

**ECIA Brownfield
Success Story
1002 South 4th St
Clinton, IA**



Property History

- Two-story brick building consists of 4,890 square feet located on 0.064 acres
- Building was built in 1868, part of Seaman Building complex sharing walls with 1000 & 1004 South 4th St
- City property acquired through tax sale in 2019
- Mixed use property since time built
- Past 20 years building has been primarily underutilized and vacant.
- Building is part of a larger block of buildings that are blight, dilapidated and vacant properties.
- Asbestos containing material is a concern given age of the structure.
- Building structure has deteriorated drastically in recent years with sections of the structure exposed to the elements.

Property Details	
Property Address:	1002 South 4 th St, Clinton, IA
Structure Built:	1868
Former Uses:	Mix Use – Apartments in upper level, Lower-level commercial storefront, vacant for over twenty years
Contaminants:	Given structure age - Asbestos Containing Materials
Current Use - Improvements:	Vacant
Current Owner:	City of Clinton
Project Partners:	City of Clinton, United States Environmental Protection Agency (US EPA), East Central Intergovernmental Association (ECIA)

The City of Clinton identified the 1000 Block area in need of redevelopment. First though, environmental assessments were needed to identify any environmental concerns regarding the property.



1002 South 4th St, Clinton, IA

Property Assessment & Planning Details	
Phase I	February 28, 2018
Phase II	December 18, 2018
Structure Engineer Report	September 23, 2022
Site Revisioning Plan	May 15, 2023
Traffic Review Study – 4 th St	June 28, 2023

Redevelopment

- In 2018, Phase I environmental site assessment (ESA) completed recommending further investigation due to possible contamination from adjacent property.
- A Phase II ESA was completed on the site. Results indicated no further testing required other than asbestos inspection.
- In 2022 building was deemed unsafe due to fail roof and structural damage.
- By 2022 City owned 1002-1012 S 4th St and planned to do a RACM demolition of the structures.
- RACM Demolition funded by US EPA Brownfields Cleanup grant awarded to the City and by ECIA – EPA Brownfields RLF loans.



August 11, 2023, the structure located at 1006-1008 S 4th St collapsed causing damage to the adjoining structures on the 1000 Block of S 4th St. A structure engineer viewed the structures and recommended that all the buildings be demolished immediately due to danger of possible



further collapse. Late August 2023 the structures from 1000 to 1008 were demolished. Given these contained regulated asbestos containing material (ACM) a tarp was placed over the ACM debris and will be disposed of as friable ACM at a landfill.

RACM Demolition is anticipated to be completed in spring 2024 and the site will be prep and made ready for redevelopment. City plans to sell the entire block to a developer.

Assessment & Planning Funding Sources	
ECIA – FY16 US EPA Brownfields Assessment Grant Funds	\$3,861.83
ECIA - FY20 US EPA Brownfields Assessment Grant Funds	\$7,343.63
Total Assessment & Planning Funding	\$11,205.46
Cleanup Funding Sources – 4 th St Block	
City of Clinton – FY23 US EPA Cleanup Grant	\$500,000.00
ECIA – FY19 & FY23 US EPA Brownfields RLF	\$300,000.00
City of Clinton – Local Funds/Match	\$60,000.00
Estimated Total	\$860,000.00



For additional information contact:

Dawn Danielson, ECIA Brownfields Program Manager 563.580.1976, ddanielson@ecia.org