

Iowa DNR Brownfield Redevelopment Program

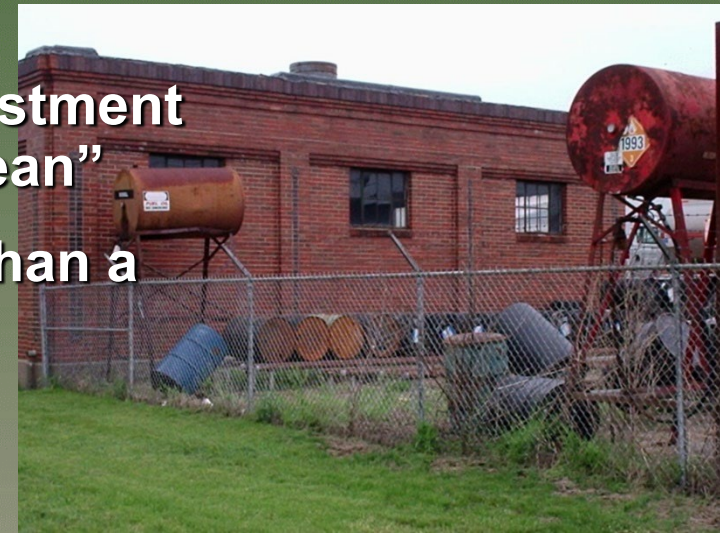
Partnering to Transform Sites with Environmental
Obstacles into Community Opportunities for Reuse

Mel Pins – Iowa DNR



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



? Contaminated ?

? Liability ?

? Risk ?





? Contaminated ? ? ?
Liability ?
? Risk ?





? Contaminated ?
? Liability ?
? Risk ?





? Contaminated?
? Liability?
? Risk?



REDEVELOPMENT GOAL



Iowa DNR Brownfield Redevelopment Program

Who we can help:

- Local governments
- Non-profits with community redevelopment or impact
- Area economic development corporations
- Consultation on Environmental Issues/Liability at Sites
- Technical and Financial Assistance for Site Assessments and Environmental 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



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*

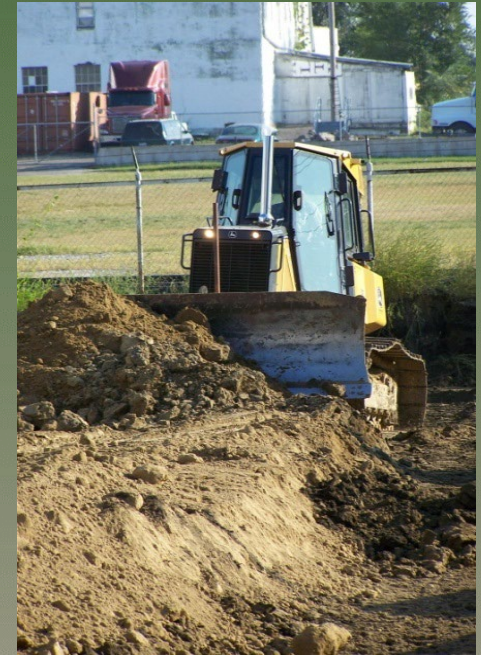


Iowa Brownfield Redevelopment Program

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



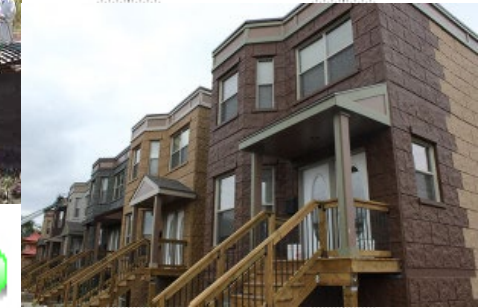
Phase II ESA

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*

*Former International Harvester Warehouse
1000 S. Main St. – Council Bluffs, Iowa*

