

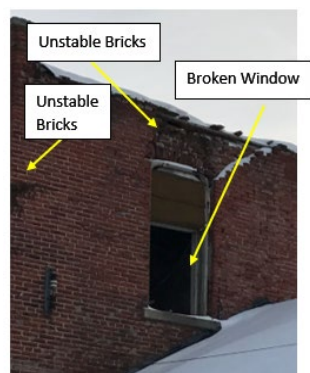
Former Meat Locker 200 Main St. – Ryan, Iowa



Front of Building - Main Street)

This two-story brick building with limestone block foundation was built circa 1900 on 0.07 acres of land.

Historically the building was used as a meat locker with the owners living above the locker. After the owner passed away the building sat vacant for several years. Surviving heirs had no interest and refused ownership of the property. The site was considered a public health hazard due to bricks falling, broken windows and a caved in chimney.



Back of Building (North Side)

In 2019, ECIA was able to assist the city and use U.S. EPA Brownfield Assessment grant funding to have a Phase I environmental site assessment completed on the property. Assessment indicated the building had signs of asbestos and lead contamination.

The City of Ryan acquired the site, abated and demolished the building with funding from the Iowa DNR Derelict Building Grant for abatement and deconstruction of the structure. Afterwards, an environmental consultant inspected the site and deemed it to be ready for reuse/redevelopment.



Right Side (East Side)



After demolition – Main Street View



After demolition - View from Back of Property

The city obtained a grant from Future Foundation of Delaware to create a corner street park pavilion for use as a pocket neighborhood park/community gathering space for community events such as farmers market. New sidewalks have been installed on the site along a bike rack, three picnic tables, a pavilion and a bus stop. This redevelopment project was completed in the summer of 2020.



Construction of new pavilion



After – Street view of new pavilion



After – Side Street view of new pavilion

Site Address: 200 Main St, Ryan, IA

Parcel #: 69000104900

Assessment output: Phase I Environmental Site Assessment

EPA Assessment Funding: \$2,781.61