

West Viking Road Industrial Park Cedar Falls, Black Hawk County, IA

*Certification Report
October 2022*

QUEST
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



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01

Overview





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



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

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



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

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

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

02

Certification Letter



October 1, 2022

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



Dear Ms. Kuhlert:

The West Viking Road Industrial Park, located in Black Hawk 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 Cedar Falls and Grow Cedar Valley and our evaluation of the property, we are certifying the **West Viking Road 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 West Viking Road 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 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 or have recognized environmental conditions remediated prior to certification.
- 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.
- 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, via truck route, 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 standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).
- 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 can be found in Sections 3 through 10 of this report.

This certification will expire on **October 1, 2027**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the City of Cedar Falls and Grow Cedar Valley for their hard work on 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.*

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

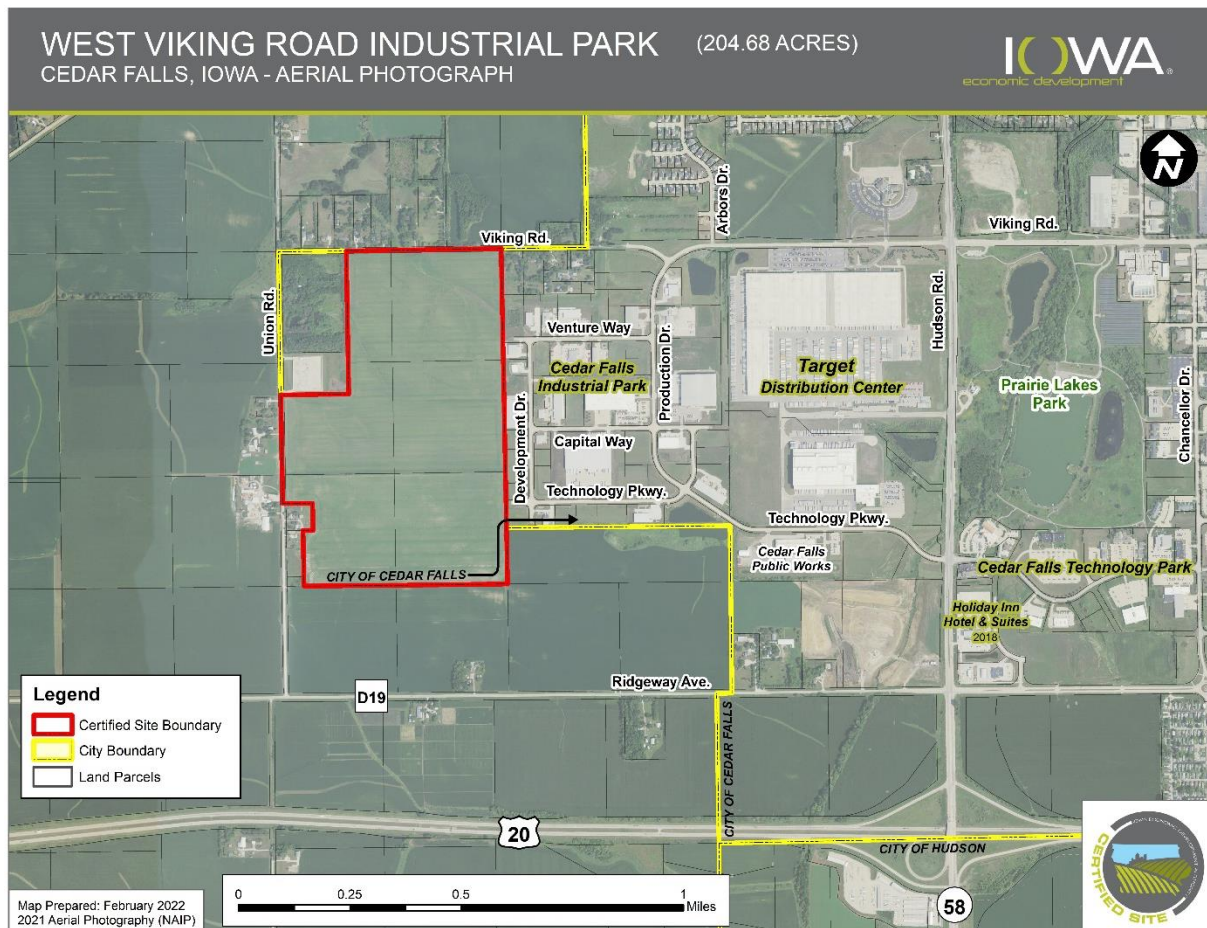
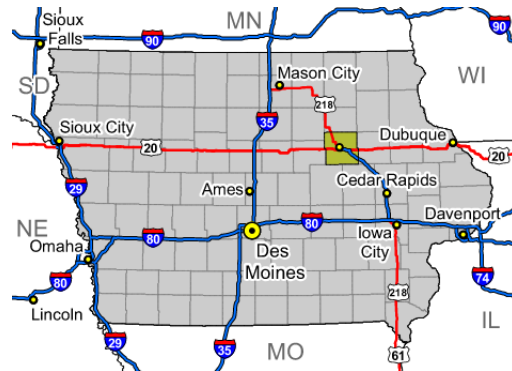
42.477949°, -92.490012°

CONTACT INFORMATION

Lisa Skubal
Vice President of Economic Development
Grow Cedar Valley
lisa@growcedarvalley.com
(319) 232-1156 (office)
(319) 239-9642 (mobile)

