



# SITE REVISIONING PLAN



107 NORTH GARNAVILLO STREET  
ANAMOSA, IOWA



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# 1.0 INTRODUCTION

## 1.1 PURPOSE OF PLAN

A site reuse plan is utilized as a guiding document for a specific site redevelopment project. The plan takes into consideration a variety of inputs such as: demographics, economics, community visioning and public input, area use study, alternatives study, environmental, and civil engineering assessments. The goal of this plan is threefold:

1. Identify potential reuse assets, weaknesses, barriers, and opportunities specific to the brownfield site;
2. Consider realistic site reuse options based on the vision of the nonprofit as well as the desires presented from public input activities; and
3. Create a brownfield reuse plan while considering existing plans and the surrounding area demographics and economic conditions.

## 1.2 BROWNFIELD BASICS

A brownfield is property that contains or is perceived to contain environmental contamination, thus impeding economic development. In general, the property is not fulfilling its best use and assessment work should be completed prior to redevelopment. Environmental contamination varies from property to property, but may include petroleum, asbestos, lead, metals or other hazardous substances. Brownfields are generally abandoned, idle or underused properties, or vacant land, with or without structures. Basic assessment work, in the form of a Phase I Environmental Site Assessment (ESA) is needed to determine the likelihood of the presence of a hazardous condition, with additional assessment work, in the form of a Phase II Environmental Site Assessment or a Hazardous Materials Assessment to determine the extent of the contamination. Based on conclusions from these second-tier assessments, cleanup may be required to further prepare the property for redevelopment.

## 1.3 STUDY AREA

In February of 2022, Arts Court purchased the property located at 107 North Garnavillo Street in Anamosa, Iowa. A Site Location Map is provided in Appendix A. Arts Court Visual and Performance (Arts Court) worked with Jones County Economic Development and the East Central Intergovernmental Association (ECIA) to secure financial assistance related to redeveloping the property. ECIA directed the workflow of the grant including contracting with associated qualified partners to complete the required environmental and structural assessments, conduct public input activities and site reuse planning, and develop civil site renderings for redevelopment.



Subject property. Source: ECIA

The property consists of one 7,530 square-foot brick building with an associated parking lot. The brick building was constructed in 1900, with an addition in 1950 and was originally constructed for manufacturing purposes. The property is bordered on the north by residential properties, south by commercial properties, east by commercial properties, and west by North Garnavillo Street with commercial and residential properties. The property is located in a mixed-use residential and commercial area. Arts Court, the current owner of the property, has intended uses for the property as the nonprofit will be headquartered and operate out of the space. The planning process was tasked with incorporating those needs and uses of Arts Court, but also the community's input and desires from the property to create a plan for redevelopment that reflected both the intentions of Arts Court and the community's desires.

## 1.4 PLANNING PROCESS

The site reuse planning process utilizes information generated during assessment activities to create a realistic plan for the potential reuse options for the property. Typically, the process assesses a range of desired reuse scenarios. The site reuse plan adheres to the following process:



## 1.5 PARTNERSHIPS

**Arts Court Visual and Performance** is a 501(c)3 non-profit operating out of Anamosa. Prior to 2022, Arts Court was based out of Thou Art Gallery, located in downtown Anamosa. Arts Court desired a place of their own to have permanent office space, room for art classes and activities, event space, and gallery options, among other wishes. The nonprofit is dedicated to supporting and enhancing visual and performance art and culture in Eastern Iowa, with a goal of creating opportunities for experiencing and learning about art and cultural events.

**East Central Intergovernmental Agency (ECIA)** is a council of governments, created in 1974, with the goal of developing regional solutions for local governments facing similar problems. ECIA serves eastern Iowa communities located in Cedar, Clinton, Delaware, Dubuque and Jackson counties. The ECIA Brownfield Coalition was awarded a \$1,000,000 Brownfield Assessment Coalition grant from the EPA in 2023. Funding for this project was provided by the US EPA Brownfields Assessment Program, via ECIA.

**Jones County Economic Development** is a public/private partnership dedicated to strengthening the economic base in the region by assisting existing businesses, attracting new investment and jobs and fostering a business climate favorable for economic growth. Jones County Economic Development was awarded an ECIA Brownfields Coalition grant for the following brownfield services: Phase I Environmental Site Assessment, Hazardous Materials Assessments, structural assessments, site reuse planning, and civil engineering services.

**Impact7G** is an environmental consulting firm that focuses on redeveloping underutilized properties for new use. Impact7G was selected by Jones County Economic Development and ECIA to lead the site reuse planning process for the Arts Court building.

**YTT Design Solutions, LLC** is an engineering firm located in Cedar Rapids and was formed in 2012 with a vision of serving the community's civil engineering needs for Yesterday, Today, and Tomorrow. YTT is a majority Woman Owned Business, a certified Iowa DOT Disadvantaged Business Enterprise (DBE), and a certified State of Iowa Targeted Small Business (TSB). YTT lead the design phases as part of the site reuse planning process, which included conducting a structural assessment of the building, providing engineering expertise at public events, and developing conceptual renderings for potential reuses of the facility and property.

Local partnerships included collaboration with the **Anamosa Chamber of Commerce**, **Jones County Tourism**, the **Arts Court Visual and Performance Board of Directors**, and **KC Kiner Wortman**, owner of Thou Art Gallery in downtown Anamosa.

Impact7G would like to extend our thanks to all project partners involved with this project, including those not listed here. Special thanks to **Anamosa residents** that took their time to share memories, opinions, and goals for the future of this property.

## 2.0 PROPERTY BACKGROUND

### 2.1 HISTORIC AND CURRENT USE

The first recorded use of the site was as a livery (horse stable) in 1886. The site was used as a livery until 1917 when a new building was constructed and used as a dry cleaning business. In 1928, the present-day building was constructed and was occupied by various clothing manufacturers from 1928 to the 1950s. The property was then occupied by radio manufacturers until 1998. Since 1998, the property has been mostly vacant, aside from being used as a haunted house in 2022 and 2023 by the current owner. The surrounding area has been developed since 1886 and has included a mix of residential and commercial use. The property and building are locally known as the “Collins Building” due to the occupation and use of the building by Rockwell Collins (known as Raytheon as of 2024), a Cedar Rapids-based radio and aerospace company.

### 2.2 PREVIOUS ASSESSMENTS

#### 2.2.1 Environmental Site Assessments

Blackstone Environmental, Inc. conducted a Phase I Environmental Site Assessment (ESA) on the property in December of 2023. Phase I ESAs are used to identify recognized environmental conditions associated with the property that may hinder redevelopment. A copy of the Phase I ESA is in Appendix B. The Phase I ESA identified the following recognized environmental conditions:

1. The historical use of the property has included environmentally sensitive operations, namely dry cleaning, clothing manufacturing, and possibly aerospace manufacturing.
2. The south adjoining site has been used as a dry cleaner and had an underground gasoline storage tank prior to required regulatory oversight from the state.
3. The Phase I ESA also identified that asbestos-containing materials and lead-based paint hazards could be present in the building due to its 1928 construction.

Due to recognized environmental conditions (RECs) previously identified, a Phase II ESA was also conducted on the property in July of 2024. This investigation discovered minimal soil contamination (within statewide standards) and no groundwater contamination for volatile organic compounds (VOCs) or mercury. The Iowa DNR reviewed these findings in September of 2024 and assigned the property as Priority 3, which constitutes a low level of concern related to the safety of construction workers and future users of the property. Furthermore, the Iowa DNR stated that no additional assessment of the site is required.

#### 2.2.2 Hazardous Materials Assessment

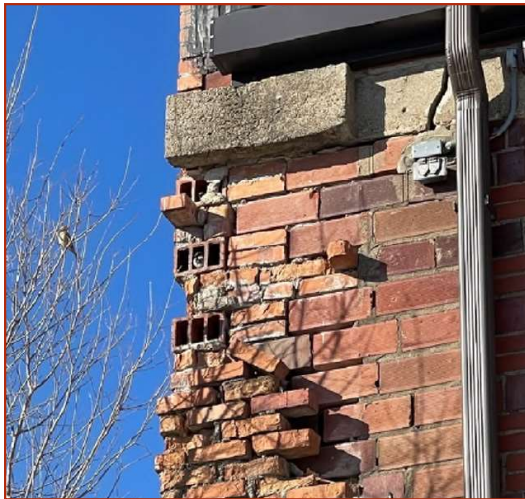
Based on the potential risks identified in the Phase I ESA, Blackstone Environmental Inc. conducted an ACM and LBP inspection on the property in March 2024. The ACM inspection identified floor tile, black mastic, interior transite siding, and vermiculite insulation as ACM. Lead-based paint was detected in 31 of the 382 analyzed samples. The full inspection report detailing positive asbestos and lead-based paint samples can be found in Appendix C. Based on the inspection report, the ACM/LBP should be addressed prior to redevelopment.



### 2.2.3 Structural Assessment

Select Structural Engineering conducted a structural assessment on the property in March 2024 to assess the condition of the building. Overall, the structural assessment determined that the front brick façade and interior were in relatively good condition, and the remaining exterior walls were severely deteriorated. The full report, including pictures of observed structural deficiencies, is available in Appendix D. Specific findings from the structural assessment are as follows: The brick façade at the front of the building is in relatively good condition, including recent repairs around the front windows.

