrial purposes at a price of \$9,903,750 through December 31, 2029. *Note that the listing agreement identifies the property with Geoparcels ID 7923-01-200-024.*

Support Documentation:
ALTA/NSPS Land Title Survey – Shive-Hattery – November 17, 2025 (Signed)
Commercial/Non-Residential Exclusive Listing Agreement – Midwest Land Group, LLC – August 26, 2025

TITLE

Marketable title to the property is vested in Harvey Helm and Peggy Helm (life tenants) and Michelle Hemping (remainderman). The following easements were identified in the title opinion:

- Easement to Northern Natural Gas Company (BK 2713, Page 193)
- Pipeline easement to Northern Natural Gas (Book 5145, Page 263)
- Easement to Michael Hemping and Michelle Hemping (Book 10302, Page 990)

All title opinions and surveys should be reviewed for all items that impact the property.

Support Documentation:
Title Commitment – Charnetski Law PLC – August 4, 2025

LEASES

There is an existing farm lease for the property's tillable acreage between Harvy and Peggy Helm and Heping Farms LLC. The agreement states that there is a 60 day maximum termination from date of written notice with reimbursement to Heping Farms LLC for crop destruction. The agreement will continue indefinitely until termination.

Support Documentation:

Email Correspondence – Mike Heping – November 20, 2025

Farm Agreement – Harvey and Peggy Helm, Heping Farms LLC – August 27, 2025

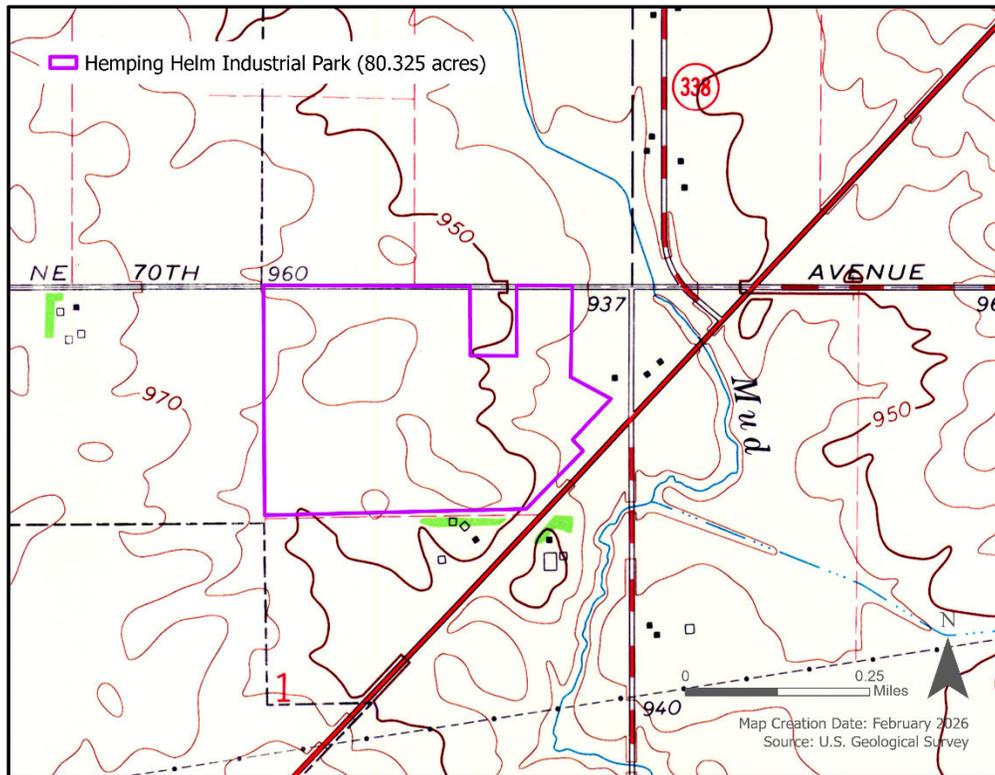
Notice of Termination of Farm Tenancy – Harvey & Peggy Helm, Heping Farms LLC – August 27, 2025

