

*Leveraging
Layering
Brownfields &
Other Resources
for Successful
Redevelopment*

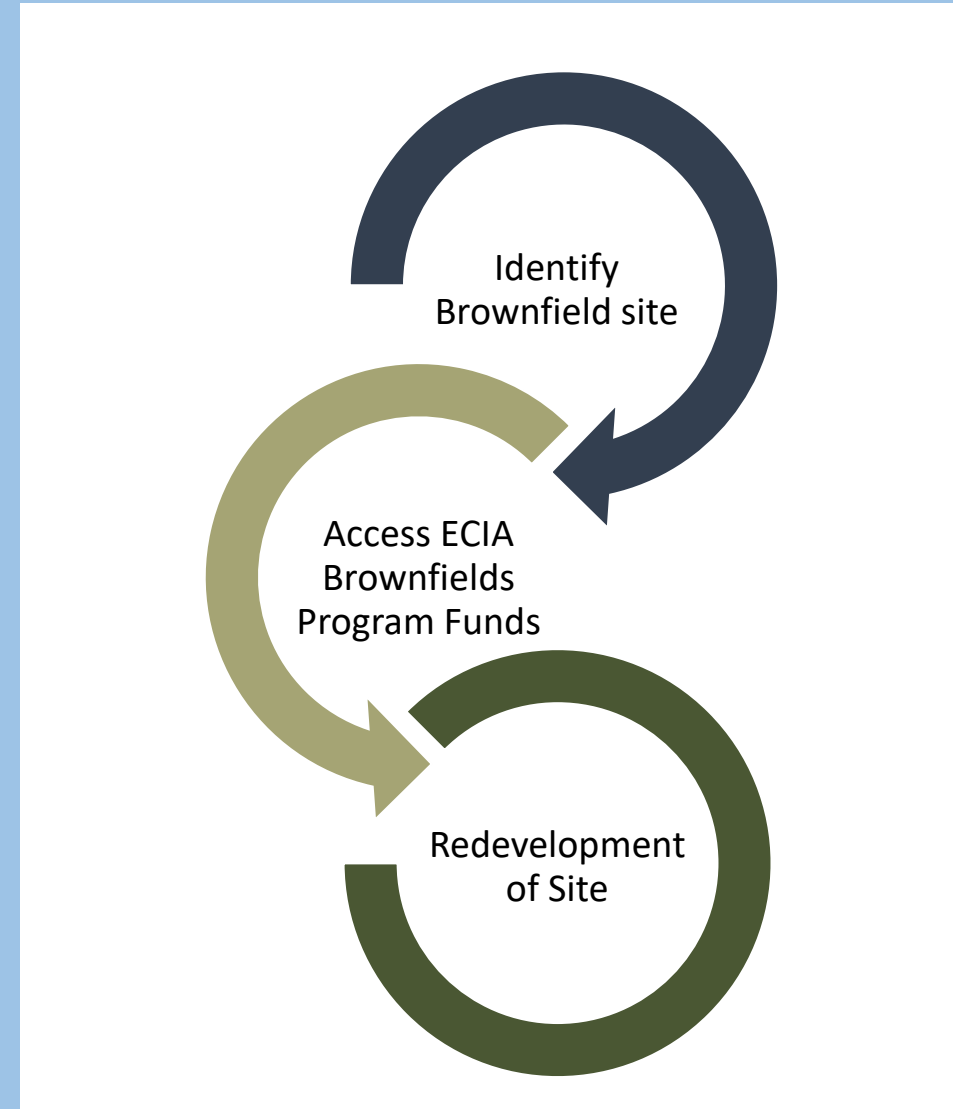


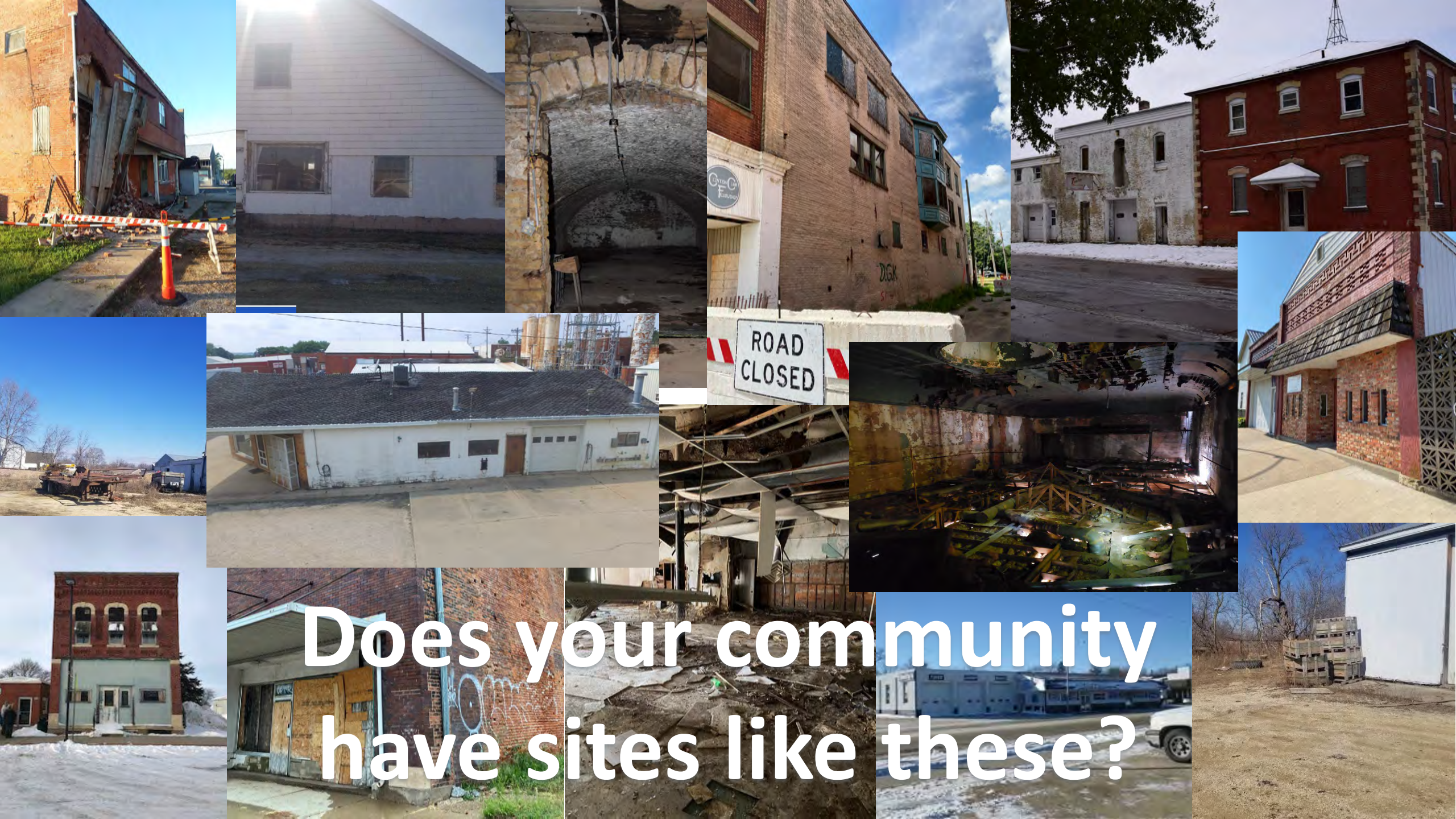
*Dawn Danielson – Brownfields
Project Manager, ECIA*



ECIA Brownfields Program

- **Coalition Members:** ECIA lead member; county members – Cedar, Clinton, Jackson; nonprofit member – Limestone Bluffs Research and Development
- **Grants Administered:** Brownfields Assessment Coalition Grant & RLF plus Supplemental funding
- **Geographic Area:** Assessment Grant – Cedar, Clinton, Delaware, Dubuque, Jackson & Jones County and portion of Clayton County; RLF currently excludes Jones and Clayton
- Over 40 properties received financial or technical assistance





Does your community
have sites like these?



Partnerships – Key Ingredient

- Identify Brownfield sites and determine barriers
- Seek partners to assist in lifting and removing those barriers
- Include site(s) in comprehensive and revitalization plans
- Involve stakeholders and engage the community
- Determine potential site reuse – create a vision of how want to develop the site
- Identify best mix of funding and create resource roadmap



Partnerships – Key Ingredient

- ❖ Partnerships are **essential** to a successful recipe/redevelopment
- ❖ Additional ingredients: team work, financial and technical resources, collaboration, dedication, and patience

Layering/Leveraging together all of the steps, building relationships with a common goal results in one amazing recipe.

A successful redevelopment.





Success Story – 524 Cedar St, Tipton IA



BEFORE

WORK IN PROGRESS

Partners: City of West Branch, ECIA, EPA, IA DNR, IEDA, Tipton Economic Development Corporation, Developer, citizens

Anticipated redevelopment outcomes:

- ❖ Retained/renovated income producing property: 5,740 sf (Housing/Commercial - 2 apartment units and 1 commercial unit)
