

Brownfield Redevelopment in Eastern Iowa



East Central Intergovernmental Association
A regional response to local needs



Presented by:
Candace Eudaley, Assistant Executive Director
East Central Intergovernmental Association
January 4, 2012

“Brownfield Site”

Property that the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Generally refers to land that has been previously developed and may be available for reuse



- Small Metro Model
 - Port of Dubuque
 - Historic Millwork District
- Larger Rural Model
 - Clinton Liberty Square
- Small Rural Model
 - City of Maquoketa Main Street Fire



The Port of Dubuque

Steady decline over 30 – 40 years
Population drops from 62,374 to 57,686
Several facilities closed or abandoned

- 1979 Minor league baseball park
- 1986 Bulk petroleum storage facility
- 1998 Dubuque Star Brewery
- 2000 Cold storage facility
- 2000 Bulk asphalt terminal

Revitalization efforts begin in 1990

- 1990 - City planning effort begins
- 1993 - Dubuque Riverfront Plan
- 1997 - America's River partnership formed
- 2001 – City awarded Vision Iowa Grant
- 2002 – City awarded USEPA Brownfield Pilot Grant





The Port of Dubuque Master Plan



Phase I Environmental Conditions

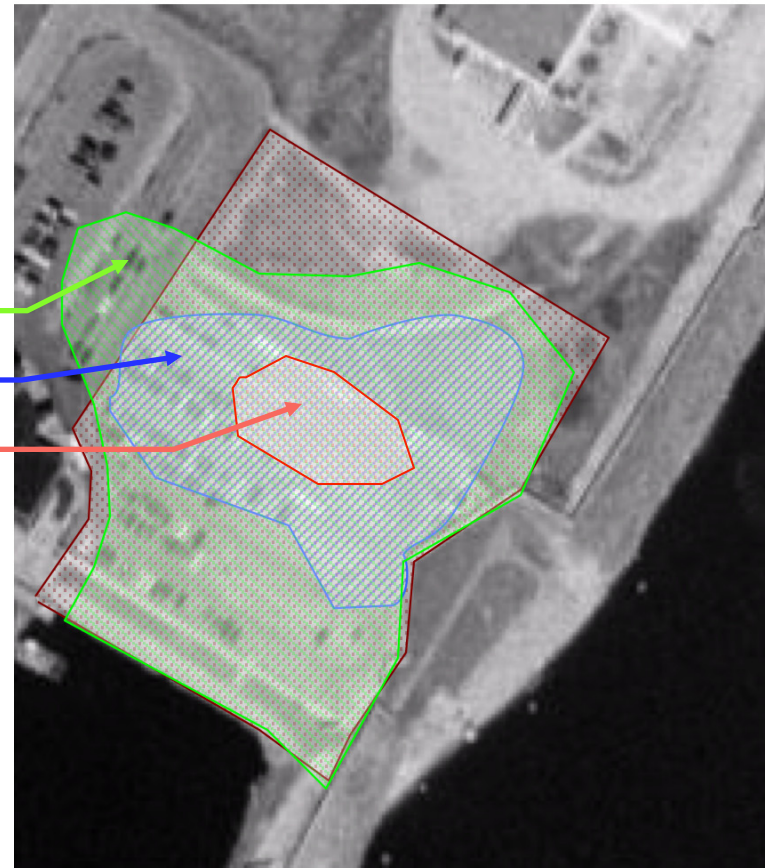
- Current and Former Petroleum Storage
- Former Foundry Operations
- Historical Uncontrolled Fill
- Historical Bulk Fertilizer Storage
- 12 Phase I ESA's
- 7 Phase II ESA's



Petroleum Cleanup Site

- Former bulk petroleum storage facility
- Known petroleum impact to soil and groundwater

- Groundwater Plume
- Soil Plume
- Free Product



Port of Dubuque Today

- **Projects completed**
 - National Mississippi River Museum and Aquarium
 - River's Edge Plaza
 - Riverwalk
 - Alliant Amphitheater
 - Grand Harbor Resort and Waterpark
 - Grand River Conference and Education Center
 - Phase II of the National River Museum and Aquarium
- **\$188,000,000 Invested to-Date**





ClintonLibertySquare.com

Clinton Liberty Square 1996

- Incompatible land uses in close proximity
- Disinvestment
- Blighted conditions
- High unemployment – 15 %
- High poverty rates – 17% below poverty levels
- Low income households – \$9,281 per capita income
- Some of the uses polluted the air, soil, and groundwater



