

**ECIA Brownfield
Success Story
1006-1008 South 4th St
Clinton, IA**



Property History

- Three-story brick building located on 0.116 acres consists of 11,241 square feet.
- Building built in 1900, part of the Seaman Building complex sharing walls with 1004 South 4th St.
- Mixed use property with commercial storefront on lower level and apartments on the upper story level since built.
- Past twenty years property has been primarily underutilized and vacant.
- Structure has deteriorated drastically in recent years with sections of the structure exposed to the elements. The 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.
- The results of the Phase II assessment concluded no further testing was needed besides an asbestos and lead based paint inspection prior to renovation.
- Asbestos inspector was unable to complete asbestos inspection due to the building being deemed unsafe.

The City of Clinton has identified the 1000 Block of S 4th St 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.

Property Details		
Property Address:	1006-1008 South 4 th St, Clinton, IA	
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)	
	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

1006-1008 South 4th St, Clinton IA

Redevelopment

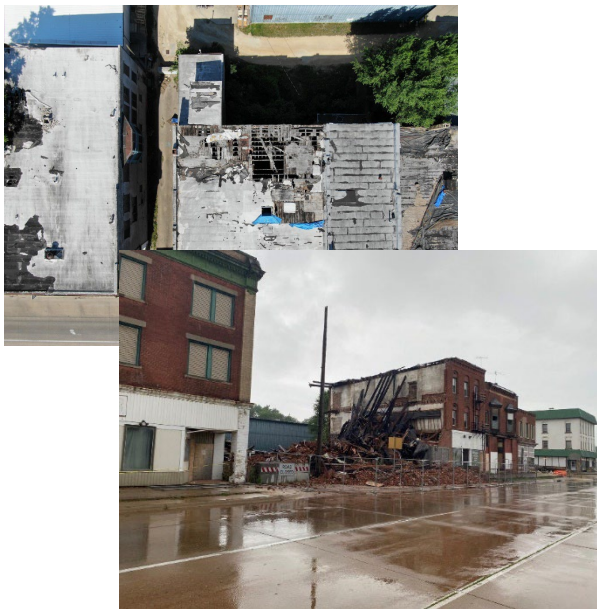
- Under IA Chapter 657A, the City of Clinton acquired the building in 2021.
- Structure engineer viewed the site in 2022 indicating that the building was in severe disrepair and had many failed structural elements. This stemmed from a failed roof system and years of water infiltration. The water damage is the root cause of the failed structural elements. Furthermore, the building shares common walls with an adjoining building that is in serious or worse condition.



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.



- 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

Funding Sources	
ECIA – FY16 US EPA Brownfields Assessment Grant Funds	\$7,004.50
ECIA - FY20 US EPA Brownfields Assessment Grant Funds	\$7,343.60
Total Assessment & Planning Funding Sources	\$14,348.10
Cleanup Funding Sources – 4 th 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
Estimated Total	\$860,000.00



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