

# ECIA Brownfield Summary

346 Ferry Rd

Miles, IA



## Property History

- Two-story building consisting of 3,050 square feet on 0.05 acres.
- Structure built in 1890.
- City of Miles acquired site in 2022 through State Code of Iowa Chapter 657(a) process.
- Mixed used property, vacant over ten years.
- Property is located in the downtown business district, making the blighting impact apparent.

After acquiring the site, the first step was to determine the level of environmental contamination in the structure and on the site.



The Phase I did not identify any RECs or CRECs in connection with the Site.

Property Assessment Details	
Phase I	December 29, 2022
Asbestos Inspection	December 27, 2022

The City deemed the property to be a public health hazard and posed a danger to public walking near the structure. There is significant debris on the site. The exterior building wall had partially collapsed, and bricks had fallen on adjacent properties.



Property Details	
<b>Property Address:</b>	346 Ferry Rd., Miles, Iowa 52064
<b>Former Uses:</b>	Commercial space on first floor and second floor housing
<b>Contaminants:</b>	Asbestos containing material
<b>Current Use - Improvements:</b>	Vacant, unoccupied
<b>Current Owner:</b>	City of Miles
<b>Project Partners:</b>	City of Miles, Jackson County Economic Authority, United State Environmental Protection Agency (US EPA), East Central Intergovernmental Association (ECIA), IA Department of Natural Resources

No further investigation was recommended other than an asbestos inspection prior to demolition.

The City of Miles obtained funding assistance from the IA DNR Brownfields program for an Asbestos Inspection.

The inspection found asbestos containing material above statewide standards present in the ceiling plaster on the first floor and remnant white duct tape in basement duct requiring abatement prior to deconstruction of the structure.

**Redevelopment**

The City of Miles utilized Keep Iowa Beautiful coach at ECIA to write a grant application for the IA DNR Derelict Building Grant to abate the asbestos and deconstruct the building structure. The City of Miles was awarded the IA DNR Derelict Building grant in May



2023 for up to \$67,000 to assist with the site cleanup and deconstruction to make ready for reuse.

Asbestos abatement was completed in August 2023 and the deconstruction is anticipated to be completed

by December 2023. Deconstruction began 12/1/2023 and was completed 12/13/24.

A total of 273 tons or 93.82% of material was diverted from the landfill. In addition to the 273 tons of material diverted, the city chose to leave the limestone foundations in place due to proximity to adjacent buildings and the sidewalk. Twenty thousand bricks along with dimensional lumber, metal scraps were salvaged from the site.



Asbestos abatement cost \$6,247 and was paid for by the city. Deconstruction project cost totaled \$89,950. The city received reimbursement from IDNR Derelict Building Grant in amount of \$68,000. The site is ready for reuse. No plans at this time for redevelopment.

Funding Sources	
ECIA – US EPA FY20 Brownfields Assessment Grant Funds	\$3,127.53
IA DNR Brownfields	\$1,250.00
IA DNR Derelict Building Grant	\$68,000.00
City of Miles – Local Funds	\$28,197.00
Total	\$100,574.53



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