



Corridor

AUGUST 2017



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MASON CITY “INDIANHEAD SOUTH” DESIGNATED DEVELOPMENT-READY SITE

BEFORE A COMPANY CAN TURN the first shovel-full of dirt on a new construction site, it must pass multiple engineering, environmental, and utilities requirements on the property. Mason City clears that hurdle for prospective businesses with Indianhead South, a 145-acre “shovel-ready” building site certified by the State of Iowa.

Located within city limits at the intersection of 43rd Street SW and South Pierce Ave, the property is within a mile of the Avenue of the Saints and eight miles from Interstate 35. All major utilities are available at the site, including water and wastewater served by the City of Mason City, electric and natural gas provided by Alliant Energy, and telecommunications delivered by CenturyLink.

The property has met all of the Iowa Certified Site requirements, with environmental and engineering studies completed and paid for by the City of Mason City. The site is zoned Open Industrial. Having all those pieces in place puts Mason City in a favorable position for recruiting new industries in today’s fast-paced business environment.

The City of Mason City set an economic development goal about five years ago to have a shovel-ready certified site. The City asked North Iowa Corridor Economic Development Corporation to administer the process with the Iowa Economic Development Authority. Iowa’s Certified Sites program is designed and implemented by McCallum Sweeney Consulting.

Indianhead South achieved certification in 2015 and is one of only 16 development sites currently certified by the State of Iowa. Forest City and Osage in north central Iowa also have smaller certified sites.

Getting that designation takes strong dedication to the goal of economic development. “It’s a fairly competitive ‘cross your T and dot your I’ process that takes some time and money,” said Shaun Arneson, North Iowa Corridor’s Vice President, Existing Business & Project Management. “Communities can apply in January and July and have to go through phases to be approved.”

North Iowa Corridor is actively recruiting businesses to purchase all or part of Indianhead South. Targeted industries include applications such as advanced manufacturing, warehouse and distribution, and food processing.

“The North Iowa Corridor is proud of the partnership with Mason City to complete the extensive work required to obtain designation as a certified site. It is great to be in a region that truly understands the importance of working together,” said Chad Schreck, President & CEO, North Iowa Corridor. “This site provides us with one of the most attractive and marketable development sites around, and we have already begun to see extensive interest.”

Brent Trout, City Administrator for Mason City, said, “The ability of our community to showcase a certified site that is ready for development is invaluable. The completion of this certification program provides our community the opportunity to compete for projects that have short time frames of submission that may have otherwise been missed out on. We are excited about the growth opportunities this site will bring to Mason City.”

