



PERRY INDUSTRIAL PARK

Certified® Site

RFI Response - Project #1785



Greater Dallas County Economic Development Alliance
 Dallascounty-ia.org
 515-987-2020
 iwunsch@dallascounty-ia.org

PRIMARY INFORMATION

Ownership	Perry Economic Development
Parcel/Building Size	30,000 sq ft shell Building to be constructed April 2018 on 30 acres site. http://perryeconomicdevelopment.com/video.asp for tour
Price	Building- \$820,000 Land- \$44,000 an acre

SITE INFORMATION

Telecom & Fiber	On-Site- Minburn Communications/ CenturyLink providers
Electric	On-Site- Distribution line- 3-phase 12.5 kV Transmission line of 34.5 kV. Alliant Energy/Guthrie County REC providers
Natural Gas	On-Site- 20 psig gas system, MidAmerican Energy provider
Water	On-Site- 12-inch and 8-inch mains. City of Perry provider
Sewer	On-Site- 12-inch line. Capacity-approx. 1.6 mgd. City of Perry provider

MAPS

Flood Plain	Included- Site out of 100 year and 500 year flood plain
Zoning	Included- Zoned Light Industrial. The City of Perry is willing to rezone
Topography	Included
Utility Map	Included
Location- General	Included
Transportation	Included
Site Overhead	Included

JURISDICTION

Governance	The City of Perry- Mayor and Council Structure
Permitting and Zoning Process	All permits, including building permits and zoning compliance, are under the jurisdiction of the City of Perry. Building permits require approved site plans and can generally be issued within 10 days after application.

TRANSPORTATION

Trucking	State Highway 141 is located on north edge of property; US Interstate Highway I-80 and I-35 are located approximately 30 miles from property; US Highway 169 is located 3 miles from property.
Air- Commercial	DSM International Airport is 41 miles (41 minutes drive-time) SE of Perry. The airport has 7 passenger carriers, 2 charter carriers and 4 air cargo carriers.
Air- Regional	The Perry Municipal Airport is located 3 miles from the site. The Perry Airport supports smaller aircraft and contains a runway of 4000 ft.

WORKFORCE

Laborshed	Included - Most current Regional Study
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STUDIES/REPORTS

Wetlands	Completed - Issues mitigated. Available upon request
Endangered Species	Completed - Issues mitigated. Available upon request
Environmental	Phase 1 Completed. Issues mitigated. Available upon request
Cultural	Completed - Phase 1 Completed-No issues found. Available upon request
Geotech/Soil	Completed - No issues found. Available upon request

COVENANTS/SET-BACKS

Covenants	Specific Perry Business Park Covenants included on page 20. Full list available.
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SUSTAINABILITY

Wind	<p>The City of Perry installed a 50 kW turbine to offset electric consumption at the Waste Water Treatment Plant, one of its largest energy-demanding facilities.</p> <p>The City also installed a smaller 5 kW wind turbine at its recycling center that adjoins the WWTP. City officials expect the two turbines will generate over 175,000 kWh of electricity per year</p>
Solar	Perry is in the planning phase of a 5 megawatt Solar Array on a mitigated Brown-field site
Certification	Greater Dallas County Development Alliance, the regional Economic Development Group for Perry and part of the lead group on the Perry Shell Building Project, has two LEED AP's on staff. PEDI and GDCDA also recently worked together to certify DMACC in Perry as a LEED Certified Silver Building.
Recognition	Perry has been awarded a Bronze Certification by SOLSMART, a National Organization that aims to increase Solar Power throughout the U.S. Perry is one of only 30 cities in the U.S. to receive an award for SOLSMART.
City Commitment	<p><u>Perry City Hall</u></p> <p>A lighting retrofit project involved removing 465 50-watt halogen light bulbs and 134 compact fluorescent flood lights and replacing them with a combination of 3.3-watt and 7.8-watt LED lights. City officials expect this upgrade will result in an approximate 93% reduction in electricity usage associated with interior lighting.</p> <p>The City Hall building also received an energy-efficient roof replacement. The improvements included the use of insulation at a value of R-30 or better to reduce heating demand in the cooler months and a white roof membrane to reflect light and heat for more efficient cooling during the warmer months of the year.</p> <p><u>McCreary Community Recreation Center</u></p> <p>An HVAC heating and cooling system upgrade involved replacing the existing HVAC pneumatic control system with a Direct Digital Control (DDC) system. City officials expect this upgrade will result in an approximate 35% reduction in annual kWh and 24% reduction in annual therms used by the facility.</p>