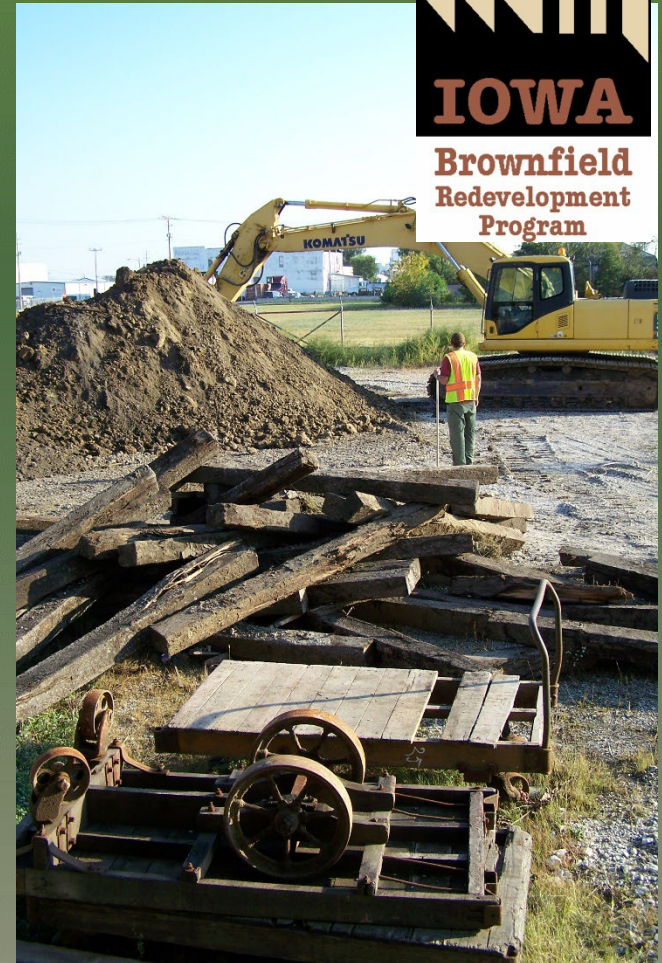


1888 Construction – Next to Railyard



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

*Former International Harvester Warehouse
1000 S. Main St. – Council Bluffs, Iowa*



DNR Brownfield Cleanup Grant - \$25,000 for contaminated soil removal

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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*



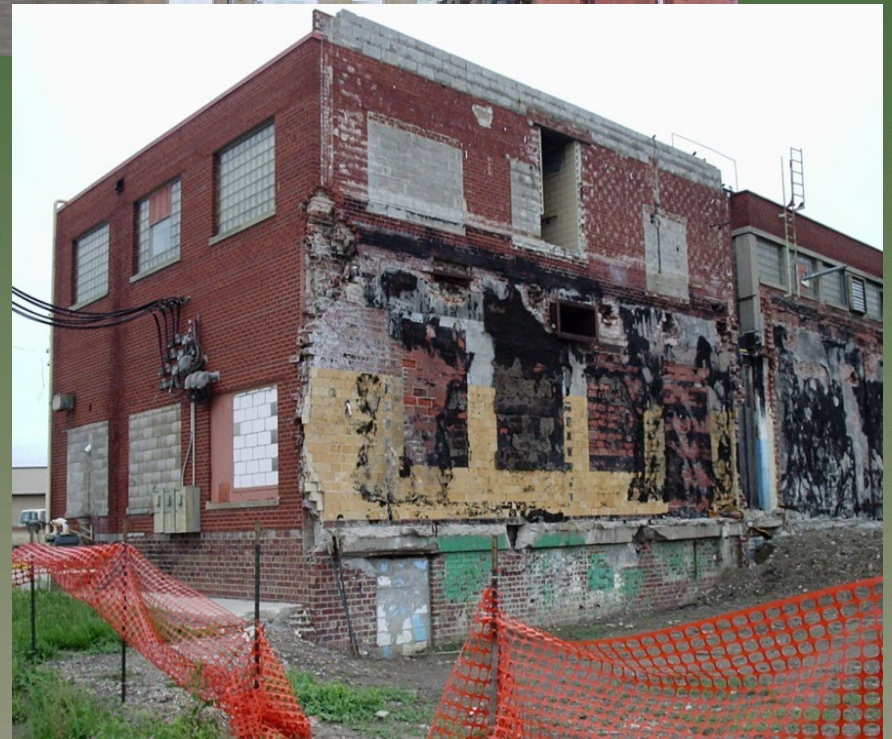
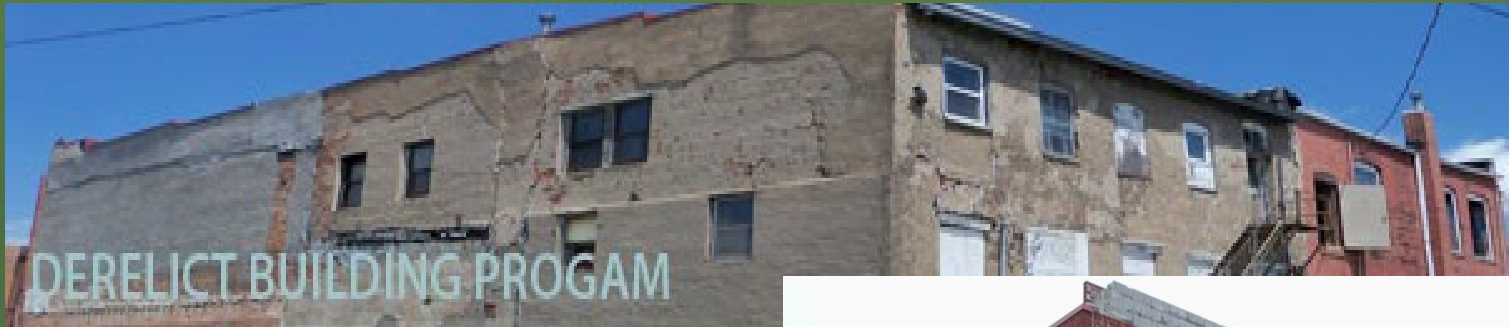
Community & Charity Investment / \$150,000

