

# ECIA Brownfield Success Stories

## The Landing Dyersville IA



### Property History

- City completed a Downtown Study in 2017 which identified four underutilized, abandoned properties totaling 1 acre
- Abandoned since 2014, properties had many uses dating back to early 1900s
- Properties sat along the Canadian Pacific Railroad and the North Fork Maquoketa River and at times were impacted by flooding
- City identified area as needing funding to raise it out of a flood plain so it could be redeveloped
- Developers were reluctant because of past flooding and one property had two leaking underground storage tanks
- Prior assessments identified groundwater plume containing benzene and total extractable hydrocarbons – diesel (THE-D) and the presence of petroleum byproducts in the groundwater
- In 2014 the City implemented a well ordinance that prohibits the installation of drinking and non-drinking water wells within the surrounding property area
- In 2018, Dyersville Industries, Inc. acquired the four properties
- Deconstruction of the building structures was completed spring of 2019
- City approved new plat of site in November 2018 and added the site to its TIF District
- Dyersville Economic Development Corporation and the City partnered to offer tax incentives to potential developers
- Site was developed in 2020-2021

Property Details	
<b>Property Addresses:</b>	120 Twin Steeples Cir NE, Dyersville, IA 52040 Formerly: 2 <sup>nd</sup> Ave; 136 2 <sup>nd</sup> Ave NE; 138 2 <sup>nd</sup> St & 140 2 <sup>nd</sup> Ave NE, Dyersville IA 52040
<b>Former Uses:</b>	Auto manufacturing shop and auto repair services, retail store, feed mill & grain company, stock yards, blacksmith, commercial
<b>Contaminants:</b>	Asbestos Containing Materials, arsenic, 2-Methylnaphthalene, Benzene, and ethylbenzene
<b>Current Use - Improvements:</b>	Infrastructure – complete streets, stormwater sewer, parking; Multi-story mixed used building with underground parking
<b>Current Owner:</b>	City of Dyersville; Archiprop, LC & private residential property owners
<b>Project Partners:</b>	City of Dyersville Dyersville Industries, Inc. Dyersville Economic Development Corporation (DEDC) United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA) IA Department of National Resources (IA DNR)

### Redevelopment

- City and DEDC prepared the site and utilities to make it ready for reuse
- Dyersville Industries, Inc. received U.S. EPA assessment funding from ECIA
- Phase I in 2018 revealed the likely presence of environmental contamination
- Asbestos Inspection found asbestos containing material requiring abatement
- Asbestos abatement of \$27,590 was completed November 2018
- Phase II completed in August 2018 indicated that soil contained levels of arsenic in excess of the Iowa DNR Statewide Standards (SWS) and 2-Methylnaphthalene, Benzene, and Ethylbenzene were reported above the IA DNR Non-Protected Groundwater Source Statewide Standards
- Site prep: 13,000 cu yards of clean fill to raise ground above flood level
- City further capped contaminated soil area with cement parking lot
- Infrastructure installed: new streets, storm water, public parking concrete lot, retaining wall and stairs, trail and kayak launch area



Funding Sources	
City of Dyersville, DEDC, & Dyersville Industries, Inc.	\$2,2730,040.43
ECIA – US EPA Brownfields Assessment Grant Funds	\$34,077.05
IA DNR Brownfields Program	\$2,895
Iowa Economic Development Authority – Job Tax Credit	\$786,000.00
City of Dyersville – Developer TIF Agreement	\$3,000,000.00
Private Developer investment	\$12,000,000.00

### Project Outcomes

- 63,000 sf Mixed used building
  - 33 apartment and condo units
  - 4 commercial spaces totaling 21,000 sf home to three employers, one vacant space available.
- Construction jobs: 7; Permanent Jobs: 47



City is seeking additional funds to develop a driftless water park



Property Details	
March 28, 2018	Phase I ESA Completed
August 6, 2018	Phase II ESA Completed
October 2, 2018	Asbestos Inspection Report Completed
April 28, 2021	The Landing Ribbon Cutting & Open House



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