

ECIA Brownfield Summary

100 W Main St

Luxemburg, IA



Property History

The subject property consists of approximately 0.70 acres of land developed in 1924 with a 3,213 square foot school building including a basement located on a larger parcel consisting of 3.27 acres in Luxemburg. Building has been used as school until became vacant in 2020. Potential buyers have been reluctant to acquire due to environmental concern and uncertainty given age of the structure.

Property Assessment Details	
Phase I	May 8, 2023
Asbestos and Lead Based Paint Inspection	June 5, 2023

City was considering acquiring and had a Phase I and an Asbestos Inspection completed on the site in 2023.

First step was to determine the level of environmental contamination in the structure and on the site. The Phase I identified the following RECs in connection with the Site:

- Former gasoline station located adjacent to property
- Asbestos and Lead-based paint given age of building

Further investigation was recommended.

The Asbestos and Lead Based Paint Inspection found asbestos containing material and lead based paint above statewide standards present in the building structure requiring abatement prior to renovation of the structure.

Property Details

Property Address:	100 W Main St, Luxemburg, IA
Former Uses:	School, vacant building
Contaminants:	Asbestos containing material, lead based paint
Current Use - Improvements:	Vacant
Current Owner:	Holy Trinity Church
Project Partners:	City of Luxemburg, United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA)

Redevelopment

Possible redevelopment being considered: Mix use with commercial and housing. A potential developer is seeking funding for cleanup, renovation, and redevelopment of the site.

Funding Sources

ECIA Brownfields Coalition – US EPA Assessment Grant Funds	\$18,850
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For additional information contact:

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