SIZE/ACREAGE

204.68 total acres
153.36 developable acres



04

Ownership + Availability

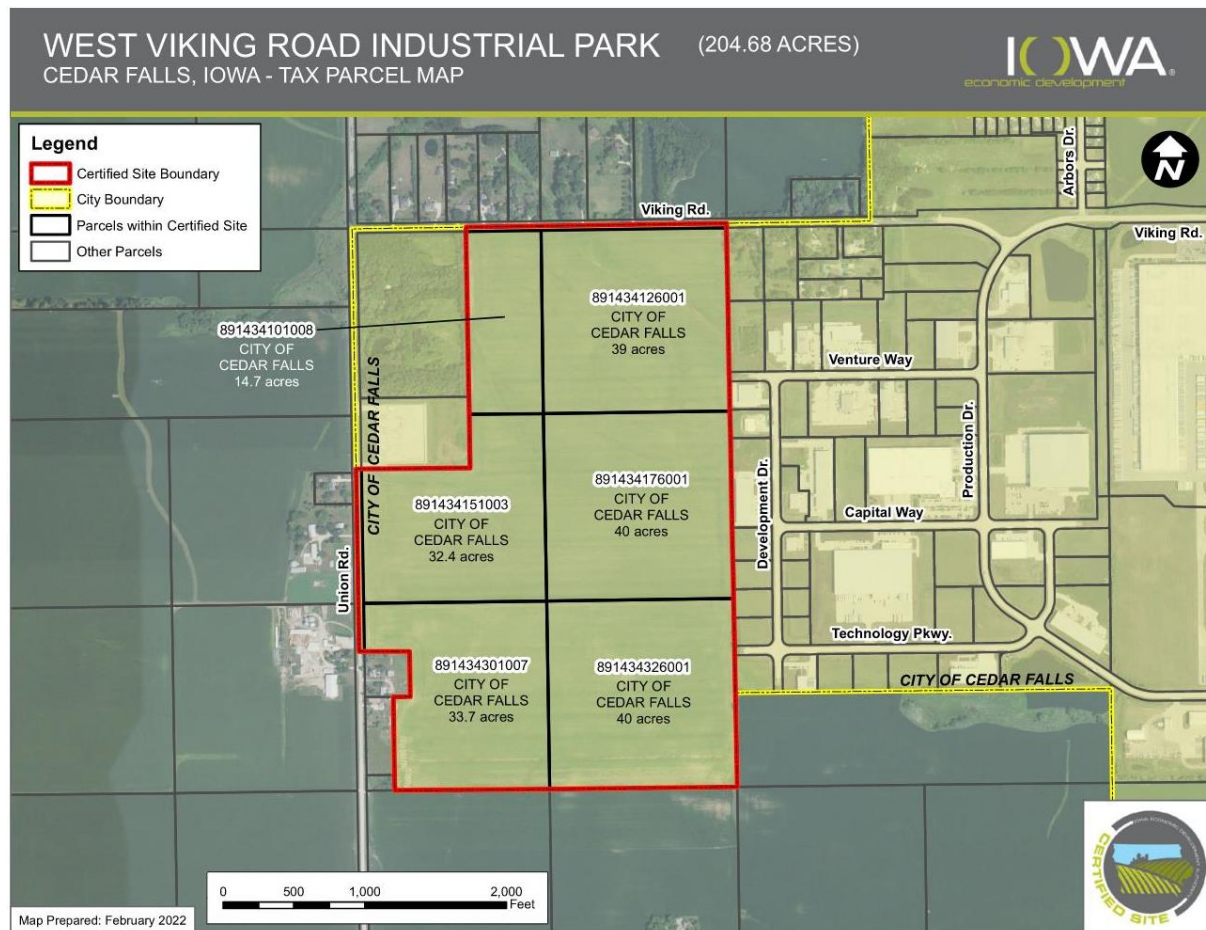


OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Price
City of Cedar Falls	39.00	8914-34-126-001	\$65,340 per acre
	14.70	8914-34-101-008	
	40.00	8914-34-176-001	
	32.37	8914-34-151-003	
	40.00	8914-34-326-001	
	33.65	8914-34-301-007	

TOTAL 199.72*

**Based on Black Hawk County parcel information. Surveyed acreage may be different.*



Support Documentation:

Letter from City of Cedar Falls – February 26, 2021

TITLE

Per the title opinions, good title of record to the real estate was duly vested in the City of Cedar Falls, Iowa. The title opinions include three items that may impact the development of the property: a water well agreement, an access easement, and an ingress/egress easement. More details on these items, as well as other title items, can be found in the full title attorney opinions.