- The exterior walls on the sides and rear of the building have severely deteriorated mortar joints and support beams above the windows.
- The interior of the building was in better shape, with only a few minor instances of buckling in the wood plank floor, and the wood framing was in good condition.
- The basement of the building was in fair condition, with some cracking noted on the north foundation wall and southeast exterior corner of the foundation.
- The structural assessment recommended tuckpointing the exterior mortar joints, repairing and replacing any loose bricks, and the concrete support lintels above the windows.



*Failing exterior bricks on exterior wall and buckling of hardwood flooring. Source: Select Structural*



*Sagging beam supporting roof near the elevator shaft. Source: Select Structural*





## 2.2.4 National Register of Historic Places

The property is listed on the National Register of Historic Places as part of the Anamosa Main Street Historic District. The nomination and listing of a property recognize the significance of a property. Redevelopment plans should take special consideration and be made in accordance with Historic Registry guidance. The full nomination is provided in Appendix E.

Postcard. Source: Jones County History



### Collins Defense Communications

#### Anamosa Service Center . . . Keeps 'em Talking

Radio communications equipment from virtually every corner of the world finds its way to America's Heartland for repair and refurbishment. The highly skilled members of Collins Defense Communications team at the Anamosa Service Center maintain and extend the useful life of sophisticated electronic communications equipment. This equipment is used by civil and government organizations throughout the free world.

#### Collins Radio and Anamosa

Changes in the Anamosa community during the fall of 1955 were not limited to the foliage of the beautiful surrounding countryside. The Cedar Rapids based Collins Radio Company was short on available space in the Cedar Rapids area and, realizing that employees and potential employees from Anamosa and surrounding communities were a valued asset, decided to expand to the area. Collins Radio Company began manufacturing operations in the vacant Reliance Shirt Factory building on Garnaville street. Elmer Koehn was appointed to lead the start-up of production of coils and subassemblies for various Collins radios.

Early success by the initial 25 employees in the Collins Anamosa family was widely recognized. Collins business growth in the 1950's and 1960's enabled more work to be directed toward the Anamosa manufacturing operations. Production



SERVICE IS OUR BUSINESS — Richard Rysstrom, electronics technician, checks the performance of a Collins ANARC-182 radio set.

capabilities were expanded to include complete radios such as the R-390 High Frequency Receiver, GRC-27 Transceiver System, S1X-2 VHF Receiver, and 180L Antenna Coupler. By the late 1950's, production of the new Collins S-line equipment for the amateur radio operator had begun. Customer acceptance and demand for the high-quality amateur radio equipment fueled the growth of the Collins Anamosa family. Market introduction of the KWM-2 Amateur Transceiver was successful and initiated a period of production that would ultimately span more than a decade. The Anamosa facility became the focal point for production of Collins Amateur Radio Products that are still highly respected and widely used around the world.

Decline in Collins business levels in the late 1960's precipitated the 1971 decision to vacate the Anamosa plant, the last of several leased assembly facilities. Although there was concern about the economic impact of the plant closing on the Anamosa community, all of the 240 employees working in Anamosa at the time were offered employment in Cedar Rapids.

Major changes took place within Collins Radio Company in the early 1970's. Collins eventually became a unit of the Rockwell International Corporation. In the years following, new business strategies were developed and implemented to focus on specific growth markets. The Collins Divisions of



GLOBAL SERVICE CENTER — Collins Defense Communications Service Center on Garnaville Street provides repair and refurbishment services of Collins equipment from customers around the world.

Newspaper clipping. Source: "Anamosa... A Reminiscence 1838-1988"



Anamosa Main Street Historic District boundary and contributing buildings. Source: NRHP Nomination Form

## 3.0 PUBLIC ENGAGEMENT PROCESS

### 3.1 PURPOSE

Community involvement engages the public in the decision-making process and allows consideration of public input in developing the overall vision. Public participation consisted of a series of activities over the lifespan of the project to both inform the public and obtain input on the project.

To achieve better results and more easily implement projects, decisions that reflect public interests and values and are better understood by the public were sought through public participation. By incorporating public vision into final design, the public engagement process creates a sense of ownership, making the public more invested in the outcomes and success of a project. Community values and concerns are learned, and decisions are less likely to be challenged.

While gathering community input, a wide range of views and concerns were considered, while providing fair treatment, meaningful involvement and social inclusion for all people regardless of race, color, national origin, sexual orientation or income, with respect to the development, implementation, and decisions made through the public participation process.

Community involvement allows stakeholders the opportunity to shape decisions that affect their everyday lives. Public input was sought by different methods throughout the process, specifically on the issues with potential to help shape the decision. These community views, concerns, wishes, and ideas were then balanced with the needs and wants of Arts Court.

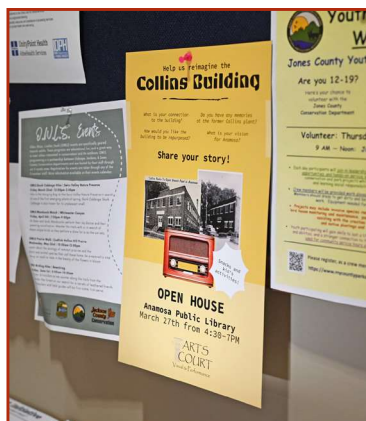


An Anamosa resident shares their insights at the public open house event. Source: Impact76



The planning team met with Arts Court to determine a reasonable level of public participation and the boundaries of influence for the public. After the boundaries were set and opportunities were presented, goals and purpose of public participation were established. Avenues for public participation were then communicated to the public through events and marketing with the overarching goal of providing Arts Court with quality and realistic site redevelopment alternatives while empowering them to make the best redevelopment decision based on accurate and reliable public input information.

Through interviews, ongoing discussions, and opportunity for review, local stakeholders were involved in establishing how to best gather data and successful means of communication and marketing through lessons learned, actual data, and local community knowledge. Transparency in communication was important to build trust, provide accurate and timely information, and boost inclusivity in the decision-making process. It was especially important to involve the arts population and an effort was made to ensure inclusive and accessible representation by providing kids' activities and snacks, allowing for free participation to reduce any financial barrier, hosting events at public and accessible locations, and by offering different means of obtaining the survey and providing input.



Event flyer. Source: Impact7G



Variety of public input mechanisms at tabling event. Source: Impact7G

A variety of input methods was used to inform the public, gain valuable insight and create consensus to reach a shared vision. The Site Reuse Planning Process included several community engagement activities: one focus group interview, one public survey, one open house, and one public input event. The following methods of data gathering were used:

- Digital and print survey
- Social media
- Informational board
- Visual preference boards
- Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis
- Open dialogue

The planning team utilized email, social media, printed posters, yard signs, and informational coasters placed at local restaurants to publicize the project.





## 3.2 STAKEHOLDER INTERVIEW

As the owner of the property, Arts Court had a specific use and vision in mind for redevelopment. When purchasing the building and property, the nonprofit wanted a headquarters and to have a space for creators to make art. Shortly after purchasing the property in 2022, Arts Court held an Open House event to increase awareness of their purchase and mission, and to raise money for redevelopment of the property.

After engaging with Arts Court, the following themes became evident:

- The City of Anamosa is not yet involved but could become a key player in future fundraising efforts.
- There is an existing vision for use of the interior of the building and individual floors, including gallery space, office space, kiln and pottery throwing space, and upper-story housing.
- A radio manufacturing (Rockwell Collins) and a t-shirt manufacturing company were major employers at one point. These historical uses of the building are important to Anamosa and should be honored in the reuse of this space.
- The building is currently used once a year for the Arts Court fundraiser as a haunted house in October.
- The President of the Arts Court Visual and Performance Board of Directors owns a local art shop in town and could move some or all operations to this building.

## 3.3 DIGITAL AND PRINTED SURVEY

The “Reimagining the Collins Building” 15-question survey was created to poll the community around the future redevelopment of the Collins Building. The intent of the survey was to obtain demographic data of the respondents, gauge public perception of the building, gather input on potential uses of the building and program demand from Arts Court, determine visual preferences and design preferences, and bring awareness to the project.

The survey consisted of multiple choice and open-ended questions and took less than four minutes to complete. The online survey was accessible via a QR code and URL link, as well as a paper copy offered at the two public events, at City Hall, and upon request. A total of 67 people began taking the survey and 56 completed the survey between February 13th, 2024, and March 15th, 2024.

A specific QR code was created for marketing the survey. These QR codes were distributed to eight local restaurants and to approximately 25 runners at the Anamosa Chamber’s Emerald Run 5K Race. The survey was also posted on social media and sent directly to residents via email.

Examples of marketing materials used, survey results, and a copy of the survey are found in Appendix E. As part of the survey, respondents were asked to recall any memories of the former Collins Building. Appendix E contains selected memories of the building to honor the past through the redevelopment process.



Over 82 percent of survey respondents identified that they live in Anamosa. These are residents that will be directly impacted by redevelopment. Roughly half of survey respondents were above the age of 50 and the large majority (72%) of survey respondents were empty nest households.

Nearly 60 percent of survey respondents have lived in Anamosa for at least 16 years. This statistic aligns with an older population living in Anamosa. Per Census data, 16.8 percent of the Anamosa population is under 18 years old, and 19 percent of the population is 65 years old and over. A little over half of survey respondents live in Anamosa, suggesting that primary job opportunities are located outside of the community. According to Census data, the average travel time to work was nearly 28 minutes.