05

Site Characteristics



USGS



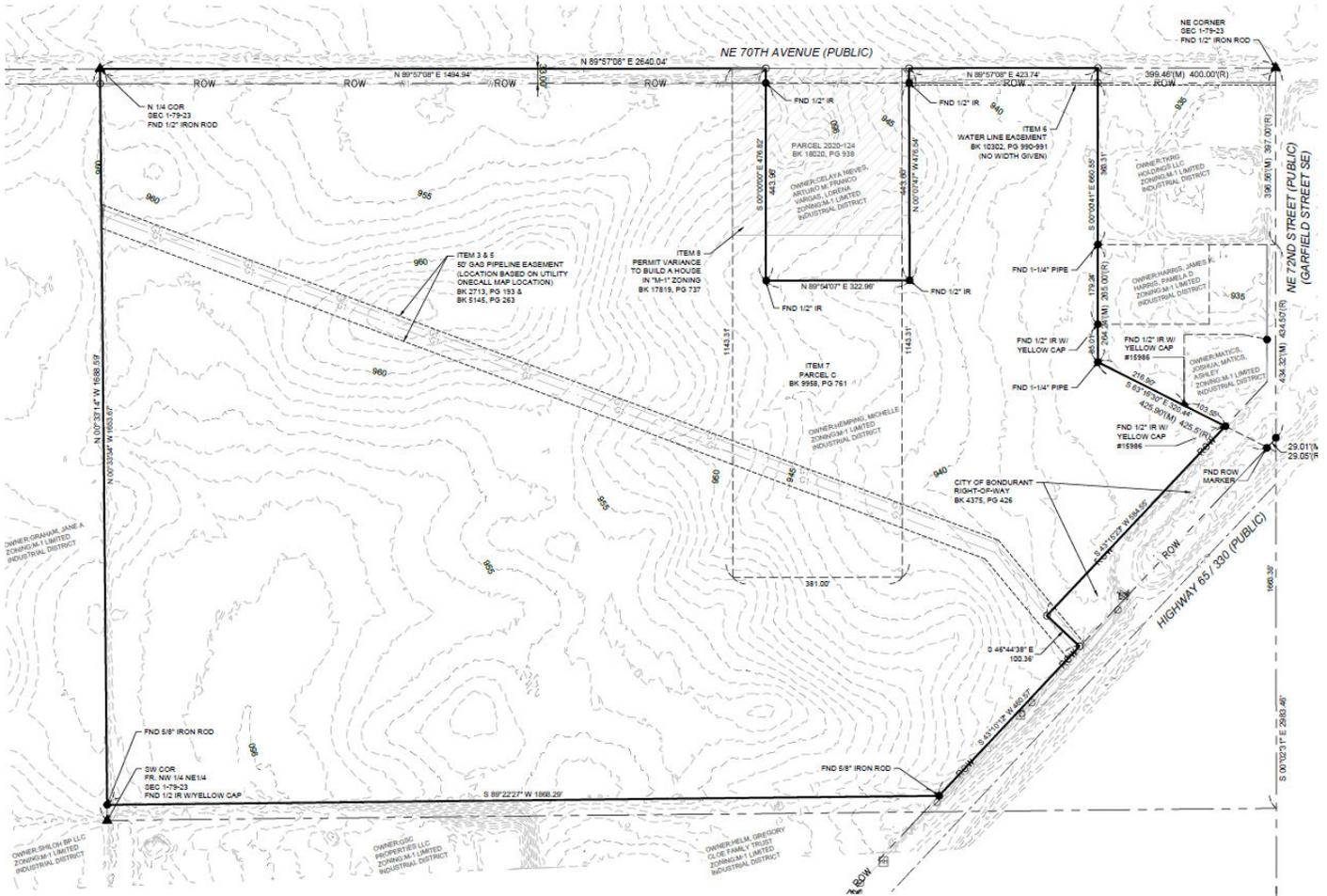
FEMA

FEMA Flood Zone X – outside of flood zones; Maps 19153C0230F and 19153C0240F



SITE CHARACTERISTICS

SURVEY



Support Documentation:
ALTA/NSPS Land Title Survey – Shive-Hattery – November 17, 2025