Support Documentation:

Letter from Redfern, Mason, Larsen & Moore, P.L.C. – October 25, 2021

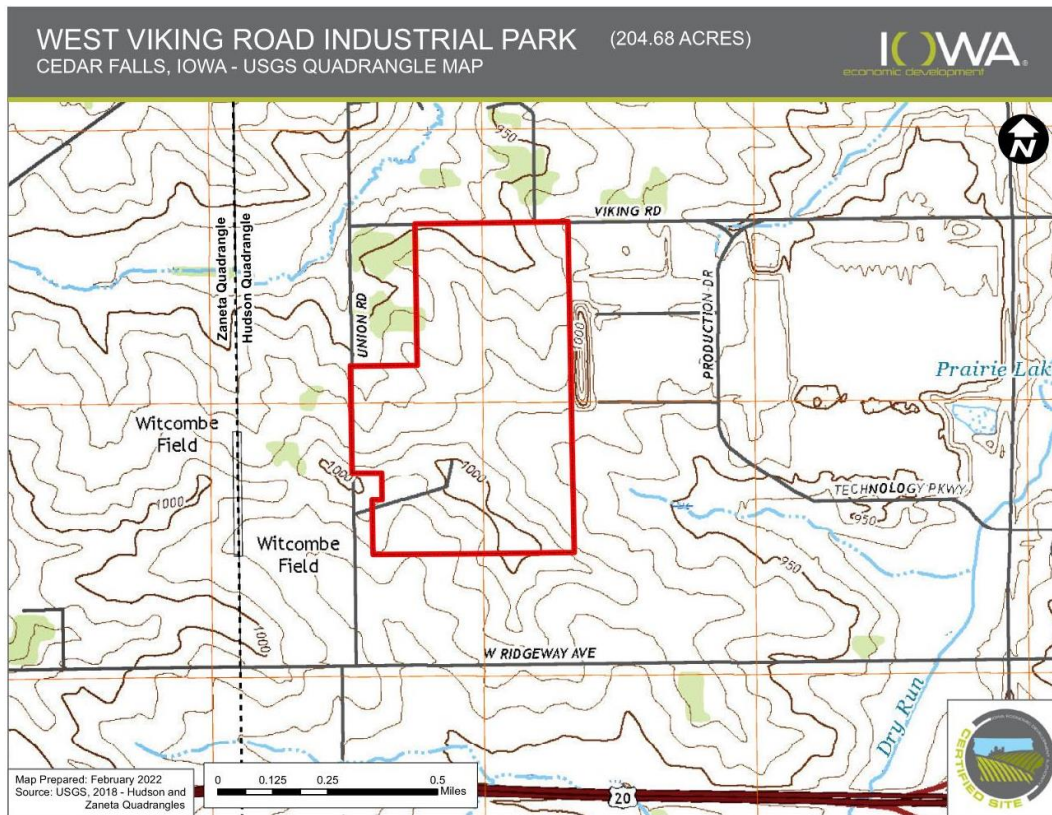
Letter from Redfern, Mason, Larsen & Moore, P.L.C. – September 27, 2021

