

Mitchell Maskrey Mill – 118 & 120 E Pleasant St, Maquoketa, Iowa



Before



After renovations

The Mitchell Maskrey Mill consist of a feed mill constructed in 1880 and a warehouse constructed in 1973. The mill itself is a three-story brick building that was used as a feed mill until 2005 and is listed on the National Registry of Historic Places.

The property consists of an approximate 8,690 square foot commercial building situated on approximately 0.18 acres and a 3,840 square foot warehouse building situated on approximately 0.17 acres.

In late 2016/early 2017 ECIA provided the city of Maquoketa with a Phase I environmental site assessment prepared by Impact 7G on the property funded by an U.S. EPA Brownfields Assessment grant. Impact 7G found several recognized environmental conditions (RECs).

According to fire insurance maps, a fuel room was located on the property from 1899-1914 with coal being identified as the primary fuel source. Ashes from coal were commonly disposed of on-site representing a REC to the property. According to the same maps, auto repair shops were located as close as 80 ft. south of the property that could have had cutting oil, solvents and heavy metal contaminants seep down to the mill property. The maps also indicated a dry-cleaning shop close to the property that could have leaked chlorinated solvents onto the mill property. Finally, the maps showed that a gasoline tank was located near the property leading to additional environmental concern. Given the age of the original building, it was believed that it contained asbestos and lead contamination. The phase I assessment recommended additional assessment work and possibly remediation.



Looking south at the Property



Interior tank and oil containers

The property was sold to a developer in 2020, and it is unclear if additional assessment work was completed. Asbestos abatement was completed prior to renovation but unknown if any other remediation was completed.

Site Address: 120 East Pleasant Street, Maquoketa IA

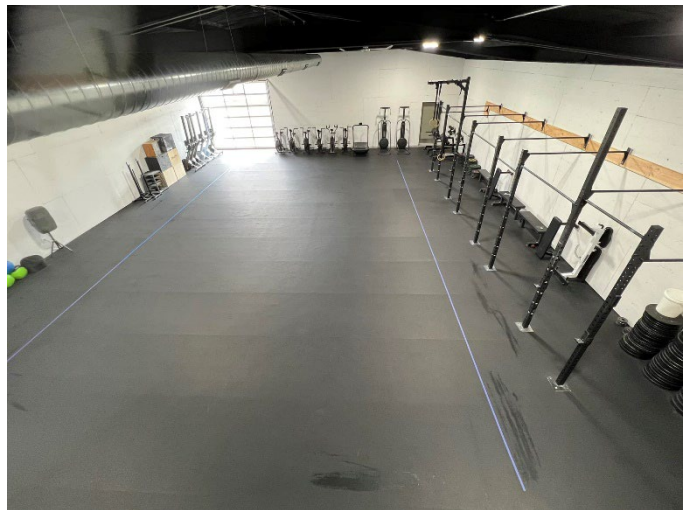
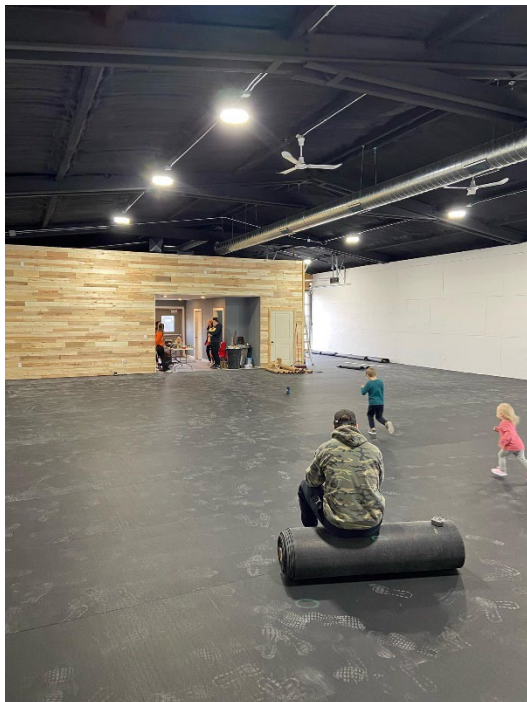
Parcel #: 145181930104600

Site Assessment Output: Phase I Environmental Site Assessment **EPA Assessment Funds:** \$3,012.50

The developer split the property into two parcels. One parcel was developed as a fitness center and the other parcel consists of the original three-story mill building. The building was renovated into four two-bedroom apartment units with main level commercial space. The developer was awarded IEDA workforce housing tax credits of up to \$300,000 and in July of 2020 IEDA awarded the City of Maquoketa a \$100,000 Community Building Remediation Grant for the site. The city provided tax increment financing of \$140,000 over a 10-year period.



The parcel subdivided off became known as 118 E Pleasant and consists of the the 1973 warehouse structure. The building was renovated in 2022 a gym and is home of Timber City Fitness that offers fitness classes for all levels.



Total renovation investment for the two parcels is \$1,515,000.

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