- ❖ Job Creation: 12 temporary construction jobs and 4-5 permanent FTEs
- ❖ Estimate Total Cost: \$1,014,704



Success Story – 524 Cedar St, Tipton IA



Funding Sources	
ECIA Brownfields Coalition – US	\$22,380.20
EPA Assessment Grant Funds	
IEDA Downtown Housing Grant	\$200,000
IEDA Community Catalyst Grant	\$100,000
IDNR Brownfields Program	\$14,850
City of Tipton - TIF	\$150,000
City of Tipton – local funds	\$27,474
Private/Investor funds*	<u>\$500,000</u>
Total Cost* (*estimate)	\$1,014,704.20
IEDA Brownfield/Grayfield Redevelopment Tax Credit	Up to \$40,000



Success Story – Former Meat Locker located at 200 Main St, Ryan, IA



AFTER – COMMUNITY PAVILION

BEFORE

Partners: City of Ryan, ECIA, EPA, IA DNR, Iowa Waste Exchange, Future Foundation of Delaware, Local Citizens

Project outcomes:

- ❖ Deconstruction of abandoned, vacant, building & removal of public health & safety risk
- ❖ Salvaged material 498.88 tons (87.15% diversion from landfills)
- ❖ New Community pavilion and bus stop/shelter for children
- ❖ Total project: \$98,632



SUCCESS STORY – 325 E GREEN ST, WEST BRANCH (FORMER CROELL REDI-MIX)



Success Story – Heritage Hill Development



WORK IN PROGRESS – Phase I

Partners: City of West Branch, ECIA, EPA, IA DNR, IEDA, Iowa Waste Exchange, Developer, citizens

Anticipated Outcomes:

- ❖ Deconstruction of commercial industrial site in middle of residential neighborhood & removal of public health & safety risk
- ❖ Over 13 million lbs. of material diverted from landfill
- ❖ New income producing development: 100 housing units and commercial space
- ❖ Estimated total project cost: \$18 million



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QUESTIONS?



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<https://ecia.org/brownfields/index.php>