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*



Iowa DNR Derelict Building Grant Program



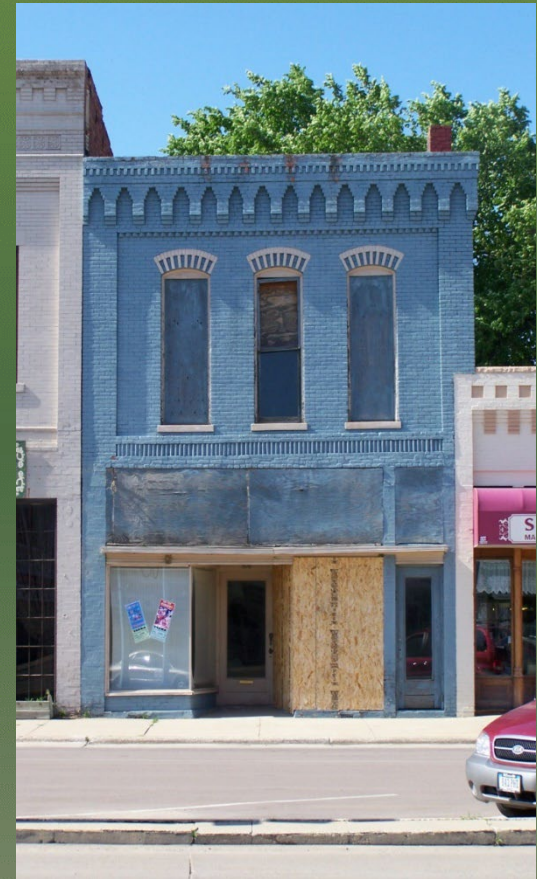
Iowa DNR Derelict Building Grant Program

- \$400,000 annual Iowa Legislative appropriation – funded by Landfill Tonnage Fee
- Allows DNR to fund:
 - Building Renovation – 50% up to \$50K
 - Building Demolition – 50%, up to \$50,000 per project (*must divert 30% of materials from landfill*)
 - Grants of first \$10,000 for Phase Is, Phase IIs, asbestos inspection, or asbestos removal



Iowa DNR Derelict Building Grant Program

- Any county, or municipal government, with a population of less than 5,000
- Any commercial or public building that a local government has ownership of, or intent to own.
- An applicant may partner with a local non-profit organization on a project
- Competitive Program: Applicants should be able to note the negative impact caused by the building and what reuse or redevelopment would occur after assistance is provided
- Annual application round – late February



Iowa DNR Derelict Building Grant Program

For more information contact:

Mr. Reid Bermel
Derelict Building Grant Program
Iowa Department of Natural Resources
515-217-7230
reid.bermel@dnr.iowa.gov



Partners for Assistance and Success!

- **Area Council of Governments (COG)**
- **Iowa Economic Development Authority (IEDA)**
- **USDA Rural Development**
- **Regional Energy Utility/Co-op**
- **Local Philanthropy**
- **YOU are Your Best Investor!**

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

515-729-4616

mel.pins@dnr.iowa.gov