05

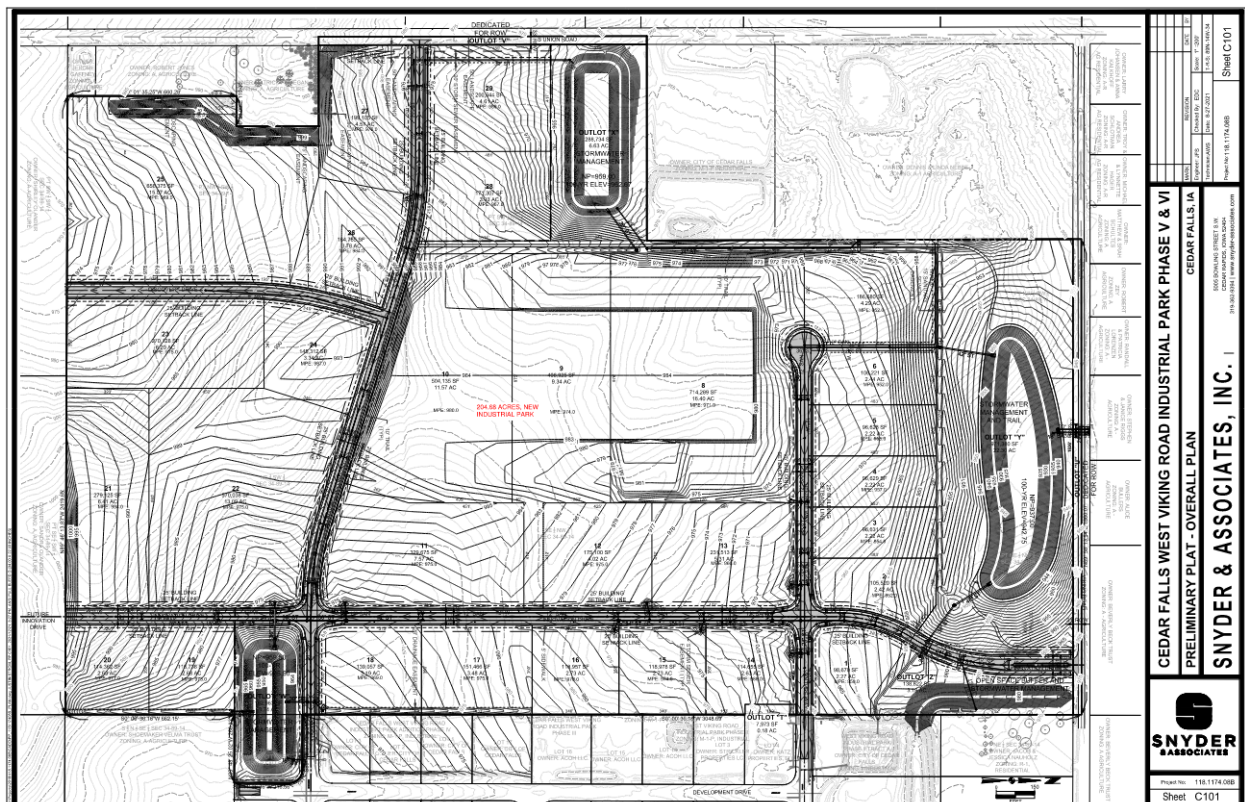
Site Characteristics



TOPOGRAPHY



PRELIMINARY PLAT



05

Map Number 19013C0276F

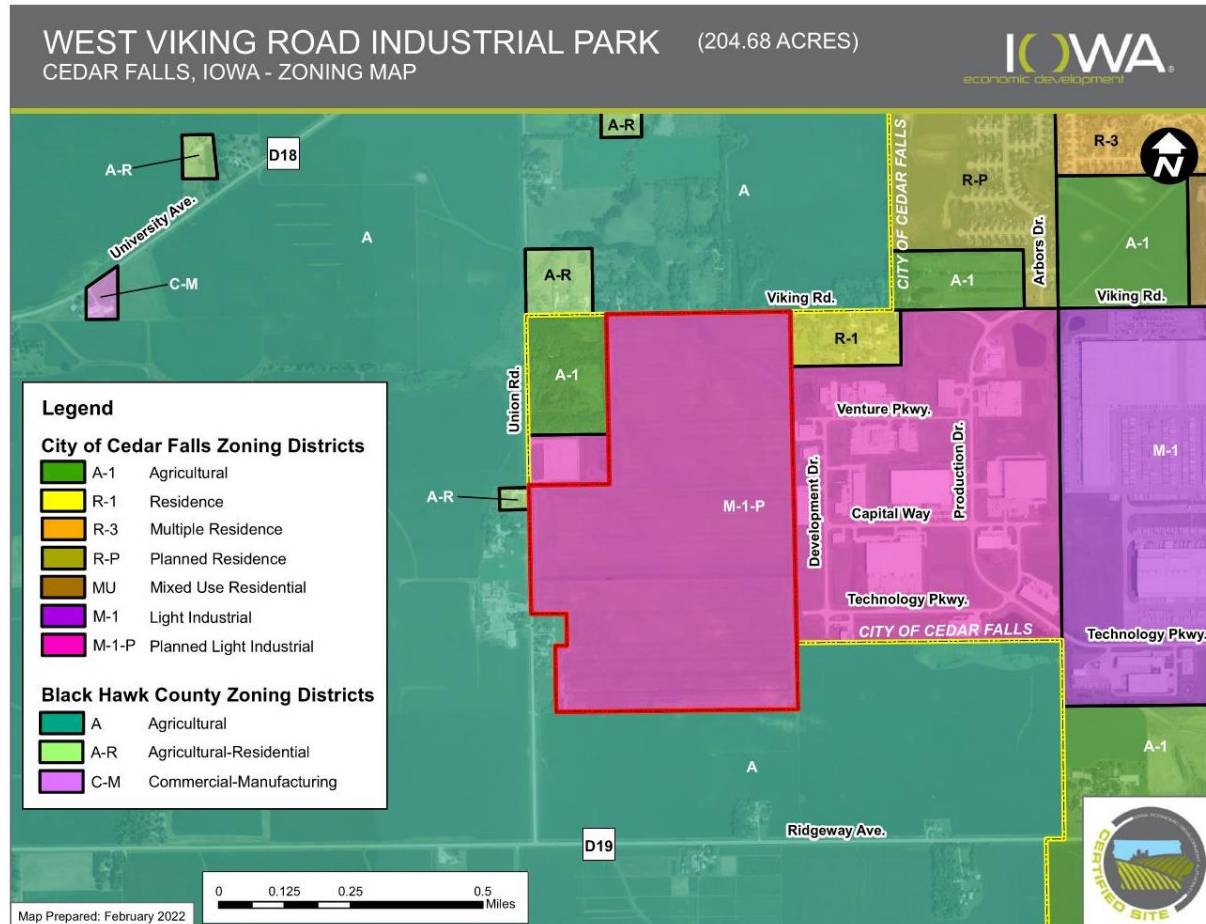


06

Zoning



CURRENT ZONING



The park is currently zoned as Planned Light Industrial District (M-1, P) by the City of Cedar Falls. A zoning change will not be required for most industrial uses.

The purpose of the Planned Light Industrial District is to permit the establishment of industrial parks and to provide for the orderly planned growth of industries in larger portions of land. The district shall normally contain lots not less than ten acres in size and may not be further subdivided into less than one-half-acre lots. It is also intended that such industrial districts be developed to maximize the potentials of industrial areas and at the same time minimize any adverse effects upon adjacent properties in other zoning districts.

COVENANTS, CONDITIONS, AND RESTRICTIONS

The industrial park is subject to the conditions laid out in the Owner's Statement and Deed of Dedication dated June 21, 2022.