### 3.4 PUBLIC OPEN HOUSE

A dedicated open house as part of the site reuse planning process was hosted on Wednesday, March 27, 2024, at the Anamosa Public Library located at 600 E 1st Street from 4:30pm to 7:30pm. The event was held in the large conference room and garnered 15 adult participants and 8 children, plus staff from ECIA, Arts Court, Jones County Economic Development, YTT, and Impact7G.

The open house was held at a location accessible to persons with disabilities. A variety of activities geared towards adults were offered including electronic and paper access to the survey, informational signage, project renderings, SWOT analysis boards and visual preference survey boards. Children's activities included hand painting an "ARTS COURT" wooden sign, taking the informational survey, coloring pages and crayons/markers, stickers, and brick building blocks to rebuild the Arts Court building. Refreshments were offered along with an opportunity for open dialogue amongst attendees and staff. As the event was an open house, attendees were welcome to come and go as they please. Meeting attendance and pictures of informational boards, visual preference boards, and SWOT analysis boards can be found in Appendix F.

Graphics for the project were created to develop a brand and provide a cohesive theme to be recognized in the community. Fliers were created and distributed to over 30 community establishments. A press release in the local newspaper, Anamosa Journal-Eureka, was published. Yard signs displaying the event information and a QR code for the survey were displayed outside the Collins Building. Emails with the event information and the attached flier were sent to various local email listservs. Approximately 200 coasters with a QR code for the survey were distributed at several restaurants in town as well as provided in each participant bag at a community event. The event and survey were announced on the Facebook pages of Impact7G, Anamosa Chamber, Arts Court, Jones County Tourism, and Positively Anamosa.

The event gathered a group of people that were already aware of the general project and a cohort of the Arts Court Visual and Performance Board of Directors. The open house was successful in aligning the Board members on a shared vision for the property and was successful at attracting residents to learn more information about the redevelopment project. The graphic below illustrates public feedback regarding the strengths, weaknesses, opportunities, and threats to and of the Anamosa community.



Preference boards at public open house event. Source: Impact7G



"Rebuilding" the former Collins Building. Source: Impact7G



Anamosa residents share their goals for the property. Source: Impact7G



An Anamosa resident shares their opinions regarding the Strengths, Weaknesses, Opportunities, and Threats to the community. Source: Impact7G





### 3.5 COMMUNITY TABLING EVENTS

The Anamosa Chamber of Commerce organizes the Spring Craft & Vendor Expo that draws over 100 visitors annually. In 2024, the event was located at the Lawrence Community Center on Saturday, April 27, 2024, from 10am to 3pm.

A table was located inside the venue at the entrance to the Expo and displayed informational boards used previously at the open house, kids' activities, and methods for visitors to complete the digital survey. A total of 42 adults and 24 children interacted with the booth.

As this outreach activity was part of an existing community event, a smaller marketing effort was made by the planning team. The event was shared on social media, communicated to survey takers at the end of the form, and by word of mouth to attendees at the open house event on March 27, 2024.



Anamosa residents share their preferences. Source: Impact7G



An Anamosa resident completes the digital survey. Source: Impact7G

In contrast to the public open house event, this public engagement activity garnered many people that were unaware of the project or potential redevelopment of the former Collins building.

Overall, attendees were pleased to hear that the building was planned for reuse and would not be demolished. Most people that attended this event were local to Anamosa or lived in a nearby community such as Monticello or Cedar Rapids.



Hand prints of future Anamosa artists. Source: Impact7G



Pumpkinfest tabling event. Source: Impact7G

Finally, the planning team hosted a table at Anamosa’s annual Pumpkinfest on October 5th, 2024. The site concept plan was presented for residents to view and provide feedback. Children also had another opportunity to paint their hands on the “Arts Court” wooden letters. Anamosa residents shared positive feedback regarding planned improvements at the property, and were excited about future program offerings from the Arts Court organization.

### 3.6 PUBLIC ENGAGEMENT REACH

The planning team is confident that the majority of interested parties and people were either informed or actively engaged with the project. The following metrics represent the total “reach” of public engagement activities.

- Approximately 109 adults participated through in-person events or online activities.
- Approximately 33 kids participated through in-person events.
- Over 30 informational posters were displayed around the Anamosa community.
- Over 200 coasters digitally printed with the survey’s QR code were distributed locally.
- Four yard signs were displayed around the Anamosa community.
- Over 2,780 people either interacted or viewed a Facebook advertisement for the project.

Though the collection of demographic information was limited in all forms of public participation for this project, the planning team is confident that a representative cross-section of the community was engaged. The majority of survey respondents and event participants lived or worked in Anamosa.

Finally, it was evident that the Anamosa community is excited that there is positive momentum for the former Collins building.

## 4.0 KEY FINDINGS

### 4.1 THEMES

Involving the public in the planning process uncovers various themes for redevelopment, including opportunities and challenges to new use of the building. These efforts provide insights into redevelopment that are both economically feasible and accepted by the public.

#### 4.1.1 Outdoor Amenities

Owned by a cultural non-profit organization, it was important to address how art would be incorporated into the redevelopment of this property. Public art ranked the highest of any outdoor amenity that was presented in the digital survey and during public events. This finding shows excellent public support for outdoor public art installations. Anamosa residents also expressed a desire to install public art that is interactive or “usable”. The majority of survey respondents and event participants preferred the ability to “do” instead of “just view”. This finding was corroborated with a low preference for murals, a type of art installation that can only be viewed.

#### What is the “Los Trompos” public art installation?

Héctor Esrawe and Ignacio Cadena from Mexico City are the artists behind “Los Trompos”, which means spinning tops in Spanish. The interactive and international public art pieces were showcased in Iowa City in the summer of 2024 and allowed residents and visitors another place to gather in the downtown area. According to the artists, “The concept behind Los Trompos draws from traditional toys, their colorful expression, and the craftsmanship of Mexican artisans. The creators aimed to celebrate these traditions and skills, transforming them into contemporary symbols.” This was Iowa City’s third time hosting an interactive public art installation.



Source: Iowa City Downtown District

The artistic theme was also expressed by Anamosa residents with respect to the incorporation of renewable energy. The majority of event participants and survey respondents preferred incorporating solar energy in an artistic way. This could take many forms, but a common and commercially available solution are “solar trees.” Anamosa residents also preferred solar panels located on top of a pergola or parking canopy in comparison to roof-mounted solar installations. These findings suggest Anamosa residents would like to find creative solutions for renewable energy and preserve the historic integrity of the former Collins building.



Public feedback presented a desire for outdoor seating and public space as well. Strategic and intentional outdoor seating should be considered for the future redevelopment of this property. Unlike many redevelopment projects, parking at the property is plentiful and future redevelopment efforts should prioritize outdoor public spaces over additional parking. However, the north of these spaces presents an excellent opportunity for outdoor seating and public spaces. Programming this area for public use is critical to attracting families to the future redevelopment.

Outdoor public spaces should feature native landscaping if drainage and soil conditions allow. The use of native vegetation was highly preferred by Anamosa residents over a traditional mowed landscape or community gardens. Native vegetation provides many benefits including uptake of excess nutrients from stormwater, habitat for pollinators, and shade to counteract urban heating.



*Marshalltown's Gallery Garden. Source: Marshalltown Arts + Culture Alliance*

### What is the Gallery Garden in Marshalltown?

The Gallery Garden is a unique, urban-style park created to address stormwater management and implement several green infrastructure elements and adds a strong sense of placemaking to the Main Street area. Prior to development, this site held a 3-story historic building that was demolished from a fire.

Rainwater storage and treatment mitigates issues onto nearby a parking lot and alley; rainwater harvesting supplies irrigation for the 900 plants on its focal green wall, fills the evaporative fountain, and irrigates the site's trees and shrubs. The Gallery Garden also has permeable pavers and a bioswale rain garden for water infiltration. Moreover, it has 32 solar panels, producing 7000 watts of electricity. These panels run the pumps, lights, cameras, and a portion of the house meter of the neighboring building, making this a net-zero energy site.

The Gallery Garden is open to the public and is a popular place for many people to enjoy the outdoors. It has become an attraction for the entire community regardless of background. In addition to having art on display year-round, the Garden acts as a common site for photo sessions, events, meals, and tour groups.

### 4.1.2 Cultural Activities

Over 75 percent of Anamosa residents believe that there are either not enough and should be more opportunities for youth and adults to experience cultural experiences. The public reiterated this sentiment across all forms of outreach for this project. Redevelopment of this property for arts and cultural use is strongly supported. Those respondents that believe there are enough opportunities think marketing existing events and activities is lacking. This finding suggests the need for local partnerships for cross-marketing purposes. For example, Anamosa Public Library was identified on multiple occasions as having quality programming. Arts Court Visual and Performance has an opportunity to learn from and collaborate with the library on events and youth programming efforts. In general, public-private partnerships have a proven track record of increasing engagement and turnout.

In terms of indoor activities, hands-on activities (pottery, painting, etc.) were highly preferred by Anamosa stakeholders. This finding further supports the planned future use of the property as a gallery, art studio, and maker space. It was also evident that former use of the property as a haunted house is still attractive to residents. Maintaining this event is another method of protecting the property's legacy.



Adult pottery class. Source: Adobe Stock



Children painting in classroom. Source: Adobe Stock

### 4.1.3 Historic Preservation

In general, Anamosa residents believe that preserving historic structures is very important. Many residents, both in-person and in survey comments, do not wish the former Collins building to be demolished. Like the Anamosa State Penitentiary, Starlighters Theater, and the Jones County Court House, the Anamosa community has shown support for protecting and enhancing architectural elements that are valuable to the identity of Anamosa.