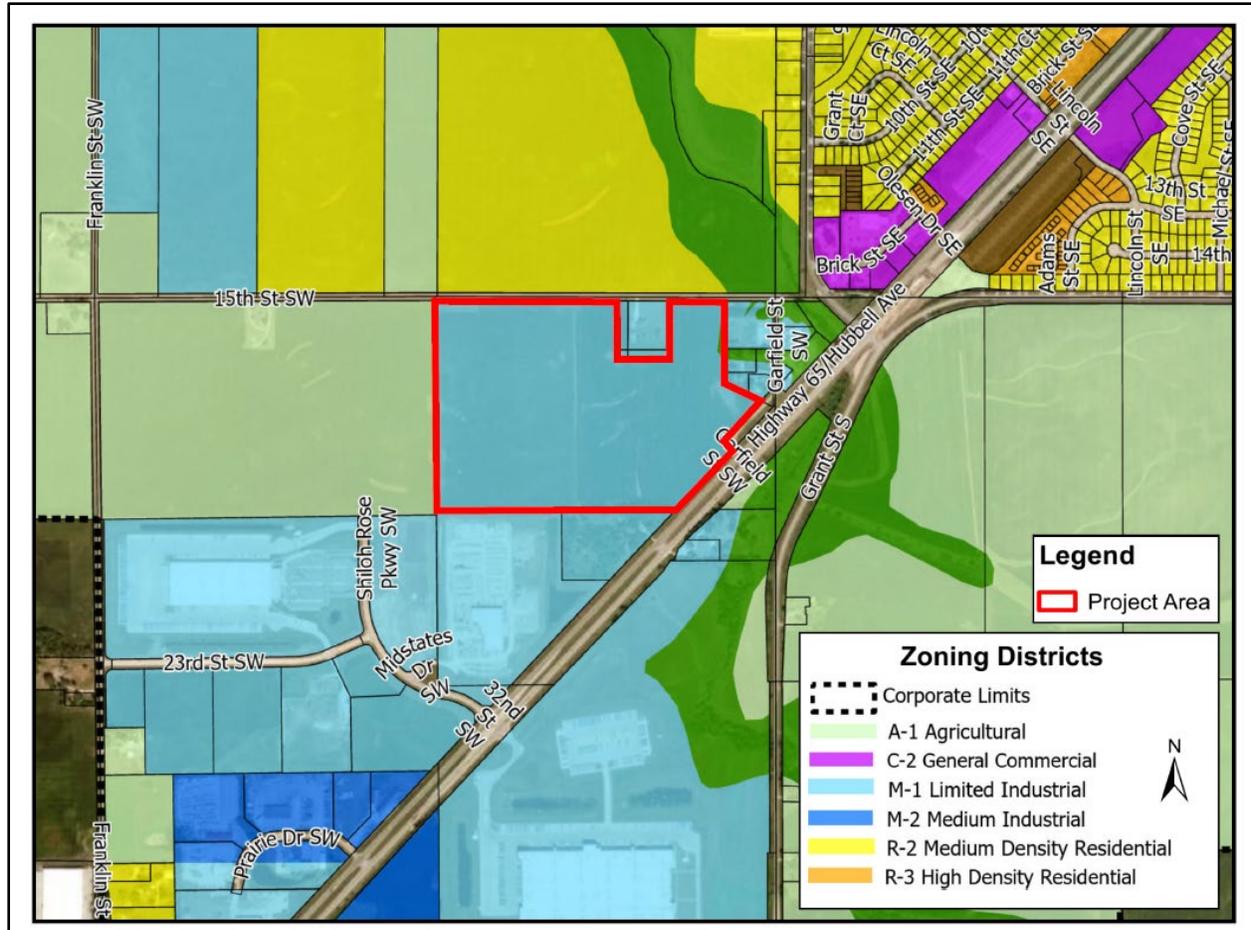
06

Zoning



CURRENT ZONING

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



The M-1 District is intended to for certain non-nuisance manufacturing and industrial uses while maintaining protection for nearby residential districts. All manufacturing, assembling, compounding, processing, packaging, or other comparable treatment must take place within completely enclosed buildings, except allowable Outdoor Storage exclusions.