Support Documentation:

Owner's Statement and Deed of Dedication of West Viking Road Industrial Park Phase V – June 21, 2022

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Transportation





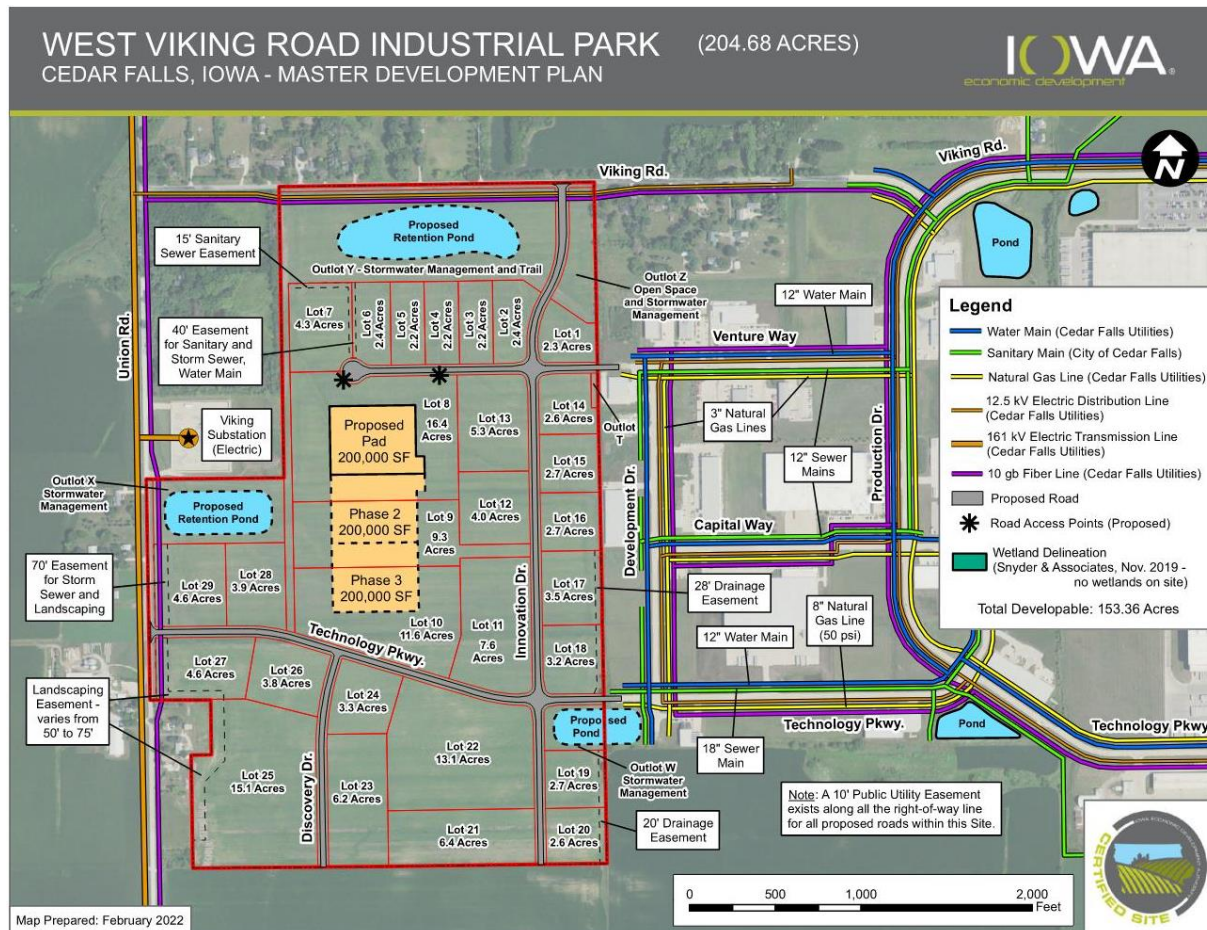
U.S. Highway 20 is located approximately 1.6 miles south of the industrial park, and I-380 is approximately 10 miles east of the park.

Waterloo Regional Airport (ALO) – 6 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. Users should confirm the infrastructure is adequate for their specific project.

ELECTRIC

Provider: Cedar Falls Utilities (distribution and transmission)

Service Details

- Existing Infrastructure:
 - Distribution: Three-phase 12.47 kV underground lines are located to the east in the existing industrial park.
 - Transmission: 161kV (dual feed) and 69 kV lines run along South Union Road to the west of the park
 - Substation: Greenhill Substation (2.5 miles NE), IP Substation (2 miles SE), and Viking Substation (adjacent)
- Available Capacity: >100 MW
- Improvements: Extend infrastructure to end user.
- Estimated Cost and Schedule: Minimal for distribution level service as infrastructure is in the adjacent industrial park.
- Other: The customer pays an advance for the estimated cost of construction of the primary distribution extension, transformers, and associated equipment less a credit of 3x the estimated annual base of revenue of the customers attaching to the extension.

Contact:
Mike Litterer
Director Customer Service & Business Development
Cedar Falls Utilities
mike.litterer@cfunet.net
(319) 268-5206

Support Documentation:
Electric Questionnaire – March 15, 2021

NATURAL GAS

Provider: Northern Natural Gas (transmission) and Cedar Falls Utilities (distribution)

Service Details

- Existing Infrastructure: An 8-inch 50 psig gas line is located to the east in the existing industrial park along Technology Parkway.
- Available Capacity: 50,000 mcf per month
- Improvements: Extend infrastructure to end user.
- Estimated Cost and Schedule: Minimal as infrastructure is in the adjacent industrial park.

Contact:
Mike Litterer
Director Customer Service & Business Development
Cedar Falls Utilities
mike.litterer@cfunet.net
(319) 268-5206

Support Documentation:
Natural Gas Questionnaire – March 15, 2021

WATER

Provider: Cedar Falls Utilities

Service Details

- Existing Infrastructure: A 12-inch water main is located to the east in the existing industrial park along Development Drive. The line has a total capacity of 3,600,000 gallons per day with 2,160,000 gallons per day of excess capacity.
- Improvements: Extend infrastructure to end user.
- Estimated Cost and Schedule: Minimal as infrastructure is in the adjacent industrial park.