The former Collins building is a contributing resource to Anamosa's Main Street Historic District, which was listed on the National Register of Historic Places in 2009. According to the National Park Service, the property was as follows:

*This is a 2-story building, whose footprint measures 60 x 122 feet. The building is of clay tile constructed faced on the front façade with red brick. Constructed circa 1920, the building originally served as a factory to manufacture shirts. It later became a factory for the Collins firms, which manufactured radios from the site. A front façade of the building is symmetrical in design and features cast concrete detailing. A livery stable for the nonextant Fisher House occupied this site earlier.*

The property is one of 42 buildings that have retained their essential design elements, and those that have made façade improvements over time have respected architectural styling and late 19th-century American movements. The nomination form also highlights the use of locally fired brick, which is featured at the property.

*The integrity of the district's building materials is excellent. The extensive use of locally quarried stone, its beauty and durability, and residents' respect for it as a building material have meant few instances of inappropriate treatment have occurred. Much, if not most, of the historic stone in the district remains unpainted. The covering up of the stone facades and detailing with new materials is also rare. Indeed, the remodeling of the 1866-built Union Block in 1925 shows the revers. That radical remodeling of the block's façade preserved its original stonework as an essential element of new design. Mention of locally of fired brick is also in order. Virtually all of the pre-Civil War building and most of those constructed during the post-war boom in Anamosa were constructed local fired brick. This soft material has withstood the test of time, but their continued stability for future generations is in question. In some instances, these buildings have been painted with the intention of providing them with protection. Many of these buildings retain their original brick finishes.*

The overall condition of the property's brickwork is a testament to the workmanship of local masonry workers in the 1920s. Preserving the brick façade is critical to honoring the hard work and skill of local laborers and is essential in preserving the integrity of the greater Main Street Historic District.

The overall sentiment of historic preservation was echoed by a high level of interest in history exhibitions at a future cultural center. Some survey respondents had direct connections with the former Collins building, including family members who worked in the facility and still owned artifacts from the company's early years. A temporary or permanent exhibit showcasing oral histories, artifacts, and photographs from the building's past would be profound and deeply supported by the local community. Traveling history exhibits coming to Anamosa from state or regional museums would likely be popular as well.



#### 4.1.4 Rural Lifestyle

The public participation process also indicated a strong desire to maintain Anamosa's rural culture. However, rural communities across Iowa, including Anamosa, face challenges related to growth and investment. Survey respondents echoed this issue; the majority of respondents believe there is a general lack of investment in the downtown area, and that an overall culture of growth is not present. This finding underscores the importance of redevelopment of the former Collins building as a catalyst to other redevelopment efforts in Anamosa.

Importantly, many Anamosa residents commented about untapped "people power." Community groups, students, retirees, churches, and service clubs can provide a volunteer base to help redevelopment efforts thrive, and inevitably make Anamosa a better place to live and work. Discovering dedicated and passionate people to act as champions for community betterment should not be understated and should be reflected upon as the former Collins building is programmed.

Anamosa's rural lifestyle is underpinned by the legacy of American artist Grant Wood, who was born near Anamosa in 1891. Wood's paintings depict the rural American Midwest: rolling hills of corn, farming, and of course his most famous piece "American Gothic". Iowa's Grant Wood Scenic Byway travels through Anamosa's Main Street before heading east to the Mississippi River.

Tourism is often a solution for rural communities that are facing redevelopment woes. Future programming and public art at the new Arts Court Visual and Performance facility could build upon the nationally recognized Grant Wood name to boost economic activity in Anamosa. Trail connections between Anamosa's Wapsipinicon State Park and downtown should also be considered. Respondents generally agree that Anamosa's trail network should be expanded and a linkage to the Wapsipinicon State Park is logical. This connection reinforces numerous themes pertinent to the success of future redevelopment efforts, including the enhancement of Anamosa's artistic history and the creation of new opportunities for tourism and outdoor recreation.



*Anamosa's Main Street in the 1930s, the beginning of the now Grant Wood Scenic Byway. Source: IAGenWeb Project*



## 5.0 SITE REUSE CONCEPT

### 5.1 ARTS AND CULTURAL CENTER

Redevelopment of the former Collins building to an Arts and Cultural Center would be supported by the Anamosa community. The following sections detail improvements and additions that should be considered in the redevelopment process.

#### 5.1.1 Site Improvements

YTT Design Solutions, in partnership with Select Structural Engineering, recommend the following site improvements.



Aerial image of former Collins building. Source: Impact7G

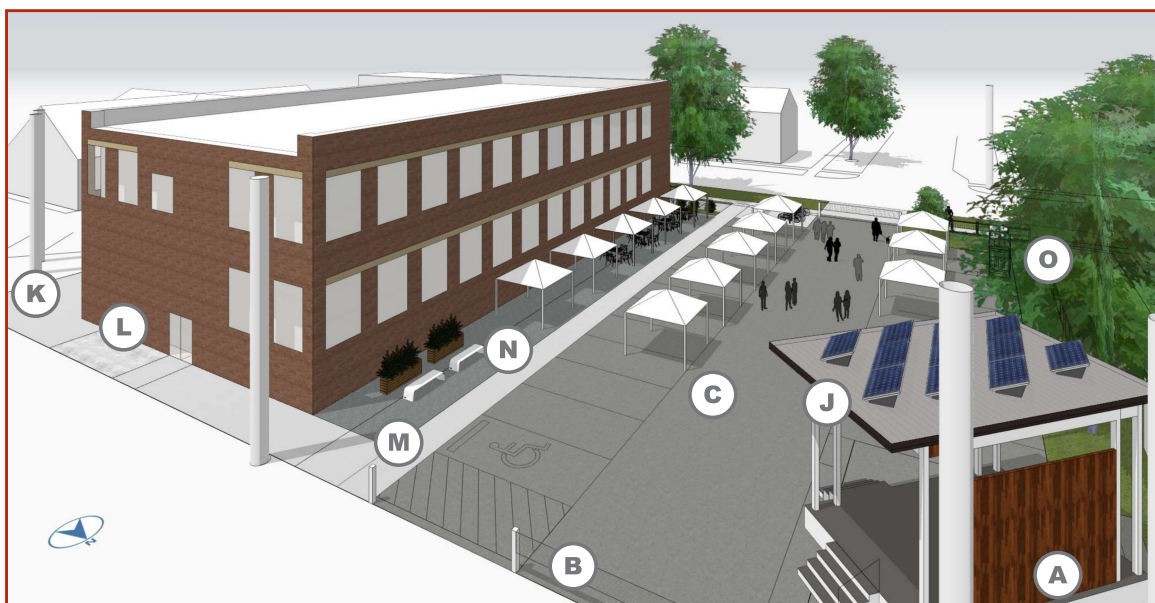
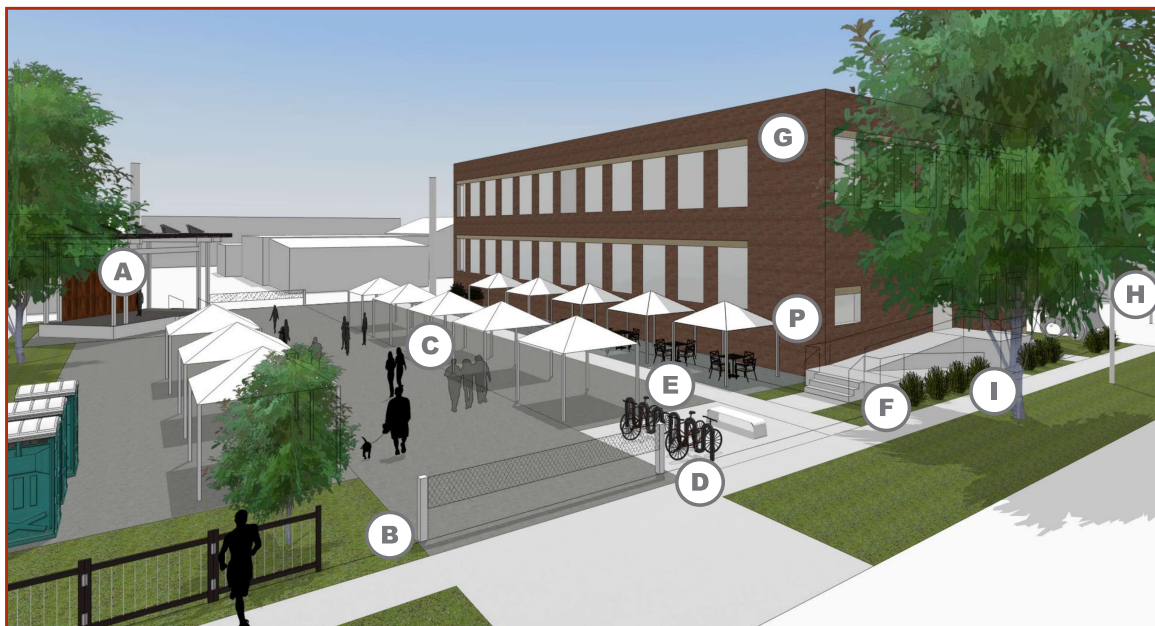
1. Restore or replace damaged and boarded windows.
2. Repair exterior concrete staircase. Install ADA accessible entrance with new concrete ramp.
3. Remove exterior duct work and relocate HVAC to side of the structure at grade, or roof mounted.
4. Repair deteriorating masonry and tuck pointing as needed.
5. Remove and clear vegetation and improve signage near loading dock and temporary parking spaces.
6. Remove “lean to” but keep loading dock area and concrete slab.
7. Evaluate stairs for code compliance on the east west end of the building.
8. Remove unused equipment and evaluate emergency exit routes from the basement.
9. Consult an elevator contractor to evaluate freight elevator, and to consider adding passenger elevator for ADA accessibility.
10. Repave parking area.