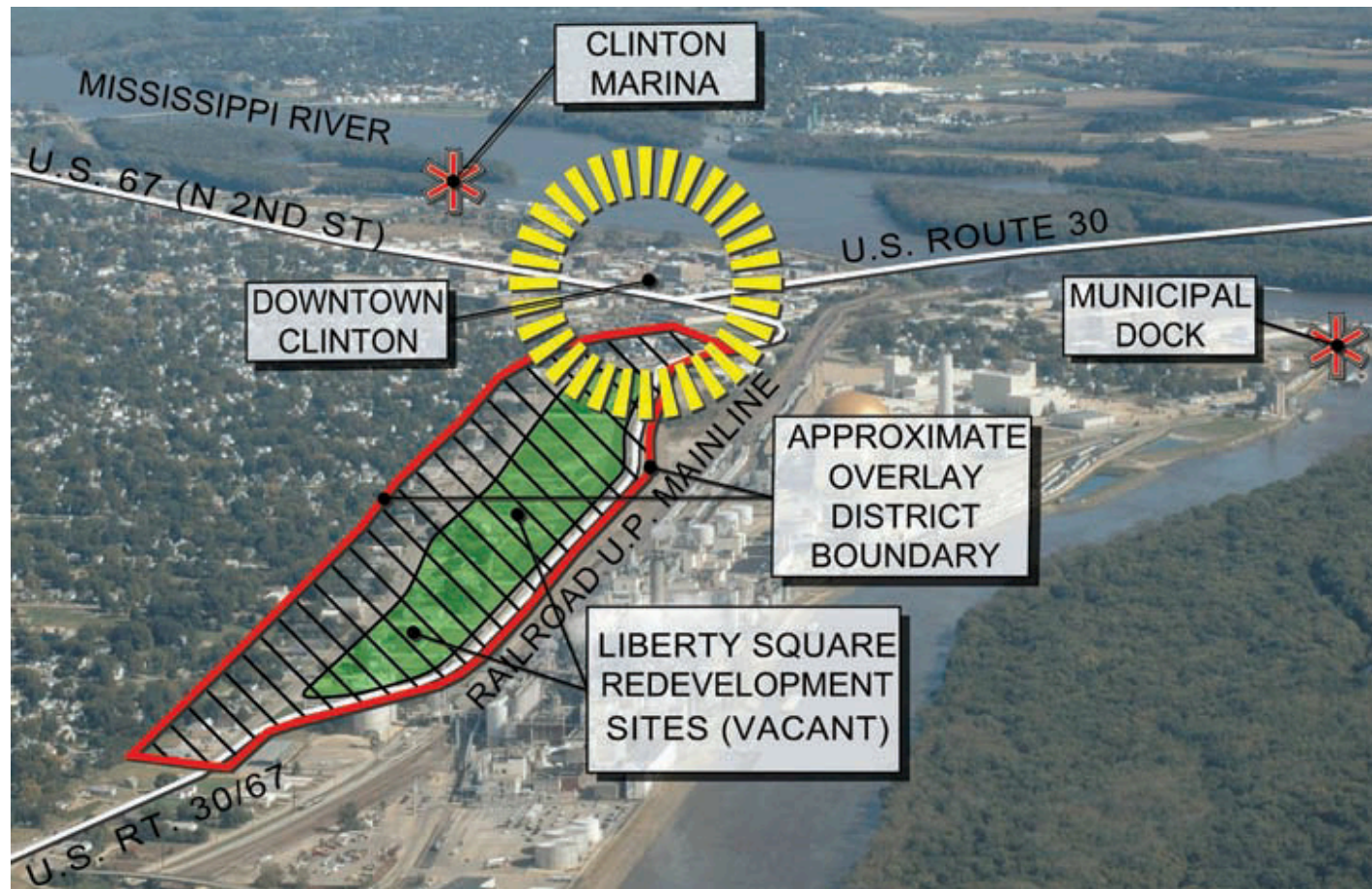
Significant Action Steps

- Project initiated in 1996 as a joint initiative between EPA, IDOT and City of Clinton
- 1998 EPA Awards City first Brownfield Pilot Program Grant
- City partnered with Iowa DOT to acquire blighted properties in the corridor for of HWY 30/67.
- City completed 134 Phase I and 26 Phase II Environmental Site Assessments
- City adopted Liberty Square Comprehensive Plan in 2002
- Target completion date is Dec. 2012

