

ECIA Brownfield Success Stories

227 & 229 3rd Ave North,
Clinton IA



Property History

The Site consists of two parcels totaling approximately 0.33 acres that is developed with a 7,070 square foot metal warehouse that was constructed in 1967. site consists of approximately 0.33 acres of land that is developed with a warehouse building that was constructed in 1967. The remaining areas of the Site consist of vacant land used for equipment storage.

Historically, the Site was surrounded by residential properties since 1890 with exception of the area to the south and west where a scrap iron yard was located from 1917 through the 1990s. A gasoline station was located southwest of the Site from 1950 through the 1990s. Since 1990 the gasoline station has been used for auto repair.



The Subject Site was an iron and metal company from 1967 through the 1990s and a scrap yard. The Site was then used by G&R Trucking and Excavating from 2003 to March 2022. Lori Nichols, is the Site owner, and inherited the Site from her father after he passed away in March 2022. Her father operated the excavation and

trucking business. The Site has remained vacant since March 2022. The buildings are dilapidated and unstable in need of repair or to be demolished.

Prior environmental assessment work indicated that the property contains asbestos in the building material and lead in soil and groundwater. Testing of the adjacent property confirmed lead and arsenic concentrations in soil above the SWS. Cleanup may be required based on future reuse of site.

Property Details	
Property Addresses:	227 & 229 3 rd Ave North Clinton IA
Former Uses:	Metal Warehouse building used as an iron and metal company; then used as a trucking and excavating company; portion of the site was vacant and used for equipment storage
Contaminants:	Asbestos Containing Materials; Lead in soil
Current Use - Improvements:	Vacant Lot
Current Owner:	Lori Nichols, daughter of Gene Wilson (deceased), private owner
Project Partners:	City of Clinton, Clinton Regional Development Corporation (CRDC), East Central Intergovernmental Association (ECIA), U.S. EPA Brownfields Assessment and Planning Grant



For additional information contact:

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Redevelopment

The property is in the downtown business district making the blighting impact apparent. This is a public health hazard and poses a danger for children. The concern that potentially hazardous contaminants are on the site prevents any future development. Further evaluation of the site was necessary prior to it being ready for reuse. The City applied to ECIA for U.S. EPA Brownfields Assessment grant funds.

The Phase I Environmental Site Assessment (ESA) conducted in 2022 noted several RECs:

- Prior historic site uses
- The presence of a vent line, indicating the potential presence of an UST and the possible presence of a vapor encroachment condition at the Site due to the potential presence of an UST.
- The potential that drains located in the Site building discharge to the ground and are not connected to the City sewer system.
- The former presence of a gasoline station and iron and metal company in the immediate Site vicinity.
- The documented presence of lead in soil on Site and arsenic, lead, mercury, and PCBs in soils at the adjacent property, the lack of reported analytical results from the 2012 investigation, and the regulatory status of the property.

The Phase I report recommended additional investigation to assess the identified RECs.

Funding Sources	
ECIA Brownfields Coalition – US	\$2,349.50
EPA Assessment Grant Funds	
City of Clinton	\$87,500.00
Total	\$89,849.50

Property Assessment Details

May 17, 2022	Phase I ESA Completed
March 9, 2018	Phase I ESA Completed
November 1, 2018	Asbestos Containing Materials Inspection Completed
November 9, 2018	Phase II ESA Work Plan Completed
November 26, 2018	Lead-based Paint Inspection Completed
December 12, 2018	Phase II ESA Completed

The City acquired the site in April 2023 and plans to exchange the property with entity that will cleanup the site and then redevelop the site.

Project anticipated to be completed in 2024.



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