“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
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
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
<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total leveraged from Brownfields</td>
<td>$1,550,000</td>
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<tr>
<td>Total leveraged from HUD</td>
<td>$2,340,000</td>
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<tr>
<td>Total leveraged from IDED</td>
<td>$675,000</td>
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<td>Total leveraged from the IDOT</td>
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<tr>
<td>Total leveraged from the IDNR</td>
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<tr>
<td>Total leveraged from TTHUD Appropriations Bill</td>
<td>$19,300,000</td>
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</tbody>
</table>
- 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?

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