

# BROWNFIELD SITE SUMMARY

## Former IOCO Building, Dubuque

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### Property History

#### 100 E 1st St, Dubuque

The site was originally developed in 1884 as a saloon and restaurant. It was a saloon, restaurant, agricultural implements warehouse, grain storage, grocery warehouse for shipping supplies and shipping supply storage from 1884 to 1891. A fire destroyed the buildings on the site in 1909. In 1915 the parcel was developed as Iowa Oil Company site and included an oil pump house, auto garage, filling and warehouse building that contained a gasoline room and approximately 21 above ground storage tanks ranging in capacity from 10,000 - 12,000 gallons all served by a railroad siding. Two underground storage tanks were removed from the site in 1998.

Parcel currently contains a warehouse/office building and water separation operation that includes temporary outdoor storage of drums, tanks, and totes. The warehouse/office building is a two-story brick structure built in 1915 consisting of 10,956 square feet plus a 5,478 square foot basement. Along side the building sits a 1,344 square foot metal warehouse one story structure that was constructed in 1970.

#### PROPERTY DETAILS

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**Current Use:** Vacant

**Former Use:** Industrial development including oil pump house, auto garage, filling and warehouse building that contained a gasoline room and above ground storage tanks

**Contaminants of Concern:** Asbestos containing material & lead-based paint

**Parcel Size:** 0.52 acres

**Parcel ID #:** 1130301001

#### PROJECT PARTNERS

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- Catfish LLC - property owner
- East Central Intergovernmental Association (ECIA)
- U.S. Environmental Protection Agency - environmental assessment funding & technical assistance

#### BROWNFIELD FUNDING

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- Lead-Based Paint Inspection Report: \$5,411.25
  - Asbestos Inspection Report: \$5,738.75
- Total: \$11,150**
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# Environmental Assessments Funded by ECIA

- Lead-Based Paint Inspection Report - October 29, 2024
- Asbestos Inspection Report - October 29, 2024

ECIA had an environmental consultant complete an Asbestos Inspection Report and a Lead-Based Paint Inspection Report. Both reports were paid for by a Brownfield Assessment Grant ECIA was awarded by EPA.

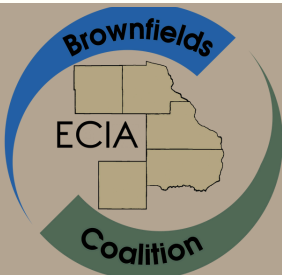
Asbestos was detected in ten of the forty-seven samples collected throughout the building and warehouse. Asbestos containing material (ACM) include: protrusion tar, 9"X9" floor tile, 12"X12" floor tile, panel adhesive, mudded fittings and pipe insulation. Based on the findings asbestos abatement is required prior to any renovation or demolition of the main building. No ACM was discovered in or on the metal warehouse located west of the building.

Lead-based paint (LBP) was identified in forty of the one hundred forty-seven samples. Components including LBP included elevator shaft wall, door components, window components, ceilings, vault door components, walls and columns. Based on the presence of LBP throughout the property, lead-safe work practices should be utilized during renovation activities.



## Redevelopment

The property owner plans to make site ready for reuse. Redevelopment plans have not been determined yet.



**For additional information contact:  
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