

Iowa DNR Brownfield Redevelopment Program

Mel Pins – Program Manager

- Consultation on Environmental Issues/Liability at Sites
- Technical and Financial Assistance for Site Assessments / Cleanup
- Identify additional partner resources and assistance available
- Help the Community Move Brownfield Sites from Obstacles, into Opportunities!
- Funded from an EPA Grant that IDNR Receives



Iowa DNR Brownfield Redevelopment Program

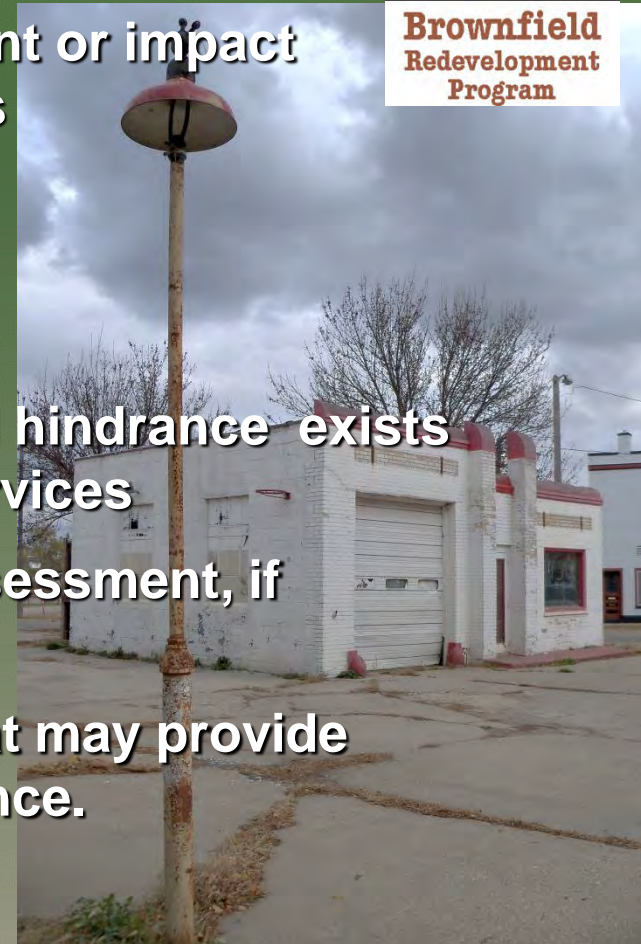


Who we can help:

- Local governments
- Non-profits with community redevelopment or impact
- Area economic development corporations

What we can offer:

- Help determine whether an environmental hindrance exists at a property through site assessment services
- Make recommendations for additional assessment, if contamination indicated; and
- Identify financial assistance programs that may provide grants for environmental cleanup assistance.



What Is Required of the Community?

Communities should identify a key brownfield site they wish to acquire and redevelop with at least one of the following reuse options:

- 1) resale for redevelopment, and creation of tax base and jobs;
- 2) a public reuse of the site of significant value to the community (e.g. - new library); or
- 3) creation of improved greenspace, recreational use, or natural habitat restoration



Iowa Brownfield Redevelopment Program

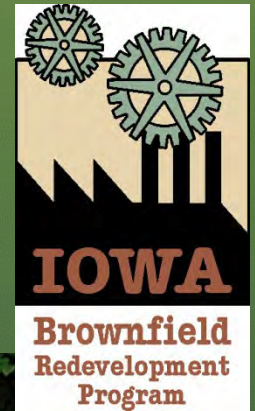
Property Assessment Resources - up to \$25,000 per site

- *Pre-Purchase Environmental Due Diligence*

- *Phase I assessment grant to learn about site's history*

- *Phase II site assessment to sample soil and groundwater to determine if past uses have contaminated the site*

- *Grants for asbestos and lead-based paint inspection*



Iowa Brownfield Redevelopment Program

Environmental Cleanup Grants – Post Acquisition

75% reimbursement of up to \$25,000 for eligible environmental cleanups, including:

- Asbestos & Lead-Based Paint Removal
- Contaminated Soil Removal and Disposal
- Groundwater Cleanup



Brownfield Site Assessment, Acquisition, Cleanup & Redevelopment Process



Phase I ESA

Asbestos Inspection

Lead-Based Paint Inspection



Phase II ESA

Site Acquisition

- Phase I
- Tax Foreclosure
- Eminent Domain, or
- Abandonment Proceedings



Site Env Cleanup



Redevelopment



PROJECT TIMELINE →

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2021 - Former Jim's Service, Fort Dodge (Webster Co.)



**Six former USTs removed and site closed out in UST
Section with “NFA” in 2016”**

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

Former Jim's Service, Fort Dodge (Webster Co.)



City goal to acquire and renovate into a telecommunication service center

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

Former Jim's Service, Fort Dodge (Webster Co.)



- City conducted Phase I ESA prior to taking title
- IDNR assisted with cost coverage for Asbestos and Lead-based paint inspection (\$4,600) and asbestos abatement grant (\$1,100)

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

Former Jim's Service, Fort Dodge (Webster Co.)



Building was then 'rehab ready', and remodeling and conversion begins

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

Former Jim's Service, Fort Dodge (Webster Co.)



2022 - Remodeled building again a 'service' center!

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2022 – Varsity Theater, Des Moines (Polk Co.)



Last single-screen movie theater in Des Moines closed (1938-2018)

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2022 – Varsity Theater, Des Moines (Polk Co.)



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2022 – Varsity Theater, Des Moines (Polk Co.)



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Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2022 – Varsity Theater, Des Moines (Polk Co.)



- \$65,000 estimated cost remove asbestos materials
- DNR assisted with Phase I ESA and asbestos abatement grant (\$28,500)

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

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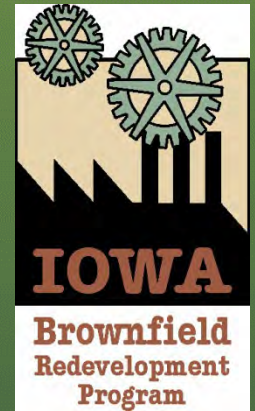
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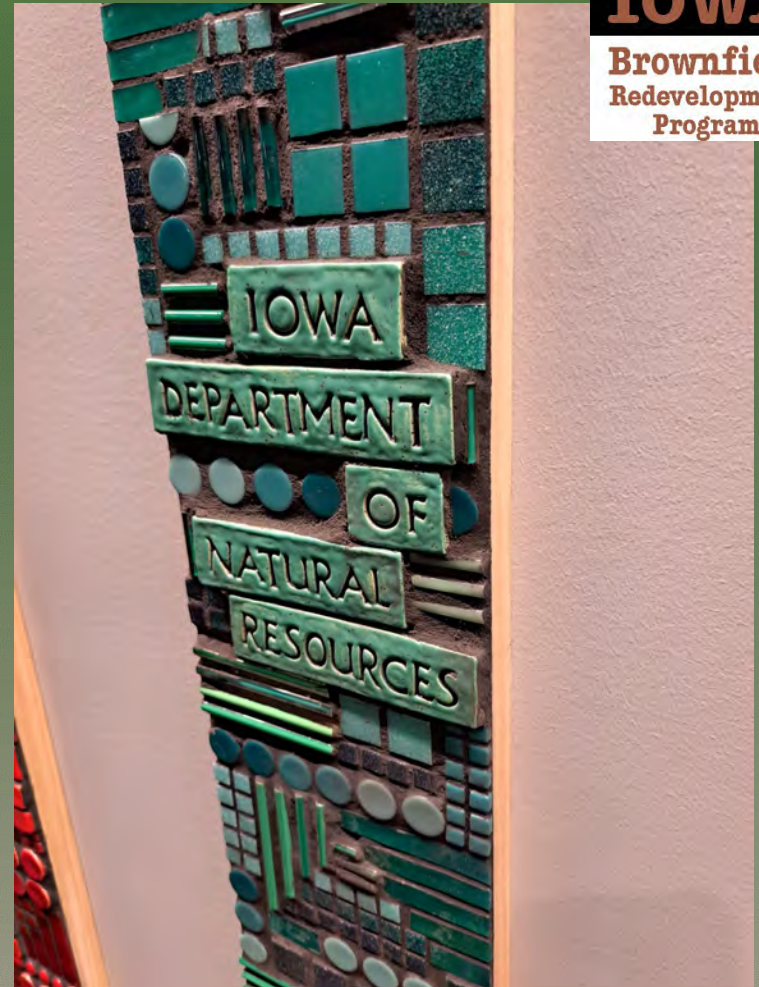
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Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2023 – Varsity Theater, Des Moines (Polk Co.)



