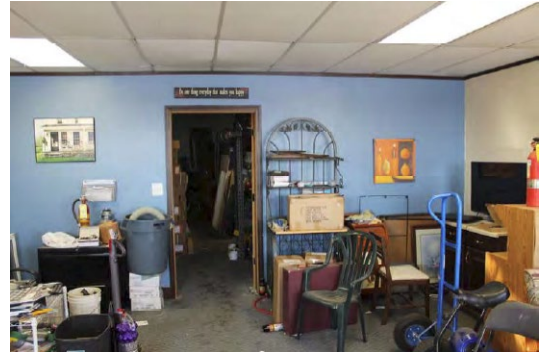


## 1004 S 4<sup>th</sup> St - Clinton, Iowa

This three-story brick building built circa 1900 consists of a 4,676 sq. ft. building located on 0.052 acres. The building is currently owned privately and used as storage. At one point there were apartments located on the upper floors. The first floor has been utilized for a variety of businesses including a pawn shop, barber shop and beer distribution. An adjoining property had a vent pipe for possibly an underground storage tank and a brick-lined well/cistern filled with historic debris. Another adjacent property had history as an auto repair/auto sales shop.

In February of 2018, ECIA was able to utilize its U.S. EPA Brownfields Assessment grant funding to have a Phase I Environmental Site Assessment (ESA) completed on the property for the City of Clinton. The Phase I ESA found evidence of several chemicals, hazardous materials as well as possible contamination from adjoining and adjacent properties and a Phase II ESA was recommended.

In December of 2018, ECIA utilized additional U.S. EPA grant funds for the completion of a Phase II Environmental Site Assessment. The results of this assessment concluded that no further testing was necessary beyond additional testing for asbestos and/or lead based paint depending on the redevelopment of the site. As of April 2020, no further actions have been taken.



1004 S 4<sup>th</sup> St. 1<sup>st</sup> Floor



1004 S 4<sup>th</sup> St. Basement



1000-1006 S 4<sup>th</sup> St



1004 S 4<sup>th</sup> St. Old Apartment

**Site Address:** 1004S 4<sup>th</sup> St, Clinton, IA 52732

**Parcel #:** 80-59740000

**Assessment Output:** Phase I & II Environmental Site Assessment

**EPA Assessment Funding:** \$3,861