### 5.1.2 Site Additions

A conceptual rendering of the proposed Arts and Cultural Center redevelopment is illustrated below. The following site amenities should be considered for the redevelopment of this property according to the desires of Anamosa residents. Additional perspectives and schematic drawings of the proposed conceptual plan are provided in Appendix G.



Arts and Cultural Center conceptual rendering. Source: YTT Design Solutions

- |                                    |                                    |                                      |
|------------------------------------|------------------------------------|--------------------------------------|
| <b>A.</b> Permanent outdoor stage  | <b>G.</b> Facade improvements      | <b>M.</b> Improved ADA accessibility |
| <b>B.</b> Removable barricades     | <b>H.</b> Outdoor sculpture garden | <b>N.</b> Permanent outdoor seating  |
| <b>C.</b> Parking lot improvements | <b>I.</b> Native landscaping       | <b>O.</b> Permanent fencing          |
| <b>D.</b> Bicycle racks            | <b>J.</b> Solar panels             |                                      |
| <b>E.</b> Removable seating        | <b>K.</b> Additional parking       |                                      |
| <b>F.</b> Front patio area         | <b>L.</b> Loading dock             |                                      |

### 5.1.3 Cost Estimates

The following table details the potential cost of site improvements and additions. Costs are estimated based on 2024 dollars.

Item	Units	Low Estimate	High Estimate
Asphalt resurfacing of parking lot	8,300 SF	\$8,330	\$24,900
Concrete ADA-accessible path and parking stall with van loading	1,400 SF	\$7,000	\$18,200
Concrete front patio and bike pad	665 SF	\$3,325	\$8,645
ADA ramp at front entrance	430 SF	\$12,900	\$21,500
Removal of asphalt near building and replacement with concrete	1,140 SF	\$5,700	\$14,820
Fencing along north property line	140 LF	\$1,400	\$4,200
Decorative fencing along front side of building	112 LF	\$1,120	\$3,360
Landscaping, including trees, bushes, planters, decorative grasses, seeding	1 LS	\$3,000	\$5,000
Replace existing freight elevator or add new passenger elevator	1 LS	\$40,000	\$60,000
Outdoor stage for events, including timber and decking	1 LS	\$10,000	\$15,000
Removal of lean-to, vegetation on building, and exterior HVAC ducts	1 LS	\$5,000	\$10,000
Repair or replacement of windows	60 EA	\$30,000	\$90,000
Solar panels mounted on stage's roof, not including current credits or rebates	1 LS	\$15,000	\$25,000
Tuckpointing mortar joints, repair or replacement of loose bricks	7,200 SF	\$36,000	\$144,000
Repair or replacement of concrete support lintels above windows	300 SF	\$6,000	\$15,000
Main floor renovation	7,200 SF	\$72,000	\$144,000
Second floor renovation (open art studio)	7,200 SF	\$72,000	\$144,000
<b>Total Estimated Cost Range (Option 1)</b>		<b>\$328,775</b>	<b>\$747,625</b>
Second floor renovation (residential)	7,200 SF	\$720,000	\$1,080,000
<b>Total Estimated Cost Range (Option 2)</b>		<b>\$976,775</b>	<b>\$1,683,625</b>

### 5.1.4 Interior Programming

The concept for an Arts and Cultural Center would generate the majority of its revenue from programming interior spaces of the property. The following activities were highly desired by the Anamosa Community:

- Hands-on activities for adults and youth such as pottery and painting classes
- Seasonal events such as a Haunted House attraction
- Permanent or traveling history exhibitions
- Open gallery space for art showcases
- Event venue for small gatherings
- Upper story housing

The site reuse planning process did not visualize any interior spaces beyond brainstorming best uses for the space. However, Arts Court and Visual Performance does have a broad goal of transforming the basement into a pottery studio and kiln. The main floor could be portioned into a gift shop, a few offices, and an open, flexible space for galleries, shows, and other events. There is adequate space for 3 to 6 residential apartments on the second level of the property as well. If financially feasible, a permanent unit for an artist-in-residence would also be an option.



*Follow @IowaArtsCouncil on Instagram to get live updates on state funding opportunities!*

It is important to note a plethora of funding opportunities to support creative initiatives that would support new arts and cultural activities at the redeveloped site. These programs could include the Art Project Grant Program, Cultural Capacity Building Grant Program, Cultural Leadership Partners Program, Greenlight Grant Program, Iowa Artist Fellowship Program, Iowa Community Cultural Grant Program and Iowa Screenwriters Grant Program.

There are a few important considerations that should be addressed in programming the interior of this space, based on public feedback collected during the site reuse planning process:

- Collaboration with the local library on existing and future events is critical to the success of both organizations.
- Incorporation of historic memories of the Collins Building is important to Anamosa residents. Cultural events, signage, or other forms of recognizing the hardworking men and women of the former industry is recommended.
- Grow a network of supporters by building upon successful Arts Court Visual and Performance events like the Haunted House.



## 6.0 RECOMMENDATIONS

### 6.1 SHORT-TERM GOALS

Prior to any recommended improvements to the property, it is critical for the Arts Court Visual and Performance organization to agree on short-term and long-term goals based on financial feasibility and urgency. The following are recommendations based on previous environmental inspections, structural assessments, and public planning efforts.

#### 6.1.1 Environmental Remediation

Asbestos and lead-based paint contamination should be addressed prior to any renovation or new construction. Inhalation of dust generated from asbestos-containing building materials is dangerous for workers as it is a known carcinogen. Similarly, if lead-based paint is not either removed or covered before the building is open to the public or available as housing, exposure to paint chips containing hazardous levels of lead is possible. Based on the age of the structure and previous investigations, both asbestos-containing materials and lead-based paint is an immediate concern.

#### 6.1.2 Structural Repairs

Exterior walls at the property, specifically those on the north and south sides of the building, has severely deteriorated mortar joints and support beams above the windows. These issues pose public safety concerns. Minor buckling of interior wood plank floors is present. Several cracks were also noted on the north foundation and southeast exterior corner of the foundation. While minor, a closer investigation into the future lifespan of the existing foundation may be beneficial to the long-term financial feasibility of the project. The exterior lean-to structure on the east side of the property should also be considered for removal. The federal government and the State of Iowa grants brownfield and gray field tax credits for redeveloping sites like the former Collins building, which could help fund exterior and interior structural concerns. Private fundraising, community foundations, and corporate investments are other avenue for funding major renovation projects.

It is important to note the importance of historic preservation during immediate environmental and structural improvements to the property. As a contributing building to Anamosa's Historic Downtown area, adherence to National Register of Historic Places guidelines is critical. For example, many communities disallow any abrasive cleaning method to historic masonry. Sandblasting or water blasting destroys the protective exterior surface and can lead to rapid deterioration. Similarly, tuckpointing with strong cement mix or synthetic caulking can damage the soft masonry block.

As previously mentioned, the brick façade at the front of the building is in relatively good condition, including recent repairs around the front windows. Unless a more detailed investigation suggests otherwise, removal of the historic brick should be avoided to uphold the historic





integrity of the building and the greater historic district.

Iowa Economic Development provides tax credits for developers who sensitively rehabilitate historic buildings to offer them new life. The State of Iowa offers this tax credit program to ensure character-defining features and spaces of buildings are retained to help create distinct and vibrant communities. Nonprofit organizations like Arts Court Visual and Performance are eligible for this state tax credit up to 25 percent of eligible renovation expenses.

### 6.1.3 Identity Improvements

Public feedback suggested that not many Anamosa residents are aware that Arts Court Visual and Performance owns the former Collins building. While the Arts Court brand is recognized in the community, it is not widely known of their presence at the property. A temporary oversized real-estate sign noting the building as the “Future Home of Arts Court Visual and Performance” would increase brand awareness and assist with local fundraising efforts. Permanent exterior signage is also recommended after renovations are complete. Framing the redevelopment of this property as a neighborhood catalyst project would also aid in securing financial investments.



Public art sculpture and identify signage outside Studio Oskey. Source: Impact7G

### What is Studio Oskey?

Studio Oskey is an art collective and entertainment hub next to downtown Oskaloosa. Artists of different mediums and practices are able to have affordable studios to create and sell their work. Studio Oskey has their own gallery space to showcase artists and creatives from local to international. Studio Oskey is a place where the community can shop from local artists, try new creative classes, host events, and even start a business.



## 6.2 LONG-TERM GOALS

Once the building is safe for the public to occupy, long-term goals can be addressed to assist with the financial stability of the nonprofit and to further the mission of the organization.

**“ Arts Court is dedicated to supporting and enhancing visual and performance art and culture in Eastern Iowa. ”**

### 6.2.1 Housing

Redevelopment of the second story space to housing units would provide another revenue source for the Arts Court Visual and Performance organization. The upper story space of the property would be suitable for between four and six loft or one-bedroom units. As discovered in the public feedback process of this project, the supply of affordable housing is lacking in Anamosa. According to U.S. Census Bureau American Community Survey 5-year estimates in 2022, the median household income is \$55,934 in Anamosa. Over 32 percent of residents earn between \$35,000 and \$75,000. These statistics help understand the type of housing that would be attractive to potential renters.