Partnering! Confidence! Success!

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2004 - Abandoned warehouse - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

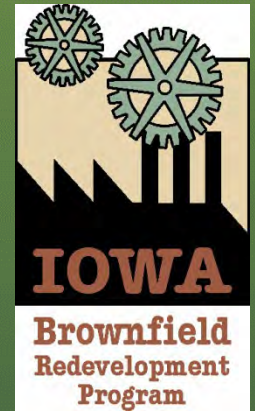
2004 - Abandoned warehouse - Emmetsburg (Palo Alto Co.)



Improper Demo / Back Taxes Owed / \$16,000 for asbestos abatement

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2005 – Veterans' Monument / Park -Emmetsburg (Palo Alto Co.)



Reuse Plan! / County Acquires / DNR \$8,000 grant for Asbestos Abatement

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2006 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



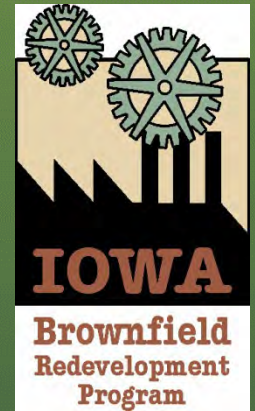
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Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2008 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



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Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2018 – Veterans' Monument / Park -Emmetsburg (Palo Alto Co.)



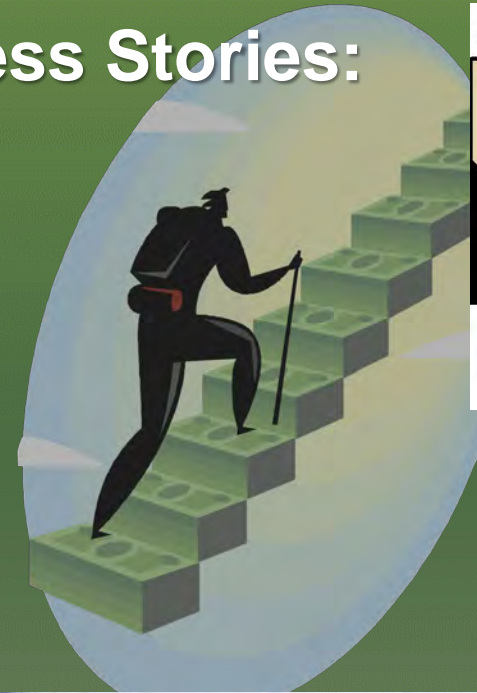
Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*



Community & Charity Investment / \$125,000

Brownfield Redevelopment Success Stories: *Community Visioning and Planning*

- *Communities should have the primary investment in plans, capital and resources needed to move the site back into reuse*
- *DNR Brownfield assistance designed to provide solutions to environmental questions that have hindered interest in reuse*
- *Getting the first dollar into a project is often the catalyst to focus interest, enthusiasm, and partners for a site*



Questions? Projects? Scenarios?

*To discuss any site or facility in your community
you'd like to revitalize contact:*

Mel Pins

Brownfield Program / Contaminated Sites Section

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