

## Former Croell Redi-Mix 325 E Green St – West Branch, Iowa

This property was owned by Croell Redi-Mix Inc. located in the midst of commercial and residential area near downtown West Branch, IA. The site consisted of several commercial buildings situated on approximately 3.94 acres of land. It was once the location of a railroad bed and train depot from 1870 to 1980, some of the structures on the property were constructed in 1920's and operated as a feed and grain company. The property also contained coal storage from 1895 to 1927. In 1927 the Western Oil Company built a storage garage located adjacent to the property to the north.

In the 1970's the site was redeveloped as a commercial concrete producer. This plant was in operation from the 1970's to 2016.

In 2016 the City of West Branch pursued a land swap of 12 acres of industrial park property for this site to move the concrete business to an industrial park. To assist the City in determining the level of cleanup needed on the site, in 2018, ECIA was able to use U.S. EPA Brownfield Assessment grant funding to have a Phase I environmental site assessment completed on the property. Based on the data gathered from the assessment, further investigation was recommended. A Phase II environmental assessment was then performed later that year revealing the presence of arsenic and asbestos.

The Iowa DNR Derelict Building Grant Program provided funding for asbestos abatement in 2019-2020 and arsenic levels were under state levels so no additional cleanup was required. The site was awarded the derelict building grant and deconstruction began late 2019 and was completed in 2020. The City diverted over 71% of the waste from the site with over 13,397,126 pounds of material removed from the site. Concrete totaled 6,670 tons with 100% of that waste stream recycled. The City is in negotiation with a developer to incorporate a creative approach to reusing grain elevators that were left on the site. The site will be redeveloped into a new mix-use development including commercial and residential properties. Redevelopment will begin summer of 2020.



Looking Northwest at mixing equipment on property



Looking East at Property



Looking North at the Property



Looking North at Storage Building on Property



Storage Building Interior



Old Western Oil Company storage

Site Address: 406 S Riverview St, Bellevue IA

Parcel #: 72081840400400

Assessment Output: Phase I, II Environmental Site Assessment, ACM & LBP Inspection; Cleanup Planning

EPA Assessment Funding: \$72,760