Another housing concept that could be considered is an artist-in-residence program. According to the Artist Communities Alliance, “artist residences provide artists, scholars, educators and other creative professionals the time, space and resources to work, individually or collectively, on the research and development of their practice.” This concept would require additional interior space planning to ensure the artist-in-residence with dedicated living space, workspace, gallery space, and access to equipment. Many artist residency programs charge fees for artists to utilize the space for an extended period, which is another potential funding source for the organization.

#### What is the Waubonsie State Park Artist-in-Residence program?

Waubonsie State Park awards approximately 6 residencies to visual artists per year. Residencies range from 1 month to 3 months in length. Artists work in a variety of media. Residency awards include living and studio space in Waubonsie State Park, which is in the Loess Hills region of Iowa. The studio location is identified together with the Park Manager based on the needs of the artist. The artist has access to work tables, hand tools and a fully equipped wood shop. Artists have access to a vehicle to perform residency-related activities during their residency pending approval and coordination with the Park Manager. Artists are required to deliver at least one public program per month of their residency and to donate one piece of art to the park at the conclusion of their stay.

Learn more about the innovative program at  
[www.goldenhillsrccd.org/2019-artist-in-residence](http://www.goldenhillsrccd.org/2019-artist-in-residence)



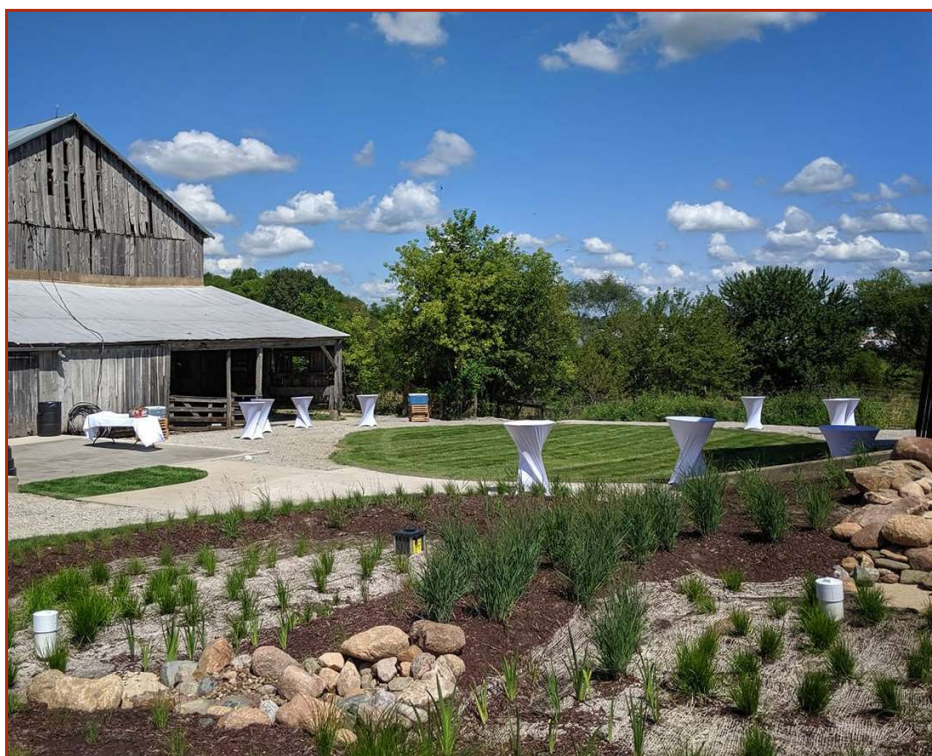




The State of Iowa's Community Catalyst Building Remediation grant program helps community redevelop and rehabilitate to stimulate economic growth and reinvestment in the community. The State of Iowa also provides tax credits for the development of new workforce housing projects. Other programs Arts Court Visual and Performance could seek for financial assistance would be CDBG's Upper Story Housing program (if funded and the Nuisance Property and Abandoned Building low interest loan program. Many state-level housing and redevelopment programs would require the City of Anamosa to have an active role in the project. Dialoguing with the City Anamosa on a public-private partnership would be mutually beneficial in the redevelopment of this site.

### 6.2.3 Green Infrastructure Enhancements

As noted in Section 4.1.1, Anamosa residents prefer native landscaping instead of mowed and manicured landscapes. Green stormwater infrastructure incorporates the use of native plants into site features like bioretention cells, rain gardens, or bioswales. These low-cost alternatives to traditional "gray" infrastructure provide habitat to pollinators, clean polluted stormwater runoff, and add a pop of color to the landscape.



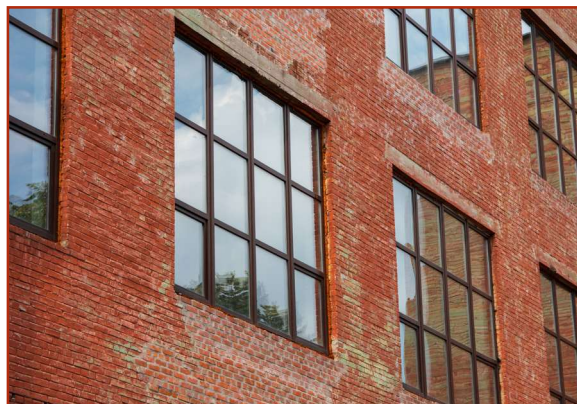
*The Price Creek Watershed group installed bioretention cells, permeable pavers, and conducted soil quality restoration at Festhalle Barn in Anamosa, Iowa utilizing Clean Water Iowa funds. These practices are capturing and treating rainwater and stormwater runoff while providing aesthetic and ecological benefits. Source: Price Creek Watershed / Facebook*

The State of Iowa has several opportunities for funding or financing green infrastructure improvements. Clean Water Iowa, a program administered by the Iowa Department of Agriculture and Land Stewardship, provides funding for practices like native landscaping, permeable pavers, wetlands, bioswales, and more through their Water Quality Initiative grants. Arts Court Visual and Performance could also investigate private foundation grants to offset the cost of construction for green stormwater practices.



### 6.2.2 Energy Efficiency

Older buildings are typically excellent candidates for energy efficiency upgrades; newer construction methods have dramatically improved the efficiency of HVAC systems, passive heating and cooling, low-energy appliances, lighting, and insulation of windows and doors. The first step in achieving this goal should be an Energy Audit. According to Energy Star, an Energy Audit identifies the most significant and cost-effective energy efficiency improvements with respect a specific property. An Energy Audit is a common prerequisite for applying to grant or loan programs related to energy efficiency.



*Top Left: Solar “flower” that opens and closes with the movement of the sun. Source: Adobe Stock*

*Top Right: Modern windows can be retrofitted to older buildings to dramatically improve energy efficiency. Source: Adobe Stock*



*Bottom Left: Heat pumps are an energy-efficient alternative to modern heat and cooling systems that transfer heat instead of generating it. Source: Adobe Stock*

As noted in Section 4.1.3, any future improvements related to energy efficiency must consider the historic nature of the building. The State of Iowa grants Historic Preservation tax credits to developers that improve historic properties in Iowa. Current Inflation Reduction Act (IRA) funding can be utilized as well to receive significant cost savings on energy efficient upgrades, and is available to businesses, municipalities, individuals, and non-profit organizations. Other federal incentives include Internal Revenue Service (IRS) tax credits for qualified improvements such as energy efficient doors and windows, heat pumps, and biomass stoves or boilers and the United States Department of Agriculture’s (USDA) Rural Energy for America Program (REAP), which helps rural small business owners make energy efficiency improvements and renewable energy investments to lower energy costs, generate income, and strengthen the resiliency of their operations.

## 7.0 CONCLUSION

The purpose of this site reuse plan is to create realistic redevelopment options for the Arts Court Visual and Performance organization for the property located at 107 North Garnavillo Street in Anamosa, Iowa. This plan is meant to be a guiding document for redevelopment as it incorporates findings from civil and environmental assessments, public feedback and input, and local economic pressures and opportunities. The Arts Court Visual and Performance organization needs a space to call home in order to enhance and grow cultural activities in Anamosa. However, this space also needs to be profitable to overcome significant redevelopment expenses and recurring operational costs over time. This plan sets forth several redevelopment concepts that are aligned with the community's wants and needs. Redevelopment that is focused on these goals will generate a sustainable revenue stream and allow for the former Collins building to once again be an asset and staple of the Anamosa community.



“ There are never enough activities for kids and adults to experience art and culture. ”

- Anamosa resident via community survey









# **Phase I Environmental Site Assessment**

**Arts Court Building  
107 North Garnavillo Street  
Anamosa, Iowa**

**Blackstone Environmental, Inc.  
1465 41<sup>st</sup> Street, Suite 13  
Moline, Illinois 61625  
Project Number: 3606**



December 29, 2023

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Arts Court Building**

**107 North Garnavillo Street**

**Anamosa, Iowa**

**Prepared for:**

East Central Intergovernmental Association

7600 Commerce Park

Dubuque, Iowa 52002

And

Jones County Economic Development

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December 18, 2023

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## 1 EXECUTIVE SUMMARY

---

### 1.1 FINDINGS

This Phase I Environmental Site Assessment (ESA) was performed for East Central Intergovernmental Association (ECIA) and the Jones County Economic Development (JCED) (the “Client”) to assess Subject Property conditions, both past and present, for indications of recognized environmental conditions (RECs). The definition of a REC is provided in Section 2.1. This report was prepared in general accordance with the ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21, and All Appropriate Inquiries in general accordance with Title 40 Code of Federal Regulations (CFR) Part 312.