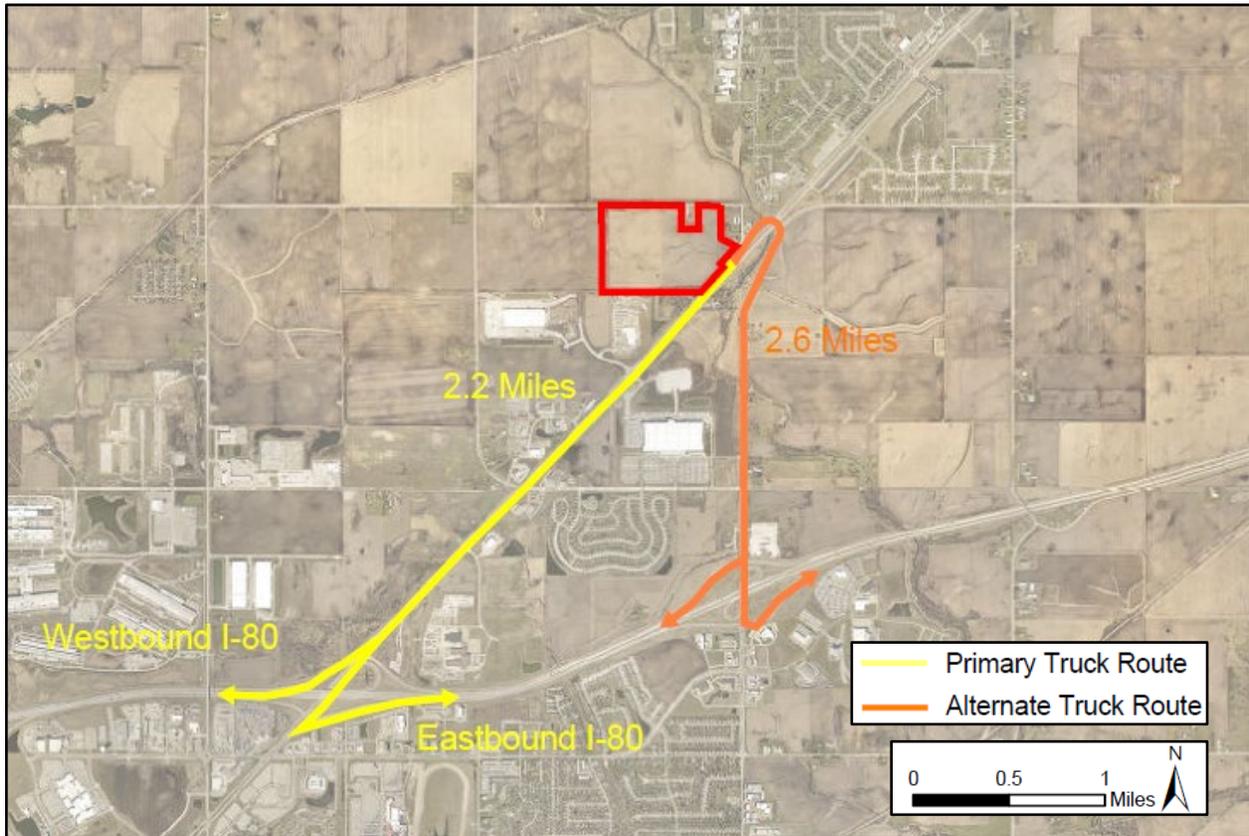
Support Documentation:
City of Bondurant Code of Ordinances – Zoning Code – District Regulations (Ch. 178)

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Transportation



ROADS



Access to the property is available from NE 72nd Street, which runs along a portion of the property’s southeastern boundary. US Highway 65 runs adjacent to the park and can be accessed from NE 72nd Street. I-80 is located 2.2 miles south of the property and can be accessed from US-65. There is westbound and eastbound access at this point of entry.

COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 17.9 miles

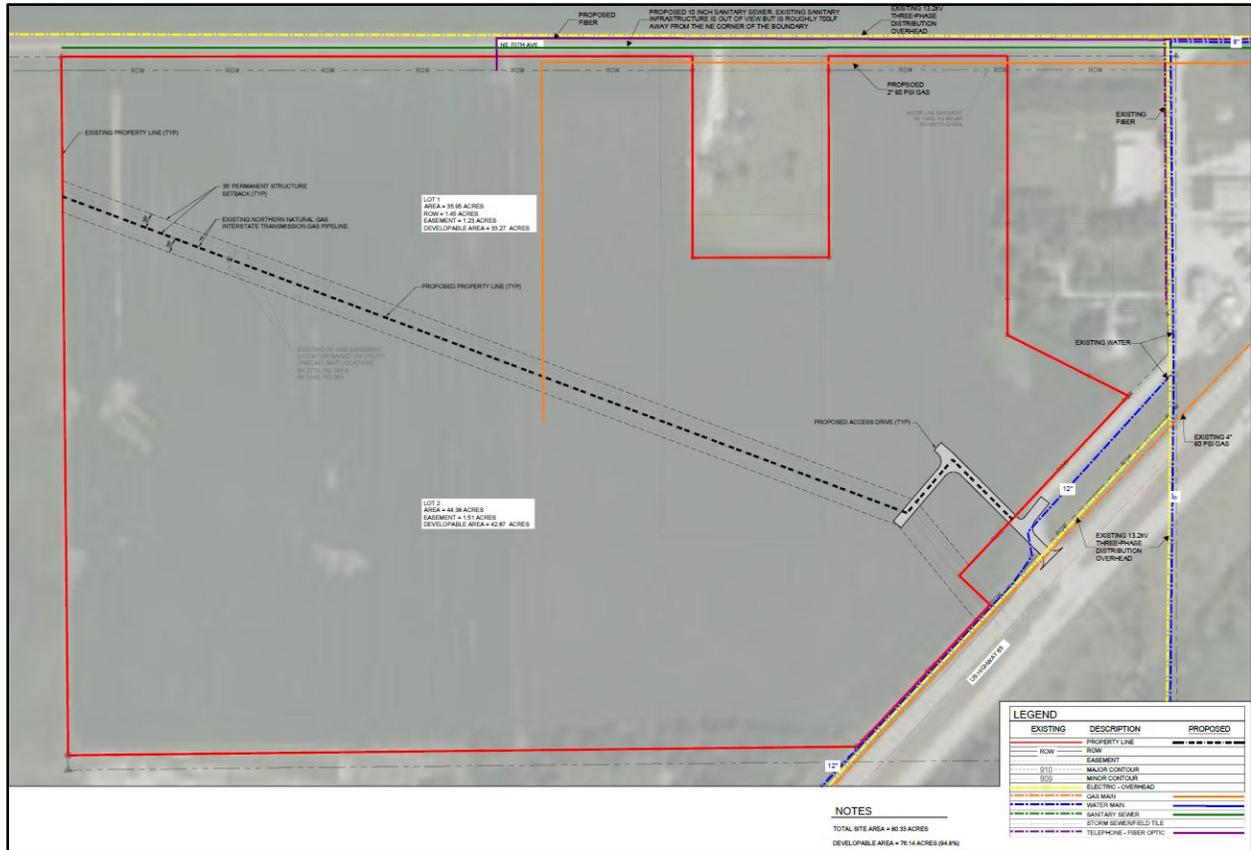
Support Documentation:

Questionnaire – City of Bondurant – last revised December 11, 2025

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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 NE 70th Avenue, adjacent to the property.
 - Transmission: 345 kV – less than one mile from the property.
 - Substation: Bondurant – located at 5810 NE 62nd Ave, Altoona, IA, which is 2.25 miles from the property.
- Available Capacity: Existing primary distribution has the capacity to serve 2.5 MW.
- Improvements: No infrastructure upgrades needed to serve 2.5 MW since distribution is adjacent to the property. Specific needs for infrastructure going into the property would need to be discussed with the customer.
- Estimated Cost: Costs would be minimal given that infrastructure is adjacent to the site and revenue credits are expected to offset distribution costs into the property.
- Estimated Schedule: Within 9 months after completed design and signed customer agreements in place (two months for design, two months for permitting, one month for

easement acquisition, and six months for construction). Design, permitting, and easement acquisition can partially overlap timeframes.