Water Treatment

- Plant: There is no water treatment plant. Six wells are located throughout the distribution system with chlorine and fluoride added at each well. The nearest well is 1.9 miles from the park.
- Total Permitted Capacity: 25,000,000,000 gallons per year
- Average Utilization: 3,830,000 gallons per day (2020)
- Peak Utilization: 7,070,000 gallons per day (2020)
- Excess Capacity: >4,000,000 gallons per day

Contact:
Mike Litterer
Director Customer Service & Business Development
Cedar Falls Utilities
mike.litterer@cfunet.net
(319) 268-5206

*Support Documentation:
Water Questionnaire – March 15, 2021*

WASTEWATER

Provider: City of Cedar Falls

Service Details

- Existing Infrastructure: Multiple gravity sewer lines are located to the east in the existing industrial park. An 8-inch line runs along Development Drive, a 12-inch line runs along Venture Way, and an 18-inch line runs along Technology Parkway. The total capacity of these lines is more than 24,000,000 gallons per day with excess capacity exceeding 22,000,000 gallons per day.
- Improvements: Extend infrastructure to end user.
- Estimated Cost and Schedule: Minimal as infrastructure is in the adjacent industrial park.

Wastewater Treatment

- Plant: Cedar Falls Water Reclamation Facility (4.2 miles)
- Total Permitted Capacity: 7,680,000 gallons per day (dry weather)
- Average Utilization: 5,800,000 gallons per day
- Peak Utilization: 5,800,000 gallons per day (dry weather)
- Excess Capacity: 1,880,000 gallons per day, factoring in peak utilization

Contact:
Mike Nyman
WRF Manager
City of Cedar Falls
mike.nyman@cedarfalls.com
(319) 268-5561

*Support Documentation:
Wastewater Questionnaire – February 16, 2021*

TELECOMMUNICATIONS

Provider: Cedar Falls Utilities

Service Details

- Existing Infrastructure: Overhead fiber runs along West Viking Road (northern boundary) and South Union Road (western boundary). Underground fiber is located in the existing industrial park directly to the east.
- Improvements: Extend infrastructure to end user.
- Estimated Cost and Schedule: Minimal as infrastructure is adjacent.

Contact:
Mike Litterer
Director Customer Service & Business Development
Cedar Falls Utilities
mike.litterer@cfunet.net
(319) 268-5206

*Support Documentation:
Telecommunications Questionnaire – March 15, 2021*

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Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment revealed no recognized environmental conditions in connection with the subject property and adjacent properties.

Support Documentation:

Phase I Environmental Site Assessment – Snyder & Associates – May 10, 2019

WETLANDS

A Wetlands Delineation identified three erosional features within the project area but indicated these are likely non-jurisdictional. The U.S. Army Corps of Engineers issued an Approved Jurisdictional Determination on December 29, 2021 indicating there are no jurisdictional resources on the property.

Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – December 29, 2021

Wetland Delineation – Snyder & Associates – November 20, 2019

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Northern Long-eared Bat (Mammal) - Threatened
 - Monarch Butterfly (Insect) - Candidate
 - Rusty Patched Bumble Bee (Insect) - Endangered
 - Eastern Prairie Fringed Orchid (Flowering Plant) - Threatened
 - Prairie Bush-clover (Flowering Plant) - Threatened
 - Western Prairie Fringed Orchid (Flowering Plant) - Threatened
- Critical Habitats
 - There are no critical habitats within the project area.

Additional documentation provided with the Official Species List included a Section 7 Consultation Technical Assistance, which documented that the project will have “no effect” on federally listed species.

Support Documentation:

Official Species List – U.S. Fish and Wildlife – March 9, 2021

CULTURAL RESOURCES

The Phase I Cultural Resources Survey and Reconnaissance Architectural Review was completed in Summer 2021 and revised in September 2021. Based on the review and work completed, Bear Creek Archeology recommends no further work within the project area. However, intensive survey and evaluation is recommended for seven above ground historic-age properties with the 0.25-mile buffer area if they are to be impacted by any proposed undertaking that prompts action under Section 106 of the National Historic Preservation Act.

In an email dated August 20, 2021, the State Historic Preservation Office (SHPO) indicated the following regarding the archeology of the property, “We find that the methods used are consistent with the best practices described in the Association of Iowa Archaeologists Guidelines (2020). In our consulting opinion, the report could be used to support a federal agency’s conclusions and determination of effect pursuant to the requirements of the National

Historic Preservation Act and its implementing regulations 36 CFR Part 800 as they relate to archaeological properties.”

In the same August 20, 2021 email, SHPO noted the following regarding architectural history: “At this time, we cannot agree with the recommendations regarding above-ground resources. The information provided is listed as a reconnaissance survey, but it does not contain information or recommendations that would be expected in a standard reconnaissance level survey. Additionally, it does not appear that this information was compiled or evaluated by a Secretary of the Interior qualified historian or architectural architectural. The included report makes eligibility determinations for some resources, but not others, and we cannot determine the methods or means for such determinations. We recommend that further research and/or an intensive level survey, by a Sol qualified historian and/or architectural survey, occur if used to support a federal agency's NHPA and Section 106 requirements as part of 36 CFR Part 800.”

