

ECIA Brownfield Success Stories

193 2nd St

Calamus, IA



Property History

The property was originally a grocery store in the early 1900s through the 1970s. It was then a pizza shop and bar until it started on fire in 2008. It has been vacant ever since. The building has been an eyesore for the past fifteen years and a public hazard. The city acquired the property in 2019 due to delinquent taxes.

Property Assessment Details	
Phase I	May 18, 2022
Asbestos Inspection	May 18, 2022
Lead Based Paint Inspection	May 18, 2022

First step was to determine the level of environmental contamination in the structure. In 2022 ECIA assisted the City of Calamus with obtaining a Phase I Environmental Site Assessment (ESA) and an Asbestos and Lead Based Paint Inspection.

The Phase I did not find any need for further investigation. Lead based paint was found



below regulatory levels. Any workers renovating the site should take appropriate measures to

minimize exposure to dust from lead containing components or surfaces. Asbestos Inspection found asbestos containing material above regulatory levels in the stair floor tile which requires abatement prior to any renovation.

Funding Sources	
ECIA Brownfields Coalition – US	\$16,337.61
EPA Assessment Grant Funds	

Redevelopment

The City of Calamus and community members want to save the building and possibly convert it into a bakery and coffee shop. The City is seeking funding to assist with abatement and the renovation and redevelopment of the property.

Property Details	
Property Address:	193 2 nd St, Calamus, IA
Former Uses:	Grocery store, bar/restaurant
Contaminants:	Asbestos Containing Materials
Current Use - Improvements:	Vacant
Current Owner:	City of Calamus
Project Partners:	City of Calamus United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA)



For additional information contact:

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