- Other: An electric specific easement or PUE on the property will be required to deliver electric service. Feeder redundancy is possible with a feeder extension.

Contact:

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

Support Documentation:

Electric Questionnaire – MidAmerican Energy Company – July 24, 2025

NATURAL GAS

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

Service Details

- Existing Infrastructure: A 4-inch 60 psig main runs adjacent to the park along NE Hubbell Avenue, approximately 2,000 feet from the property. Two parallel Northern Natural Gas mains run west to east through the center of the property.
- Available Capacity: 7,500 mcf per month will be available after upgrades.
- Improvements: Distribution upgrades would include installing 2,200 feet of 2-inch 60 psig main to reach the northern property line. Additionally, 850 feet of 2-inch 60 psig main would be needed to reach the center of the property.
- Estimated Cost: \$124,000; Revenue credits would be available to offset the gas infrastructure costs.
- Estimated Schedule: Distribution upgrades can be completed within 12 months in a non-frost environment (three months for design, two months for permitting, one month for easement acquisition, and six months for construction). Permitting, design, and ROW acquisition can be conducted concurrently.

Contact:

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

Support Documentation:

Natural Gas Questionnaire - MidAmerican Energy Company – July 31, 2025

WATER

Provider: City of Bondurant

Service Details

- Existing Infrastructure: A 12-inch main is located within the road right-of-way along NE Hubbell Avenue, adjacent to the property's southeastern boundary.
- Available Capacity: The 12-inch line has a total capacity of 1 MGD and 0.2 MGD of excess capacity with DMWW as the provider.
- Improvements: No infrastructure upgrades are needed to serve 150,000 gpd.
- Estimated Cost: Cost would be minimal, given that infrastructure is adjacent to the site.
- Estimated Schedule: N/A

Water Treatment

- Plant: Des Moines Water Works Fleur Drive Plant (11.75 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. In fall 2027, the City will be the sole provider of water.

Contact:

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

Support Documentation:

Water Questionnaire – City of Bondurant/Des Moines Water Works – December 2, 2025

WASTEWATER

Provider: City of Bondurant

Service Details

- Existing Infrastructure: A 36-inch gravity sewer main is located 700 feet east of the property's northeastern corner.
- Available Capacity: The sewer line has a total capacity of 19.3 MGD. Presently, there is no excess capacity, but the line will have an excess capacity of >1 MGD with upgrades.
- Improvements: Upgrades include extending a new gravity sewer line (8-inch minimum) from the existing 36-inch line westward along the north boundary of the property.
- Estimated Cost: \$500,000
- Estimated Schedule: Line upgrades can be completed within nine months (two months for design, three months for permitting, and four months for construction). Design and permitting can happen concurrently, and all materials are readily available.

Wastewater Treatment

- Plant: Des Moines Metropolitan WRA Wastewater Reclamation Facility (9 miles from the property)
- 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:

Wastewater Questionnaire – Des Moines Metropolitan Wastewater Reclamation Authority (WRA) – December 2, 2025

TELECOMMUNICATIONS

Provider: Mi-Fiber

Service Details

- Existing Infrastructure: Underground fiber is located approximately 0.25 miles east of the property.
- Improvements: Upgrades include extending the existing fiber infrastructure along NE 70th Avenue to the property. Right-of-way permitting will be needed along NE 70th Ave/ 15th Street SW
- Estimated Cost: \$32,180
- Estimated Schedule: 45 days of notice to proceed.

