

**ECIA Brownfield Success
Stories**
317-327 South 2nd Street
Clinton, IA



Property History

- Two-story Building consisting of 25,440 sf on 0.38 acres of land
- Building constructed in 1900.
- Vacant/abandoned and underutilized for over twenty years.
- City of Clinton owns/acquired through the Iowa Code ch.657(a) process in early 2019.
- Asbestos inspection completed in 2019 identified asbestos containing material requiring abatement prior to demolition.
- Roof compromised resulting in water damage throughout the structure.
- Phase I Environmental Site Assessment completed in May 2022. Findings recommended additional assessment based on prior use of property and neighboring properties.



| Property Details | |
|------------------------------------|---|
| Property Addresses: | 317-327 S. 2 nd St. Clinton IA |
| Former Uses: | Retail, bar, theater, funeral home, offices, and apartments |
| Contaminants: | Asbestos Containing Materials, lead-based paint |
| Current Use - Improvements: | Vacant/abandoned building |
| Current Owner: | The City of Clinton |
| Project Partners: | City of Clinton Clinton Regional Development Corporation (CRDC) East Central Intergovernmental Association (ECIA) U.S. Environmental Protection Agency (EPA) |

ECIA BROWNFIELD SUCCESS STORIES

317 – 327 South 2nd St, Clinton Iowa

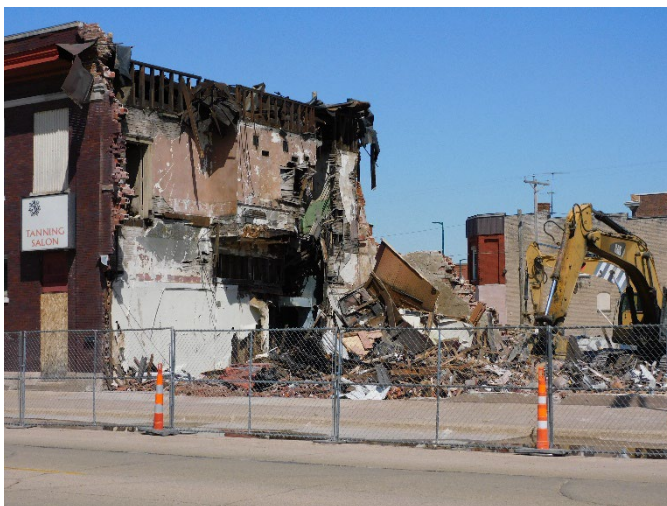
Property Assessment Details

| | |
|-----------------|--|
| August 26, 2019 | Asbestos Inspection Report Completed |
| May 4, 2022 | Phase I Environmental Assessment Completed |



Redevelopment

The property is in the downtown business district, making the blighting impact apparent. The structure is a public health hazard and poses a danger for children. The deterioration of the structure due to abandonment, lack of maintenance, water damage and the presence of asbestos has prevented redevelopment.



| Assessment Funding Sources | |
|---|------------------|
| City of Clinton – Asbestos Inspection | Amount unknown |
| ECIA – FY20 US EPA Brownfields Assessment Grant Funds | \$2,190 |
| Cleanup Funding Sources | |
| City of Clinton – asbestos abatement | \$65,040 |
| Redevelopment Funding Sources | |
| City of Clinton – demolition | \$291,950 |
| Total | \$359,180 |

The City plans to sell property to developer for redevelopment.

- March 2023: City hired contractor to abate asbestos and dispose of appropriately at landfill as asbestos material. The City removed hazardous materials found in the building and disposed of as hazardous materials at the landfill. The following hazardous items were removed: 100 light bulbs, 40 paint cans, 6 refrigerators and 10 cans of acid
- March-April 2023: Building structures were deconstructed, and 924 tons of stone were placed as fill on site to make site ready for reuse.



For additional information contact:
 Dawn Danielson, ECIA Brownfields Program Manager 563.580.1976, ddanielson@ecia.org