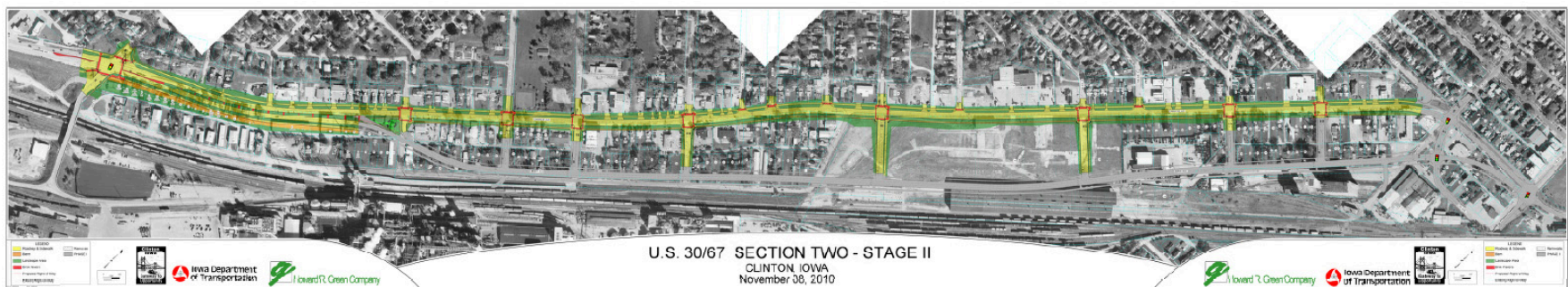
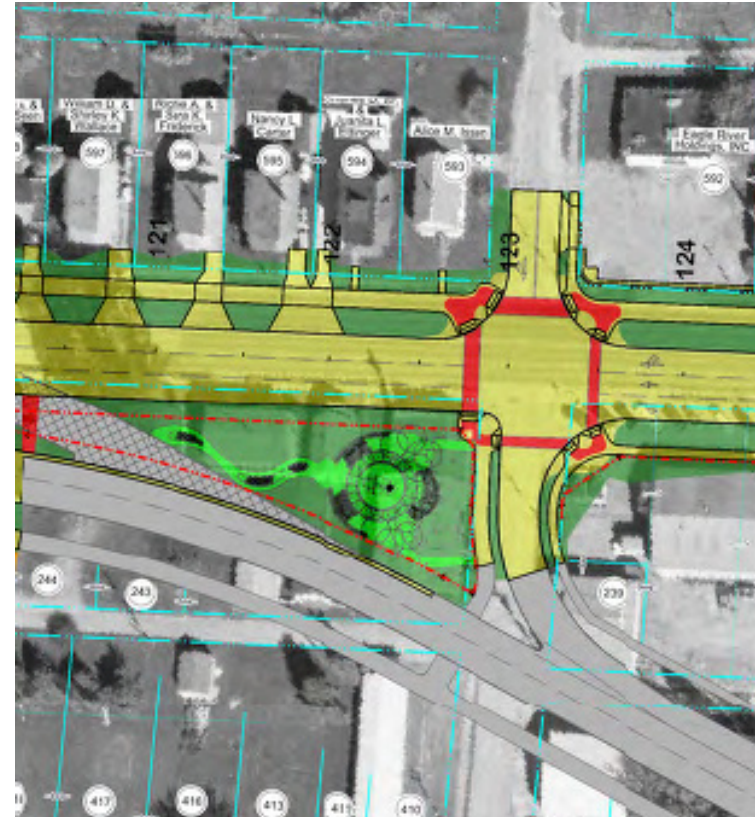
Project Goals

- Improve economic and living conditions
- Remove environmental impairments
- Eliminate blighted conditions
- Improve accessibility and safety
- Develop replacement housing alternatives
- Construct separate sanitary and storm water sewers

- Located in the heart of Clinton along Hwy 30/67
- 1.7 mile corridor covering 220 acres of land
- Part of the Great River Road and a designated National Scenic byway



- 17+ blocks of roadway with parallel multi-use trail separated by landscaping
- Brick crossing areas
- Park-like medians
- Improved entrance to the city



TOTAL OUTSIDE FUNDING SOURCES LEVERAGED

Approximately \$36,065,000

- Total leveraged from Brownfields **\$1,550,000**
- Total leveraged from HUD **\$2,340,000**
- Total leveraged from IDED **\$675,000**
- Total leveraged from the IDOT **\$9,900,000**
- Total leveraged from the IDNR **\$2,200,000**
- Total leveraged from TTHUD Appropriations Bill **\$19,300,000**



MAQUOKETA
one of a kind

Maquoketa Area
Chamber of Commerce
& City of Maquoketa



Maquoketa Main Street January 19, 2008



- Three buildings destroyed
 - Furniture Store
 - Floor Covering Store
 - Hallmark Card Store
- Buildings constructed in 1870's



- The Phase I report found:
 - insulation materials
 - ceiling tile and floor tile which may have contained asbestos materials
 - Because of the nature of the material on-site, it is expected that asbestos containing materials may be comingled with the remaining debris and hence difficult to segregate and examine.
 - Assumed that due to the age of the structures that lead based paints may have been used and may exist on debris surfaces.

- The City also completed a Certified Asbestos Inspection in November, 2008 as an equivalent for the Phase II Environmental Assessment.
 - Identified potentially friable and non-friable asbestos materials located at the site and a description



February 2011



Total Funds for the clean up - \$418,250
Estimated clean up costs - \$340,000

- \$103,250 in insurance proceeds from three private property owners
- \$85,000 in forgivable loan from IDED
- \$25,000 from IDNR
- \$5,000 in private donations
- \$200,000 EPA Brownfield grant



Questions?

Contact Information:
Candace Eudaley
ceudaley@ecia.org
563-690-5722

