



BROWNFIELD SUCCESS STORY

Hopkinton Regional Medical Center



Property History

133 SE First St

The site was originally developed as Holster Lumber Company facility back in 1890's. In 1920 the property was converted to an auto service garage. A gas station was located on adjoining property to the west. The building consisted of 2,920 sf and was built in 1969. In recent years the site was used as Dircks' LP Gas Retail Store and Warehouse. The business closed in 2009 and the building sat vacant, abandoned and neglected since 2017. Given the age of the building the structure potentially contained asbestos containing material (ACM).

The property is located in the downtown business district at a prominent corner entering the town making the blight impact apparent.

PROPERTY DETAILS

Former Uses: Vacant commercial including LP Service & Retail Store

Contaminants of Concern:
Asbestos containing material

Parcel Size: 0.074 acres

PROJECT FUNDING PARTNERS

- Steve Dircks - donated land
- City of Hopkinton - acquisition and site prep \$25,082
- Iowa Department of Natural Resources (IDNR) - Derelict Building Grant \$22,225
- East Central Intergovernmental Association (ECIA) - U.S. Environmental Protection Agency (EPA) Brownfield Assessments - \$12,000
- Keep Iowa Beautiful - Site Prep Volunteers
- Regional Medical Center \$1,550,000



Environmental Assessments

- Phase I ESA September 16, 2021
- Asbestos Inspection September 16, 2021
- Asbestos Abatement Plan October 26, 2021
- Phase II GPRS Scanning for underground storage tanks February, 2022
- Phase II Supplemental Limited Subsurface Investigation May 31, 2022

The City received ECIA Brownfields Assessment funding for a Phase I and Asbestos Inspection. The City also had a subsurface investigation and scan completed on the site. The findings indicated the only contamination found on site was ACM in the building materials. The underground storage tanks had been removed.

The City was awarded an IA DNR Derelict Building grant to conduct asbestos abatement and deconstruct the old structure. Deconstruction was completed in April 2023. A total of 382 tons or 93% of the building materials was diverted from the landfill.



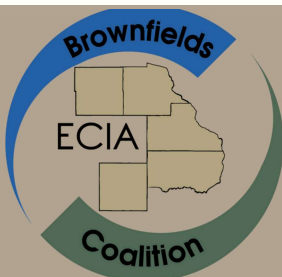
Redevelopment

The Regional Medical Center (RMC) wanted to relocate and expand its existing regional family health center to a newer building. The old clinic located at 122 SW First St in Hopkinton had been in use for 30 years. It had only three exam rooms and couldn't be renovated to meet patient volume.

The City assisted the RMC in finding a new site (133 SE First St) and in making it ready for reuse. Once the building was deconstructed the City sold the site to RMC for redevelopment of a 48' X 72' 'state of the art' medical facility containing four exam rooms and one procedure room along with patient waiting area, offices, medical related spaces and nine parking spaces. Redevelopment resulted in five jobs and \$1.6 million investment.



“The Brownfield Grant is a great way for communities to take the first leap in property cleanup within the community. Without this grant, we would not have moved forward with the Derelict Building grant.”
Sarah Helle, Hopkinton City Clerk



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