

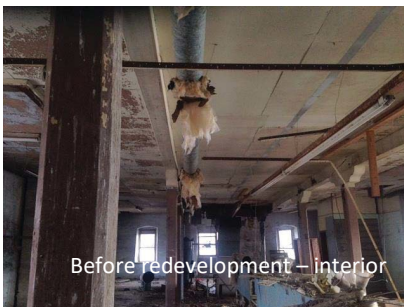
Water Street Landing “Old Button Factory” – Bellevue, Iowa



This property is a 3-story limestone building built in 1860 located on the banks of the Mississippi River and is in a prime location in the central business district along Main Street. The property consists of approximately 3,116 sf commercial building situated on approximately 0.48 acres of land.



The property was originally used as a pearl button manufacturer at the height of the industry along the river between 1860 and the 1950s. In the 1920s U.S. Button Co. operated it as a button factory, stamping buttons from shells drawn from the Mississippi River. The building was then used as grain storage business until the 1960s at which point it was converted into a laundromat. The building sat empty since 2004 and was in desperate need of renovations.



In 2016 ECIA was able to use its U.S. EPA Brownfields Assessment grant funding to have a Phase I environmental site assessment completed on the property. Local developer, Water Street Partners, LP, purchased the property with plans to undergo a \$1.8 million renovation of the site.

In April 2018 the Iowa Economic Development Authority awarded a \$100,000 Community Catalyst Building Remediation grant to the property owner for restoration of the building. The City of Bellevue provided grant financing totaling \$55,325 in addition to a 15-year tax increment rebate and over \$5,000 in funding to assist with additional public parking spaces.



Renovation of the building was completed in 2020. The renovation includes: office spaces, future coffee shop, a center for school and civic programs, public restrooms, parking, public dock amenities, retail space and a business incubator.



Site Address: 305 S Riverview St Unit & 309 Bellevue, Bellevue IA
Parcel #: 72081840400400

Assessment Output: Phase I Environmental Site Assessment

EPA Assessment Funding: \$3,458