The Subject Property is located at 107 North Garnavillo Street in Anamosa, Iowa and is approximately 0.27 acres in area. It was developed with a 14,730 square foot two-story building with a basement. It is identified as Jones County Assessor Parcel Number (APN) 0902351009 and is owned by Arts Court Visual & Performance. The Subject Property building is primarily vacant but used as a haunted house attraction around Halloween.

North of the Subject Property is a parking lot, followed by residences. To the west of the Subject Property is North Garnavillo Street followed by residences. A bank is located south of the Subject Property followed by West Main Street and retail businesses. To the east of the Subject Property are retail buildings.

Based on a review of the historical sources, the Subject Property was developed from at least 1886 through the 1910s with a livery. By 1917, a dry cleaner was present on the Subject Property. The dry cleaner was no longer present by 1928 and the current building had been constructed. The current building was used as a clothing manufacturer from 1928 through the mid-1950s. From the mid-1950s through the 1970s, a radio manufacturer occupied the Subject Property. Rockwell International manufactured and serviced radios at the Subject Property from 1977 through 1998. From the early 2000s to the present, the Subject Property has been primarily vacant. In 2022 and 2023, the Subject Property has been used as a haunted house attraction at Halloween. The former presence of a dry cleaner on the Subject Property, as well as the former use for manufacturing, are considered RECs.

The historical resources indicate the surrounding areas were developed by at least 1886. The area to the north was vacant land and residences from at least 1886 through the 1980s when the current parking lot was constructed. To the west, the area has been occupied by residences since 1886. The areas to the east and south have been developed with retail businesses from 1886 to the present. The occupants have included a dry cleaner with a tank, carpenters, tin shop, vulcanizing business, blacksmiths, hotel, drug store, bank, and a church. The former presence of a dry cleaner south of the Subject Property is considered a REC.

A former occupant of the Subject Property, Rockwell International (aerospace manufacturer) was identified on the environmental database as a generator of unspecified wastes in 1994 and 1997. Based on the type of business and the unknown nature of the generated waste, the listing and former use of the Subject Property is considered a REC. The remaining facilities listed in the database report are not considered RECs to the Subject Property at this time based upon regulatory status, apparent topographic gradient, and/or distance from the Subject Property.

Based on the age of the Site building and visual inspection performed during the site visit, it is possible that asbestos containing materials (ACM) and lead-based paint (LBP) are present. The laboratory analysis report indicated a sample of multi-colored vermiculite insulation was collected from the Subject Property in 2022 and the results indicated actinolite asbestos was present in the sample.

## **1.2 CONCLUSIONS**

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of 107 North Garnavillo Street in Anamosa, Iowa, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed the following RECs, Controlled Recognized Environmental Conditions (CRECs), and/or significant data gaps in connection with the subject property:

- The former use of the Subject Property is considered a REC due to the typical types of chemicals used in dry cleaning, clothing manufacturing, and possibly aerospace manufacturing including dry cleaning fluids (stoddard solvents and/or other solvents, lubricating oils, and dyes).
- The former use of the facility adjacent to the south of the Subject Property as a dry cleaner.
- It is possible a vapor encroachment condition exists at the Subject Property due to the former use of the Subject Property as a dry cleaner, for clothing manufacturing, and occupation by an aerospace manufacturer, and the former adjacent dry cleaner with a tank.

Historic Recognized Environmental Condition (HRECs) and de minimus conditions were not identified during the preparation of this Phase I ESA.

## **1.3 RECOMMENDATIONS**

In order to evaluate the potential environmental impacts related to the identified RECs, additional investigation is recommended.

The following table summarizes information reviewed during the preparation of this report:

Report Component	Sec.	REC	CREC	HREC	De Min	Non-ASTM	Further Action	Comments
Current Property Use	2.8.3						No	
Adjacent Properties	2.8.4						No	
Historical Review	6	X					Yes	The former presence of a dry cleaner and manufacturing on the Subject Property.
Previous Reports	3.2						No	
User Provided Information	3						No	
Regulatory Database Review	7	X					Yes	A former occupant of the Subject Property was identified on the environmental database as a generator of unspecified wastes in 1994 and 1997.
Site Reconnaissance:	4						No	
• Hazardous Materials	4.3						No	
• Petroleum Materials	4.3						No	
Vapor Encroachment Screen	9	X					Yes	Possible vapor encroachment condition due to the former use of the Subject Property as a dry cleaner, for clothing manufacturing, and occupied by an aerospace manufacturer, and the former adjacent dry cleaner with a tank.
Interviews	8						No	
ASTM Non-Scope:								
Lead Based Paint (LBP)	4.4					X	Yes	Due to the age of the building, LBP may be present.
Asbestos	4.4					X	Yes	Due to the age of the building, ACM may be present. Asbestos is present in multi-colored vermiculite insulation at the Subject Property.

Additional information leading to these conclusions is contained throughout this report and summarized in Section 10.



## 2 INTRODUCTION

---

The following report presents a summary of work performed in general accordance with guidelines of the ASTM Standard Practice for Environmental Assessments: Phase I Environmental Assessment Process (ASTM Standard Practice E 1527-21, hereinafter referred to as the “Standard Practice”). The work has also been performed in general accordance with the All Appropriate Inquiry (AAI) section of the Small Business Liability Relief and Brownfields Revitalization Act (AAI – 40 CFR Part 312).

### 2.1 PURPOSE

The purpose of this Phase I ESA is to identify RECs related to the Subject Property, to the extent feasible pursuant to the scope of services defined in our proposal dated November 20, 2023, and limitations discussed in this report. As defined in the Standard Practice, a REC is:

*(1) The presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum product in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.*

ASTM defines the term historic recognized environmental condition (HREC) to mean a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls. A HREC is not a REC.

ASTM defines the term controlled recognized environmental condition (CREC) to mean a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

ASTM defines a significant data gap as a data gap that affects the ability of the environmental professional to identify a REC.

ASTM defines *de minimis* conditions as a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis* condition is not a REC nor a CREC.

## **2.2 DETAILED SCOPE OF SERVICES**

This Phase I ESA was performed in general accordance with Blackstone's proposal dated November 20, 2023, the Standard Practice, and AAI as reflected in the scope of this report. The scope of services included identification of the level of services desired by the Client based on the purpose for performing the Phase I ESA, and developing information to identify RECs in connection with the Subject Property by gathering user-provided information, obtaining and reviewing regulatory databases, reviewing historical and physical records, conducting interviews, initiating local governmental inquiries, and conducting a visual, noninvasive reconnaissance of the Subject Property and adjoining properties. Limitations and/or deviations from the ASTM Standard Practice, and data gaps, if evident, are discussed herein.

This Phase I ESA report does not incorporate additional services that are non-scope considerations relative to the Standard Practice. Non-scope considerations as defined by the Standard Practice include asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality, industrial hygiene, LBP, mold or microbial growth conditions, PCB-containing building materials, naturally occurring radon, regulatory compliance, substances not defined as hazardous substances, wetlands, business environmental risks, lead in drinking water, vapor intrusion assessment, high voltage power lines, emerging contaminants, etc.

## **2.3 SIGNIFICANT ASSUMPTIONS**

This Phase I ESA has been performed in general accordance with the Standard Practice. As indicated in the Standard Practice, no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. This assessment is intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property and recognized reasonable limits of time and cost.

It should be noted that portions of this Phase I ESA report are based on unverified information supplied to Blackstone by third-party sources. Efforts have been made to substantiate third-party information; however, Blackstone cannot guarantee its completeness or accuracy.

## **2.4 LIMITATIONS, EXCEPTIONS, AND DATA FAILURE**

The work described herein was performed in accordance with the proposed scope of services approved by Blackstone's Client. Environmental issues not specifically addressed in this report, such as services for subsurface or other invasive assessments, or evaluation of business environmental risk, were beyond the scope of services and not included in this evaluation. Blackstone has performed these services in a manner consistent with the level of care and skill ordinarily exercised by other members of our profession currently practicing in the same locality and under similar conditions, within the limitations of the Standard Practice and the AAI Rule established by the U.S. Environmental Protection Agency (40 CFR Part 312). We have

endeavored to meet this standard of care but may have been limited by conditions encountered during performance, or inability to review information not received by the report date. When appropriate, such limitations are discussed in the report relative to their significance with respect to our findings. No warranties, express or implied, are intended or made.

Limitations identified herein must be considered when the user of this report formulates opinions regarding risks associated with the Subject Property. Additional research and assessment may be performed to further evaluate risks, if requested by the Client. We will, upon request, advise the Client of additional research or assessment options that may be available at an additional cost. Blackstone did not identify data gaps during the course of this Phase I ESA.

## **2.5 GREEN AND SUSTAINABLE EFFORTS**

Green and Sustainable Remediation (GSR) techniques were implemented during this Phase I ESA and include submitting electronic reports as PDFs instead of printing.

## **2.6 VIABILITY OF PHASE I ESA**

A Phase I ESA is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates the components were conducted are presented below.

