

# Iowa DNR Brownfield Redevelopment Program

Mel Pins – Iowa DNR

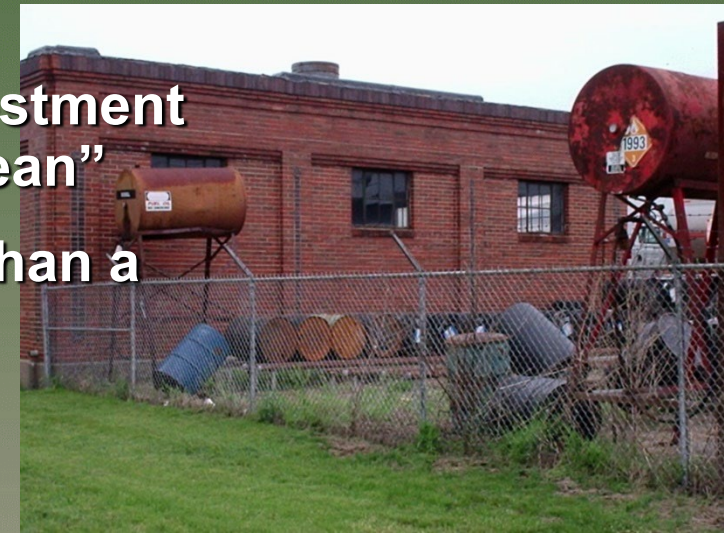
Fixer to Fabulous:  
Transform Community  
Obstacles  
Into Opportunities

ECIA – April 2024



# *What is a Brownfield:*

- Former industrial/commercial properties
- Abandoned or continually available for sale/lease
- Site has a “reputation” that it is contaminated (often not warranted)
- Issues of asbestos materials, buried tanks, waste disposal, etc. causes lack of interest in purchase, liability concerns
- Banks, lenders, investors leery of investment unless they are assured the site is “clean”
- Brownfields are a “syndrome” rather than a regulatory determination



# 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*

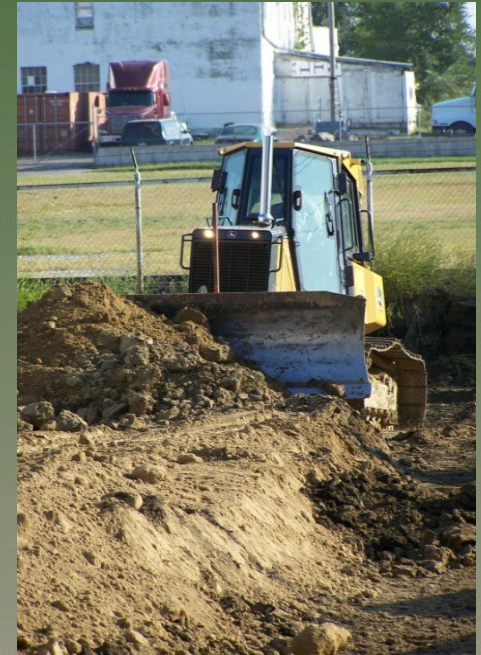


# Iowa Brownfield Redevelopment Program

## 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



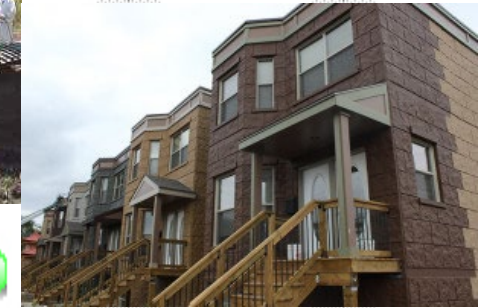
Phase II ESA

Site Acquisition

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



Site Env Cleanup



Redevelopment



**PROJECT TIMELINE** →

# Iowa Brownfield Redevelopment Program

## Financial Assistance Process:

- Consultation with DNR
- Formal Letter of Request for Assistance
- Grant Reimbursement Contract Issuance
- Performance Period for Grant
- Reimbursement / Closeout
- Your Redevelopment & Success





# 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*

*Abandoned manufacturing plant -  
Monticello, Iowa*



# Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

*Monticello, Iowa*



Iowa DNR Assistance through Fed Brownfield Funds/  
Phase I // Asbestos Inspection & Removal - \$34,000

Federal EPA CERCLA Removal Action - \$400,000



# Brownfields in Small and Rural Communities: *Big Improvements in Small and Rural Communities*

## Recreational and Greenspace Creation



**Community & Private Investment -  
\$450,000**



# 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.)



# Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

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



# Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

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



# Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

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



# Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

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





# 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 / \$150,000**

# 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**

**Iowa Department of Natural Resources**

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