

ECIA Brownfield Summary

413 10th Ave

(aka 1000 South 4th St),
Clinton, IA



Property History

This two-story brick building consists of 4,140 square feet and was built in 1864 with a commercial storefront. The building sits on 0.374 acres. The building was utilized as a grocery store and laundromat from 1960 to

the early 1980s. After that the building was vacant for years until purchased for storage use in 2008. It has been underutilized since 1980 and is considered blight and in dire need of repairs. The building was part of a larger block of buildings with



shared walls. All were dilapidated and underutilized. The adjoining buildings have been deemed unstable and unsafe to abate and were set for a RACM demolition in 2024.

Property Assessment Details

Property Assessment Details	
Phase I	February 28, 2018
Phase II	December 18, 2018
Phase I Update	June 20, 2022

The City of Clinton owns the neighboring properties of 1002-1012 South 4th St and plan to do a RACM demolition of the structures to remove the public health and safety risk and make the area ready for redevelopment. The City was considering acquiring a portion of the

parcel that includes where the two-story building sits and demolishing the structure along with its RACM demolition given the share walls between it and adjoining building.

Based on the prior use as a laundromat a Phase I and subsequently a Phase II environmental assessment were completed in 2018.

The Phase II results recommended no further testing other than an asbestos and lead based paint inspection be conducted prior to any renovation of the building structure.

Property Details

Property Details	
Property Address:	1000 South 4 th St, Clinton, IA
Former Uses:	Laundromat, commercial, storage, vacant
Contaminants:	Asbestos Containing Materials
Current Use - Improvements:	Underutilized commercial storage
Current Owner:	Daniel H Kies & Margaret A. Keis / City of Clinton
Project Partners:	City of Clinton, United State Environmental Protection Agency (US EPA), East Central Intergovernmental Association (ECIA)



For additional information contact:

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ECIA BROWNFIELD SUCCESS STORIES

4130 10th Ave (aka 1000 South 4th St), Clinton

An updated Phase I was conducted in 2022, and recommended additional investigation given the presence of a suspected UST and possible presence of vapor encroachment condition at the site.

Redevelopment

August 11, 2023, an adjoining structure on the 1000 Block of South 4th Street collapsed upon itself and caused structural damage to the row of buildings along the block including the structure at 1000 S 4th Street.



The City of Clinton acquired the portion of the parcel that the building at 1000 S 4th St sits and completed an emergency RACM demolition of the entire 1000 Block of South 4th St north of the alley. The City had received an EPA Cleanup grant and applied for ECIA RLF funds for the RACM demolition of the buildings prior to the collapse and was waiting approval to proceed from EPA. Given the collapse the row of buildings was deemed imminent of further collapse and potential danger to public health and safety.



The emergency RACM demolition was conducted in August 2023 and the building materials were treated as asbestos containing. The entire debris pile was wet and covered and will be disposed of as friable asbestos when the remainder of the cleanup project is completed. Project is anticipated to be completed Spring 2024 and site will be ready for redevelopment.

Assessment Funding Sources	
ECIA Brownfields Coalition – FY16 US EPA Assessment Grant Funds	\$3,861.83
ECIA Brownfields Coalition – FY20 US EPA Assessment Grant Funds	\$2.200
Total Assessment Funding	\$6,061.83
Cleanup Funding Sources – 1000 S 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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