

**ECIA Brownfield  
Success Story  
1004 South 4<sup>th</sup> St  
Clinton, IA**



**Property History**

- Three-story brick building consists of 4,676 square feet located on 0.052 acres
- Building built circa 1900, part of the Seaman Building complex sharing walls with 1002 & 1006 South 4<sup>th</sup> St.
- Mixed use property since time built
- Past twenty years the property 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.

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

**Assessment Findings**

- 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

Property Details	
<b>Property Address:</b>	1004 South 4 <sup>th</sup> St, Clinton, IA
<b>Structure Built:</b>	Circa 1900
<b>Former Uses:</b>	Mix Use – Apartments in upper two levels, Lower-level commercial storefront, vacant for over twenty years
<b>Contaminants:</b>	Given structure age - Asbestos Containing Materials
<b>Current Use - Improvements:</b>	Vacant
<b>Current Owner:</b>	City of Clinton
<b>Project Partners:</b>	City of Clinton, United States Environmental Protection Agency (US EPA), East Central Intergovernmental Association (ECIA)

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 <sup>th</sup> St	June 28, 2023

**Redevelopment**

- City acquired the building in 2020.
- By 2022 City owned 1002-1012 S 4<sup>th</sup> 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 4<sup>th</sup> 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.

Funding Sources	
ECIA – FY16 US EPA Brownfields Assessment Grant Funds	\$3,861.83
ECIA – FY20 US EPA Brownfields Assessment Grant Funds	\$7,343.60
<b>Total Assessment &amp; Planning Funding Sources</b>	<b>\$11,205.43</b>
Cleanup Funding Sources – 4 <sup>th</sup> St Block	
City of Clinton – FY23 US EPA Cleanup Grant	\$500,000.00
ECIA Brownfields Coalition – FY19 US EPA RLF	\$200,000.00
ECIA Brownfields Coalition – FY23 US EPA Supplemental RLF	\$100,000.00
City of Clinton – Local Funds/Match	\$60,000.00
<b>Estimated Total</b>	<b>\$860,000.00</b>