Contact:

Jenni Neff
Chief Revenue Officer
Mi-Fiber
jneff@corp.grm.net
(660) 748-2575

Support Documentation:

Telecommunications Questionnaire – Mi-Fiber – July 24, 2025

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards. The confirmed application of biosolids with unknown PFAS content in 2015 and 2019 is considered to be a recognized environmental condition (REC) to the property. Additional investigations into the potential impacts to subsurface soil and groundwater from the identified RECs were recommended by Terracon.

Terracon completed a Limited Site Investigation (LSI) to evaluate the presence of chemicals of concerns (COCs) associated with the REC identified in the Phase I ESA. Twelve soil borings were drilled to depths of 5-20 feet and four were converted into temporary monitoring wells. Terracon determined that the site does not appear to be adversely affected by a release of chemicals of concern (COCs) at concentrations exceeding the Iowa Administrative Code 's statewide standards. Therefore, no further investigation or action was recommended.

Support Documentation:

Limited Site Investigation (LSI) – Terracon – November 13, 2025

Phase I Environmental Site Assessment – Terracon – July 25, 2025

WETLANDS



A Wetland Delineation was completed, and the subsequent Approved Jurisdictional Determination (AJD) indicated that there are approximately 2.22 acres of wetland areas that are not waters of the United States.

Support Documentation:

Jurisdictional Determination – US Army Corps of Engineers – September 5, 2025

Wetland Delineation Report – Shive-Hattery, Inc. – May 14, 2024

SPECIES

U.S. Fish and Wildlife Official Species List

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

No suitable habitat was identified for the Indiana Bat or Monarch Butterfly during the field investigation. A determination of “No Effect” was made for both species.

Support Documentation:
Threatened and Endangered Species Due Diligence – Shive-Hattery – July 28, 2025

CULTURAL RESOURCES

A Phase I Archeological Investigation completed by Bear Creek Archaeology indicated that no archeological resources were encountered during the pedestrian survey of the project area. Therefore, Bear Creek Archaeology recommends no further archaeological work for the project area. The State Historic Preservation Office (SHPO) indicated the report meets the AIA guidelines.

An Architectural Reconnaissance Survey completed by Bear Creek Archaeology included an investigation of the 0.25-mile buffer zone around the project area. The investigation included an intensive review of four historic-aged buildings within the project area, but none of the properties were recommended for inclusion in the National Register of Historic Places. Bear Creek Archaeology recommends no further research of architectural properties within the project area. SHPO indicated that the reconnaissance survey is consistent with best practices.

SHPO indicated that the work conducted by Bear Creek Archaeology could be used to support a federal agency’s determination of eligibility and effect should Section 106 undertaking be defined. 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) – July 2, 2025
Phase I Archeological Investigation – Bear Creek Archaeology – May 2025
Architectural Reconnaissance Survey – Bear Creek Archaeology – May 2025

GEOTECHNICAL



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

Support Documentation:
Preliminary Geotechnical Engineering Report – Terracon – November 12, 2025