The original report was revised and resubmitted to SHPO, and on November 15, 2021, SHPO provided the following comment: “As was noted in our earlier comments, and as is noted in the MOU, it still does not appear that this information was compiled and evaluated by a Secretary of the Interior (Sol) qualified historian or architectural architectural. Information submitted for the purposes of the MOU must be completed by someone who meets the appropriate Sol qualifications. Consultants should then complete either a reconnaissance or intensive level survey, as appropriate, where eligibility for listing in the National Register (NR) and/or more research is recommended. Recommendations are based in NR criteria and context; this may include, but not be limited to, architectural significance, landscape significance, agricultural significance, etc.”

Based on SHPO’s comments, additional review of the properties in the buffer area surrounding the property may be needed if Section 106 consultation is required.

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre and Michael Perry) – November 15, 2021

Phase I Cultural Resource Survey - Bear Creek Archeology, Inc. – September 2021 (Revised)

Email from the Iowa State Historic Preservation Office (Sara Andre and Michael Perry) – August 20, 2021

GEOTECHNICAL

A Preliminary Geotechnical Engineering Report included sixteen soil borings to depths ranging from approximately 25.5 to 30.5 feet below existing grades. The site is classified as Seismic Site Class D based on the soil properties encountered at the site and based on Terracon’s experience and knowledge of geologic conditions of the general area.

Support Documentation:

Preliminary Geotechnical Engineering Report – Terracon – June 20, 2019

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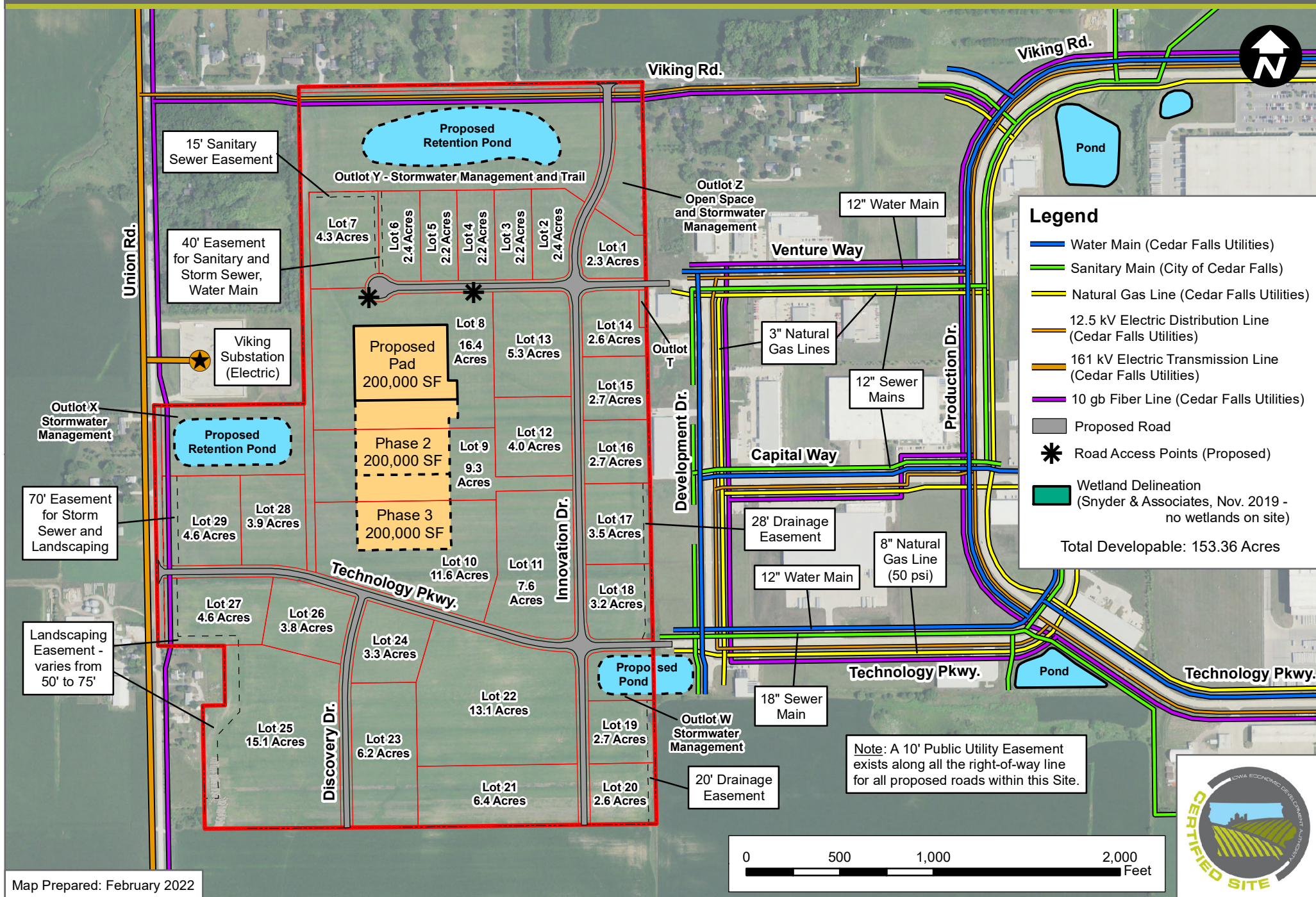
Master Plan



