ECIA Brownfield Program
Resources and Assistance to Transform Your Community
April 11, 2024

Dawn Danielson – Brownfields Project Manager, ECIA
East Central Intergovernmental Association (ECIA)

• Founded in 1974

• Regional Response to Local Needs

• Serving Cedar, Clinton Delaware, Dubuque and Jackson Counties in eastern Iowa and crossing over into other counties to assist neighboring communities on occasion

• Provides professional planning, programming and technical assistance to cities, counties, nonprofits, businesses, and community organizations
ECIA Programs and Services

- Community Development
- Economic Development
- Administration & Program Development
- Housing and Support Services
- Special Programs
- Transportation and Planning
- Transit
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 & Brownfield 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 County

- **Services:** Provide technical support funds for planning, assessing and cleaning up potential brownfield sites
ECIA Brownfields Program Update

- 21 EPA grants totaling $8.56 million awarded to region since 1995
- 5 grants totaling $4.11 million awarded to ECIA Brownfields Coalition since 2016
  - 3 Assessment grants funded 113 activities on 51 sites
  - RLF program to fund cleanups on 8 properties
- FY23 Assessment Grant & RLF Loan Funds – Assistance available NOW
Does your community have sites like these?
Fixer to Fabulous Steps

• 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
  ❖ Create buzz about the site

• Determine potential site reuse – create a vision of how want to develop the site

• Identify best mix of funding and create resource roadmap
## Success Story – 524 Cedar St, Tipton IA

<table>
<thead>
<tr>
<th>Funding Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECIA Brownfields Coalition – US EPA Assessment Grant Funds</td>
<td>$22,380.20</td>
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<tr>
<td>IEDA Downtown Housing Grant</td>
<td>$200,000</td>
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<tr>
<td>IEDA Community Catalyst Grant</td>
<td>$100,000</td>
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<tr>
<td>IDNR Brownfields Program</td>
<td>$14,850</td>
</tr>
<tr>
<td>City of Tipton - TIF</td>
<td>$150,000</td>
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<tr>
<td>City of Tipton – local funds</td>
<td>$27,474</td>
</tr>
<tr>
<td>Private/Investor funds*</td>
<td>$550,000</td>
</tr>
<tr>
<td>Total Cost* (*estimate)</td>
<td>$1,064,704.20</td>
</tr>
<tr>
<td>IEDA Brownfield/Grayfield Redevelopment Tax Credit</td>
<td>Up to $40,000</td>
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</tbody>
</table>
Success Story – 524 Cedar St, Tipton IA

Partners: City of Tipton, 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: $1,064,704
Success Story – 133 SE First St, Hopkinton, IA

Former Regional Medical Center in Hopkinton

Former Dirck’s Building

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**Funding Sources**

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<th>Source</th>
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<tr>
<td>ECIA Brownfields Coalition – US EPA Assessment Grant Funds</td>
<td>$12,000</td>
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<tr>
<td>City of Hopkinton</td>
<td>$25,082</td>
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<td>IDNR Derelict Building Grant</td>
<td>$22,225</td>
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<tr>
<td>Private /Investor Funds*</td>
<td>$1,550,000</td>
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<tr>
<td>Total Cost* (*estimate)</td>
<td>$1,609,307</td>
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</table>
**Success Story – Regional Medical Center**

**Partners:** City of Hopkinton, ECIA, EPA, IA DNR, Iowa Waste Exchange, Regional Medical Center, Local Citizens

**Project outcomes:**
- Deconstruction of abandoned, vacant, building & removal of public health & safety risk
- Salvaged material 765,367 pounds or 382.68 tons (93.06% diversion from landfills)
- New Regional Medical Center – retained 5 jobs/2 new jobs, expansion of medical center in city
- Total project cost*: $1,609,307

**Anticipated completion:** July 2024
Success Story – 325 E Green St, West Branch (Former Croell Redi-Mix)
### Success Story – 325 Green St, West Branch

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<th>Funding Sources</th>
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<tbody>
<tr>
<td>ECIA Brownfields Coalition – US EPA Assessment Grant Funds</td>
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<td>IDNR Derelict Building Grant</td>
<td>$50,960</td>
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<td>City of Tipton – Local Funds/TIF</td>
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<td>Private/Investor funds*</td>
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<td>Total Cost* (*estimate)</td>
<td>$22,373,720</td>
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<td>IEDA Workforce Housing Tax Credit</td>
<td>Up to $1,800,000 to-date; applying for additional $800,000</td>
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</table>
Success Story – Heritage Hill Development

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 (90% diversion)
- New income producing development: 100 housing units and commercial space
- Estimated total project cost: $22 million

Partners: City of West Branch, ECIA, EPA, IA DNR, IEDA, Iowa Waste Exchange, Developer, citizens
1000 Block of South 4th St, Clinton IA
1000 Block of South 4th St, Clinton IA

Collapse August 11, 2023 of 1006-1008 S 4th St
1000 Block of South 4th St, Clinton IA

- Demolition of Buildings north of alley began 3/25/24 and last building demolished on 4/10/24
- Heating oil tank and over 200 tires found
- Anticipate for north of alley alone needing 400 tons of backfill
Success Story: 1000 Block of South 4th St, Clinton IA

Partners: City of Clinton, ECIA, EPA, IA DNR, Iowa Waste Exchange, developer, citizens

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<th>Funding Sources</th>
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<tr>
<td>ECIA Brownfields Coalition – US EPA Assessment Grant Funds</td>
<td>$53,103</td>
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<td>ECIA Brownfields Coalition - U.S. EPA Brownfields RLF Loan</td>
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<td>U.S. EPA Brownfields Cleanup Grant</td>
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<td>City of Clinton</td>
<td>$97,958</td>
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<td>IDNR Brownfield Grant</td>
<td>$24,999</td>
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<tr>
<td>*<em>Total Cost</em> (**estimate)</td>
<td><strong>$1,176,060</strong></td>
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Anticipated Outcomes:
- Deconstruction of abandon, dangerous structures in downtown neighborhood & removal of public health & safety risk – RACM demolition
- Community engaged and supported project
- Seeking developer to return site to income producing
QUESTIONS?

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