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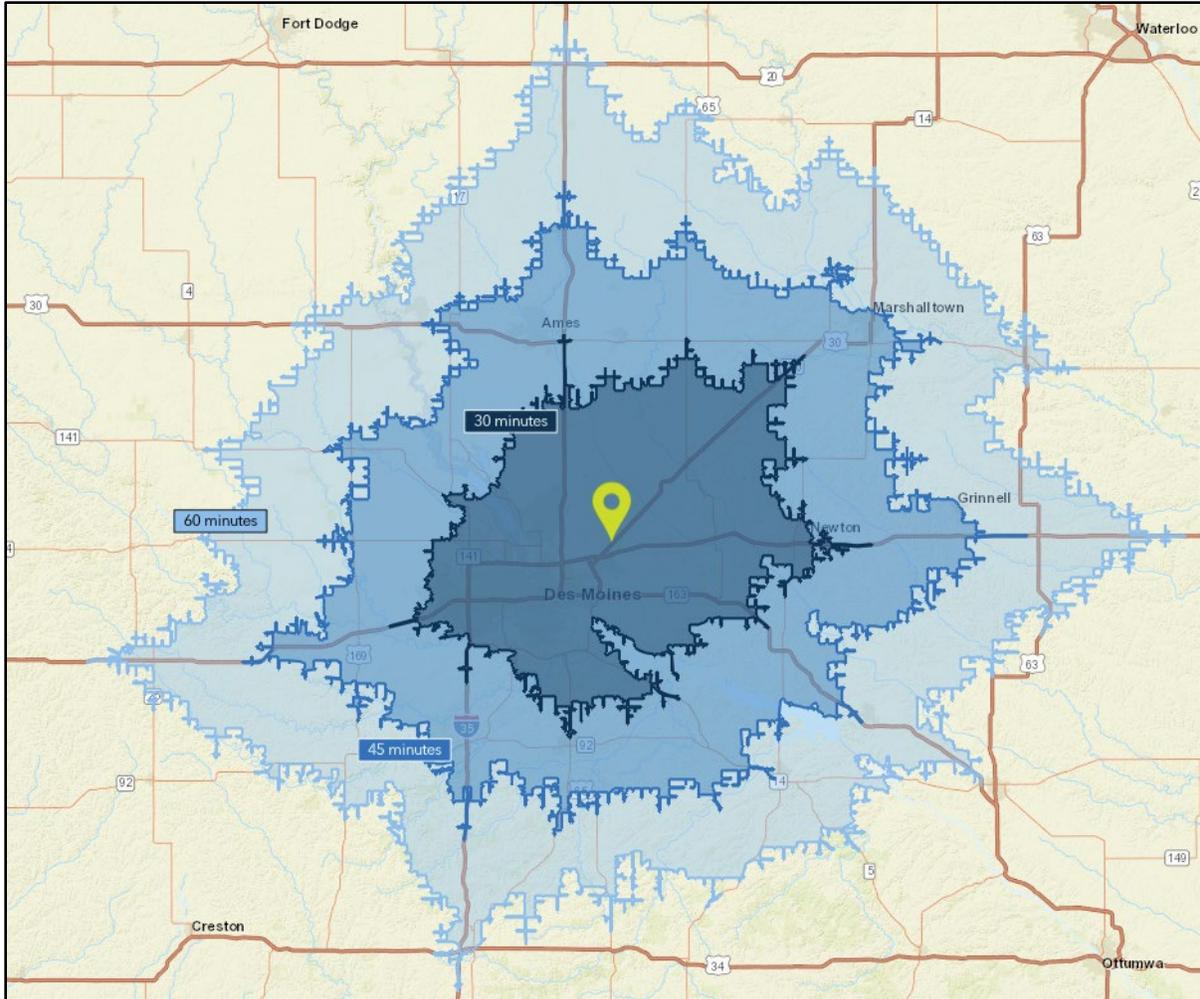
Master Plan



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	622,044	858,768	985,774
Labor Force	336,479	456,169	520,223
Manufacturing Employment	30,119	43,529	53,845
Percentage Employed in Manufacturing	8.95%	9.54%	10.35%
Median Age	36.9	36.4	36.9
Bachelor's Degree Attainment	42.1%	42.0%	40.1%
Average Hourly Wage	\$34.13	\$33.40	\$33.02
Average Manufacturing Wage	\$37.31	\$36.99	\$36.53

Source:
 Esri Business Analyst Online – 2025 (all data except wages)
 JobsEQ – 2025Q3 (wage data)

12

Summary + Recommendations



Strengths:

- The park has approximately 76 developable acres.
- The park is zoned M-1 Limited Industrial and is appropriate for industrial uses.
- US Highway 65 is adjacent to the park and offers easy access to I-80.
- Many of the utilities are located adjacent to the property or in close proximity.
- Due diligence reports did not identify any environmental concerns, jurisdictional wetlands, cultural resources, or suitable habitat for threatened/endangered species.

Challenges:

- The parallel Northern Natural Gas mains that run through the property will limit the contiguous developable acreage of the property. Consider designing building layouts so that prospects can better understand the property's developability.
- For companies with significant utility demands above the minimum requirements, especially for water and wastewater, 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.
- 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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