



Mitchell Maskrey Mill

Preston Times

Ackerman Building

ECIA Member Communities Receive \$100K Catalyst Grants

Five communities recently received Iowa Economic Development Authority Community Catalyst Building Remediation grants for the restoration of important/historic buildings in their communities. The sites include: the Preston Times building in Preston, the Ackerman building in Sabula, the Mitchell-Maskrey Mill building in Maquoketa, the Hardacre Theatre in Tipton, and the demolition of a downtown building in Delhi for a new retail opportunity. ECIA staff wrote and reviewed these successful applications.

The Preston Times project will consist of a complete rehab including mitigating structural issues, restoring historic interior, removing metal siding, and restoring the original brick façade. To keep with Preston's rich history, the site will be returned to building designs of the early 1900s so that it retains the key character-defining features of its property type. The total estimated project cost is \$277,022.

The Ackerman building in Sabula, built in 1895, is a community landmark with rich history and was a grocery store until 2006. The restoration will consist of gutting the first floor and remodeling it into a white boxed space; gutting and remodeling the second floor into two, two bedroom/two bath apartments, if practicable; new electrical, plumbing, and HVAC; exterior restoration preserving the brick, and; roof replacement. Once the building is complete, there will be two apartments on the second floor, and a large first floor opportunity for an entrepreneur. The total estimated cost is \$509,276.

The remediation of the Mitchell-Maskrey Mill building has been a City priority for many years and fits well with formal planning efforts. The building will be rehabilitated and developed into a mixed-use commercial building with four apartments on the second and third floors, and white-boxed for commercial and retail space on the main level. To keep with Maquoketa's rich history, the Mitchell-Maskrey building will be returned to building designs of the 1880s so that it blends into the downtown district. The total project cost is \$1,422,900.

Last, but certainly not least, is the iconic Hardacre Theatre rehab project, which has been a community priority over the last several years. The Board and project partners ultimately want to restore the entire theater but know it must be done in phases. The \$100,000 Catalyst grant will go toward the construction of two 1,110 sq ft apartments on the second floor. Total project cost for this portion is \$332,000.



For more information on this program and grant writing services, please contact Marla Quinn at mquinn@ecia.org or 563-690-5703.

ECIA Receives \$600K Brownfields Grant



Former Clinton Engines Site, Maquoketa, IA

In May, the Environmental Protection Agency (EPA) awarded ECIA a \$600,000 Brownfields Assessment Coalition Grant. The EPA has delivered approximately \$287 million in Brownfield grants directly to communities and nonprofits for cleanup and redevelopment, job creation, and economic development through the award of over 948 grants.

Community-wide grant funds will be used to conduct up to 24 environmental site assessments to prioritize sites while assembling a brownfield inventory. Funds will also be used to develop up to 15 cleanup plans and support community outreach activities. While assessment activities will focus on the ECIA region, the funding primarily focuses on areas in Clinton, Delaware and Jackson counties that lie in Qualified Opportunity Zones. Priority sites include the former Clinton Engines site in Maquoketa, Jackson County Regional Health Center, Walker's Salvage site in DeWitt, former U.S. Post Office in Clinton, former Tyco Electronics site in Sabula, and former Lincoln School in Manchester.



Former Clinton Post Office, Clinton, IA



Former Lincoln School, Manchester, IA
Photo By Kevin Schuchmann - Own work

"ECIA is thrilled to again partner with EPA to provide assistance to our rural communities in not only identifying and assessing potentially hazardous contaminated properties but in aiding local communities in developing reuse plans for these sites," said ECIA Brownfields Project Manager Dawn Danielson. "Many of our communities deal with abandoned, dilapidated and underutilized properties, and this funding is vital to encouraging public and private reinvestment in these properties boosting

local economies and leveraging jobs while protecting the most vulnerable groups within the community." Nearly 30% of the communities announced nationwide today will receive brownfields funding for the first time. Of the 151 communities selected, 118 can potentially assess or clean up brownfield sites in census tracts designated in Opportunity Zones.

Awarded EPA's Brownfields grants provide communities with an opportunity to transform contaminated sites into community assets attracting jobs and achieving broader economic development outcomes, while taking advantage of existing infrastructure.

Bear River Drive Street Complete at PN

The Bear River Cottages pocket neighborhood in Maquoketa has recently had its Bear River Drive Street completed as well as the exterior for lot 5. Lots 3 and 4 are well underway in development with the foundation being completed on each. The Biocell Rain garden will start construction soon and all retaining wall work is complete.

Please contact Carl Reimer at creimer@ecia.org or 563-690-5732 if you're interested in one of these beautiful \$150,000 two or three bedroom homes .



ECIA Business Growth offers new lending opportunities

ECIA Business Growth partnered with Dubuque Initiatives, Dubuque County Board of Supervisors, and Jackson County Board of Supervisors to implement three separate loan programs to assist small businesses that are struggling due to the impact of the COVID-19 pandemic.

The loan programs provide a three-year loan in the amount of \$5,000 up to \$10,000 with deferred payments for the first six months and then calls for principal and interest payments at an interest rate of 1% for the remainder of the loan. Loan funds may be utilized to cover ongoing monthly operating expenses, restocking of supplies and inventory, and/or expenses incurred related to COVID-19 "social distancing" protocols. There is no fee to apply for the loan.

These programs have provided financing of \$655,000, assisting 66 businesses supporting 419 jobs within the communities to date.

For more information contact Matt Specht at 563.690.5721 or mspecht@ecia.org

Alcohol License Extensions Expedited

The Iowa League of Cities have been working with the Iowa Alcohol Beverage Division (ABD) to provide flexibility and expedited response to alcohol licensees seeking to add or extend their licensed premises for selling or serving alcohol outdoors.

The application will require local authority approval, dram-shop carrier endorsement, and ABD approval.

Any area added to the licensed premises must meet the following requirements:

- Area must touch or share a common border with current licensed premises.
- Area must be owned or under the control of the licensee. Control area can be demonstrated through lease or other written agreement.
- A sketch or diagram of the outdoor service area must be submitted and approved by the local authority.

Local ordinances and restrictions on outdoor services will still apply within their respective jurisdiction.

More information can be found at: <https://bit.ly/2XQuvho> or by contacting Licensing@IowaABD.com.



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