



- **Rural Industrial Park**
- **20 Minutes NW of Waterloo/Cedar Falls**
- **3 Miles NW of Shell Rock**
- **County of 14,000 Residents**

Butler Logistics Park

- **2005 & 2006**
Identified sites for possible ethanol plant project.
Hosted multiple site visits from various companies....
- **2006**
Successful in attracting Hawkeye Renewables.

Project needed 75 acres. Parcel was 150 acres.
Excess land was acquired by Iowa Northern Railway.
Concept of BLP was born.



2007



- **2008**
 - Ethanol Plant begins operation.
 - EF5 Tornado in Parkersburg & New Hartford
 - Devastating floods in multiple communities
- **2012**
 - Spec building construction begins



- **2013**

Spec building sold to Zinpro Corporation
new Mfg & warehouse facility
(sold before completed)



- **2013**

American Colloid Company
selects the industrial park for a new plant.



- **2013**

New paved road using RISE to serve both Zinpro and Amcol built.

Most of the remaining land has now been occupied.

- **2019**

TrinityRail selects our park for the largest railcar repair and retrofit facility in the Midwest.

TrinityRail project

- Required acquisition of three acreages
 - over 200 acres of land
 - paving an existing gravel road
-
- **2019**
Butler Intermodal Terminal Announced
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- **2020**
 - Shell Rock Soy Processing plant announced



2007





SHELL ROCK
SOY PROCESSING LLC

TRINITYRAIL



POET
bioprocessing



- **Capital Investment & Jobs Created**

Hawkeye Renewables - Flint Hills - POET	\$160 mil	60
Zinpro (expansion in 2022)	\$40 mil	50
American Colloid - Mineral Technologies	\$3 mil	12
TrinityRail	\$80 mil	263
Butler Intermodal		10
Shell Rock Soy Processing	\$270 mil	64
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	553 mil	459

An Industrial Park Developed From Partnerships

Iowa Northern Railway

Butler County REC & Corn Belt Power - Electric & RLF Funding

Land Owners

Butler County Board of Supervisors - TIF

Butler-Bremer Communications - Fiber Optics Broadband

Iowa Regional Utilities Assn. & City of Shell Rock - Water/ Waste Water

MidAmerican Energy – Natural Gas

Iowa DOT - RISE

Butler County Engineer