WEST VIKING ROAD INDUSTRIAL PARK

CEDAR FALLS, IOWA - MASTER DEVELOPMENT PLAN

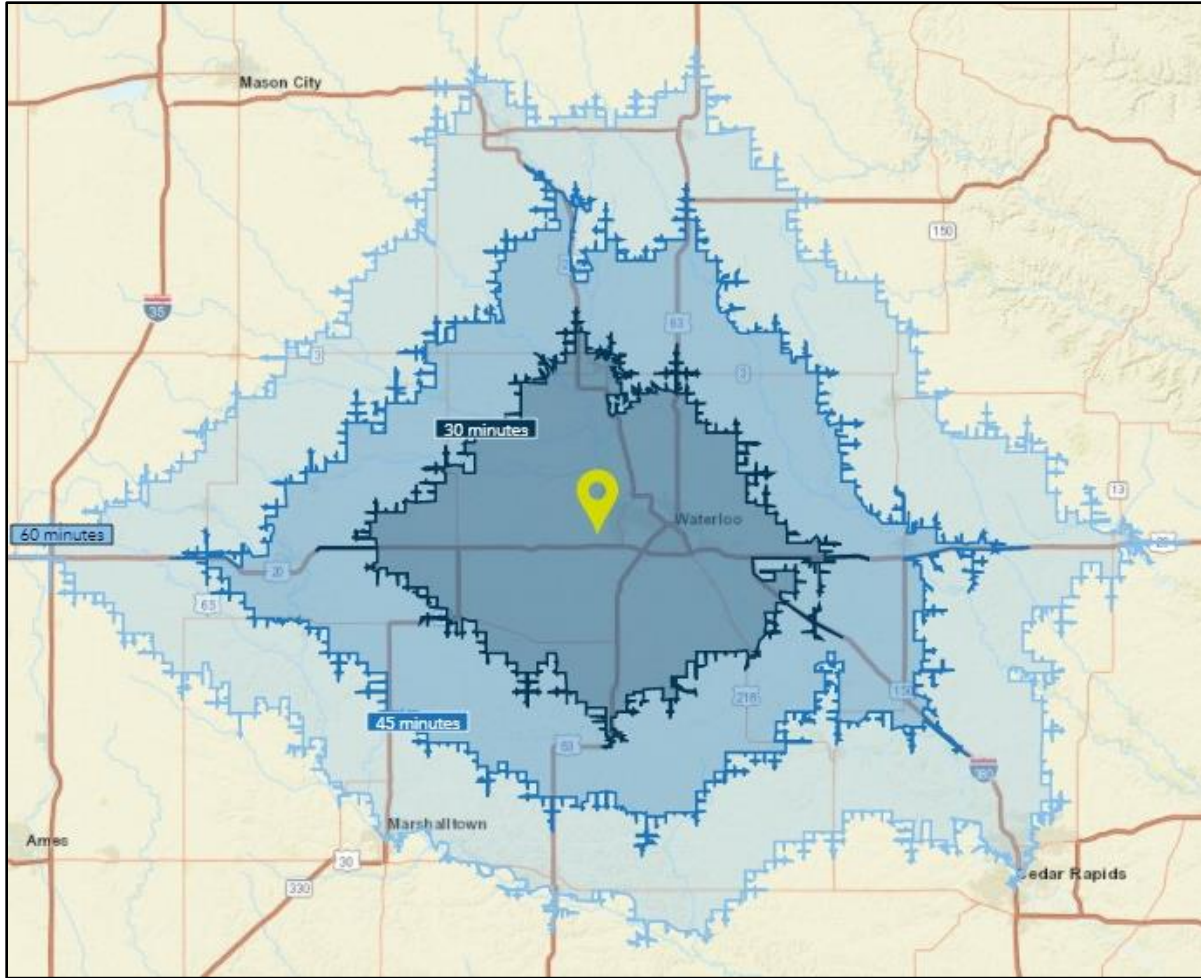
(204.68 ACRES)



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	160,409	206,030	352,531
Labor Force	87,494	113,123	191,287
Manufacturing Employment	14,909	19,860	34,439
Percentage Employed in Manufacturing	18%	18%	19%
Median Age	37.9	39.1	39.8
Bachelor's Degree Attainment	31%	29%	29%
Average Hourly Wage	\$24.31	\$23.62	\$26.04
Average Manufacturing Wage	\$31.60	\$31.09	\$37.96

Source:
 ESRI Business Analyst Online – 2022 (all data except wages)
 JobsEQ – Q4 2021 (wage data)

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Summary + Recommendations



Strengths:

- Park is 205 total acres and owned by the City of Cedar Falls.
- Existing industrial park is adjacent with a large number of existing industries.
- All utilities are adjacent with only short extensions to serve new users. Additionally, utilities have substantial excess capacities available.
- Entire park is outside of the 100- and 500-year flood zones.
- Park is zoned Planned Light Industrial District.
- The park has multiple access points.
- The park is free of environmental conditions, wetlands, endangered species, and cultural resources.

Challenges:

- I-380 is approximately 10 miles from the park.
- While Waterloo Regional Airport has commercial air service, flight options are limited.
- If Section 106 consultation with SHPO is required, then additional investigation in the buffer area surrounding the park may be needed.

Recommendations:

- Update maps and visuals as changes occur within the industrial park and surrounding area.
- Create a list of changes since certification was complete. This could include parcel sales, utility changes, etc.
- Establish a marketing plan and effort to promote the property – locally, statewide, and nationally.



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