



BROWNFIELD SITE SUMMARY

Former Diamond Jo Building, Dubuque



Property History

5 Jones, Dubuque

The site was originally developed in 1884 as a provisions, steamboat and vessel supplies store known as Diamond Jo Boat store. The building was utilized as a retail store and office space until 1990s when the owner utilized it for warehouse and office space.

Parcel currently contains a commercial/office building with steel island canopy. The building is a 7,200 square foot two-story brick structure built in 1906 with basement.

PROPERTY DETAILS

Current Use: Vacant

Former Use: Retail, office and warehouse

Contaminants of Concern:
Asbestos containing material and
Lead-Based Paint

Parcel Size: 0.09 acres

Parcel ID #: 1130301002

PROJECT PARTNERS

- Catfish LLC - property owner
- East Central Intergovernmental Association (ECIA)
- U.S. Environmental Protection Agency - environmental assessment funding & technical assistance

BROWNFIELD FUNDING

- Lead-Based Paint Inspection Report: \$7,550
 - Asbestos Inspection Report: \$7,200
- Total: \$14,750**
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Environmental Assessments Funded by ECIA

- Lead-Based Paint Inspection Report - October 29, 2024
- Asbestos Inspection Report - October 29, 2024

ECIA had an environmental consultant complete an Asbestos Inspection Report and a Lead-Based Paint Inspection Report. Both reports were paid for by a Brownfield Assessment Grant ECIA was awarded by EPA.

Asbestos was detected in six of the forty-seven samples collected throughout the building. Asbestos containing material (ACM) include: 9"X9" floor tile, panel adhesive, and floor tile mastic. Based on the findings asbestos abatement is required prior to any renovation or demolition of the main building.

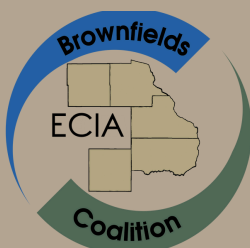
Lead-based paint (LBP) was identified in seven of the four hundred thirty-four samples taken from the property. Components including LBP included support columns and ceiling beams. Based on the presence of LBP throughout the property, lead-safe work practices should be utilized during renovation activities.

Additional assessment work was completed for soil and groundwater outside of this scope of work.



Redevelopment

The property owner plans to make site ready for reuse. Redevelopment plans have not been determined yet.



**For additional information contact:
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