Components	Date
Interview	December 5, 2023
Review of Government Records	November 30, 2023
Visual Inspection	December 5, 2023
Declaration by Environmental Professional	December 18, 2023
Environmental Liens	November 30, 2023

Based on the dates the components were conducted, this Phase I ESA is viable until May 28, 2024.

## **2.7 USER RELIANCE**

This Phase I ESA report has been prepared for the exclusive use of ECIA and the JCED. No entities other than ECIA and the JCED may rely on this report without the express written consent of Blackstone, ECIA, and the JCED. Unless specifically agreed to in advance by Blackstone, non-compliance with this requirement will release Blackstone from any liability resulting from the use of this report by any unauthorized party. Because Subject Property activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings, and opinions can be considered reliable as of the date of the Subject Property visit but may be limited by material changes in Subject Property circumstances.

## 2.8 SUBJECT PROPERTY DESCRIPTION

The Subject Property description is presented in this section and describes the condition of the Subject Property at the time of the Phase I ESA. The Subject Property location is shown on the topographic map provided in Figure 1.

### 2.8.1 LOCATION DESCRIPTION

**TABLE 2-1 SUBJECT PROPERTY DESCRIPTION INFORMATION**

Attribute	Information						
SUBJECT PROPERTY NAME	Arts Court Building						
ADDRESS/LOCATION	107 North Garnavillo Street, Anamosa, Jones County, Iowa						
Jones County Assessor Information ( <a href="https://beacon.schneidercorp.com/Application.aspx?ApplID=164&amp;LayerID=2107&amp;PageTypeID=4&amp;PageID=1061&amp;Q=807937878&amp;KeyValue=0902351009">https://beacon.schneidercorp.com/Application.aspx?ApplID=164&amp;LayerID=2107&amp;PageTypeID=4&amp;PageID=1061&amp;Q=807937878&amp;KeyValue=0902351009</a> )	<table><tr><th><u>APN</u></th><th><u>Address</u></th><th><u>Total Acres</u></th></tr><tr><td>0902351009</td><td>107 North Garnavillo Street</td><td>0.27</td></tr></table>	<u>APN</u>	<u>Address</u>	<u>Total Acres</u>	0902351009	107 North Garnavillo Street	0.27
<u>APN</u>	<u>Address</u>	<u>Total Acres</u>					
0902351009	107 North Garnavillo Street	0.27					
TOTAL AREA	0.27 acres						
LAND USE	Holiday Event Space						

### 2.8.2 SUBJECT PROPERTY AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is located at 107 North Garnavillo Street in Anamosa, Iowa and is 0.27 acres in area. It was developed with a 14,730 square foot two-story building with a basement. It is identified as Jones County Assessor Parcel Number (APN) 0902351009 and is owned by Arts Court Visual & Performance. The building is mostly vacant but sporadically used as a holiday event space.

### 2.8.3 CURRENT/PROPOSED USE OF THE PROPERTY

**TABLE 2-2 CURRENT/PROPOSED USES**

Use	General Observations
CURRENT USE	Holiday Event Space
PROPOSED USE	Jones County Arts Center with apartments

### 2.8.4 CURRENT USES OF ADJOINING PROPERTIES

Blackstone performed a brief drive-by survey of the properties immediately adjoining the Subject Property on December 5, 2023. Table 2-3 summarizes the observed current use of the adjoining properties.



**TABLE 2-3 ADJOINING PROPERTIES**

Direction	Land Use Description
NORTH	Parking lot followed by residences
SOUTH	Bank followed by West Main Street and retail businesses
EAST	Retail businesses
WEST	North Garnavillo Street followed by residences

Obvious indications of RECs associated with hazardous substances or petroleum products were not observed on adjoining properties at the time of the visual survey.

### 3 USER PROVIDED INFORMATION

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#### 3.1 PHASE I ESA ENVIRONMENTAL QUESTIONNAIRE

A Phase I ESA Environmental Questionnaire was completed by Ms. Dawn Danielson of ECIA and the Executive Director of the JCED, Mr. Derek Lumsden, representing the “Users” of this Phase I ESA. Copies of the completed questionnaires are included in Appendix D. Responses to User questions relative to AAI are summarized in the following sections.

##### 3.1.1 REASON FOR PHASE I ESA

Ms. Danielson indicated the Phase I ESA was being conducted prior to redevelopment of the Subject Property.

The JCED indicated the Phase I ESA was being conducted as a part of grant applications.

##### 3.1.2 CURRENT AND FUTURE USE OF THE SUBJECT PROPERTY

Ms. Danielson indicated the Subject Property is currently vacant and the future use may possibly be arts exhibits, or housing.

The JCED indicated the future use of the Subject Property is the Jones County Art Center with apartments.

##### 3.1.3 TITLE RECORDS

A Chain of Title report was obtained from Environmental Risk Information Services (ERIS) for the Jones County APN 0902351009 and 003400 dated November 30, 2023. Public records were searched back to 1963 and the following conveyances of record were found:

- Deed Type: Warranty Deed  
Date: February 17, 2022  
Grantor: Leonard R. Davis and Marcia J. Davis, Husband and Wife  
Grantee: Arts Court Visual and Performance  
Note: NA
- Deed Type: Warranty Deed  
Date: October 12, 2006  
Grantor: J. Parham Rentals, Inc.  
Grantee: Leonard R. Davis and Marcia J. Davis, Husband and Wife  
Note: N/A
- Deed Type: Quit Claim Deed

Date: May 16, 2003

Grantor: Anamosa Development Corporation

Grantee: J. Parham Rentals, LLC.

Note: Corrective Deed to correct 2001-3187 and 2001-3814

- Deed Type: Warranty Deed  
Date: June 2, 1998 (recorded June 11, 2002)  
Grantor: Anamosa Development Corporation  
Grantee: John W. Parham and Jill A. Parham, Husband and Wife  
Note: NA
- Deed Type: Warranty Deed  
Date: October 31, 2001  
Grantor: John Parham and Jill Parham, Husband and Wife  
Grantee: J Parham Rentals, LLC  
Note: Corrects an error in Legal on 2001-3187
- Deed Type: Warranty Deed  
Date: September 11, 2001  
Grantor: John Parham and Jill Parham, Husband and Wife  
Grantee: J Parham Rentals, LLC  
Note: NA
- Deed Type: Real Estate Contract  
Date: June 3, 1998  
Seller: Anamosa Development Corporation  
Buyer: John W. Parham and Jill A. Parham, Husband and Wife  
Note: NA
- Deed Type: Warranty Deed  
Date: August 3, 1971  
Grantor: Lora Smit Lint, a widow and unmarried person  
Grantee: Anamosa Development Corporation  
Note: NA
- Deed Type: Assignment of Contract  
Date: April 17, 1964  
Seller: Estate of Charity G Wright, deceased  
Buyer: Lora Smit Lint  
Note: NA
- Deed Type: Executor's Deed  
Date: April 17, 1964

Grantor: Estate of Charity G Wright by Lora Smith Lint, executrix

Grantee: Lora Smit Lint

Note: Searched back to 1963, prior deed was recorded prior to 1963.

Liens were not identified.

### **3.1.4 ENVIRONMENTAL LIENS OR ACTIVITY USE LIMITATIONS**

ECIA and JCED were not aware of Environmental Liens or Activity Use Limitations on the Subject Property.

### **3.1.5 SPECIALIZED KNOWLEDGE**

ECIA and JCED indicated they did not have specialized knowledge of the Subject Property.

### **3.1.6 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

ECIA and JCED indicated this question was not applicable.

### **3.1.7 REASONABLY ASCERTAINABLE INFORMATION**

ECIA indicated the Subject Property was formerly used as a Rockwell Collins facility.

The JCED indicated the Subject Property was formerly used for manufacturing.

### **3.1.8 OBVIOUS INDICATORS OF CONTAMINATION AT THE SUBJECT PROPERTY**

ECIA indicated they were not aware of contamination at the Subject Property, but the prior use and the age of the building may be a concern.

The JCED indicated they were not aware of obvious indicators of contamination.

## **3.2 PROVIDED DOCUMENTS**

ECIA and JCED provided documents for review as indicated below and copies are included in Appendix D.

JCED provided a Supplemental Title Opinion dated July 7, 2022 by the Law Offices of Remley, Willems, McQuillen & Voss, L.L.P. for the Subject Property. Liens or other environmental concerns were not identified in the report.

ECIA provided historical documents regarding the Subject Property and included the following.



Title: Analytical Report  
Author: University of Iowa State Hygienic Laboratory  
Release date: July 11, 2022

ECIA provided Blackstone an Analytical Report from the University of Iowa State Hygienic Laboratory for a sample of building materials collected at the Subject Property on June 10, 2022. The report indicated a sample of multi-colored vermiculite insulation was collected and the results indicated actinolite asbestos was present in the sample.

Title: Anamosa... A Reminiscence 1838 – 1988  
Author: Bertha Finn, Pat Worden Sutton, JoAnn McRoberts Walters, and Mildred Barker Brown  
Published: 1988

In an article about Collins Defense Communications on pages 416 and 417, Collins Radio Company began manufacturing operations at the Subject property in 1955. They produced coils, subassemblies for radios, radios, receivers, and transceiver systems. Collins Radio vacated the Subject property in 1971. Collins Radio became a part of the Rockwell International Corporation. Rockwell International's Collins Telecommunications Product Division relocated their service center to the Subject Property in 1977. The service center serviced radios and equipment.

Title: Reliance Shirt Factory  
Author: Bertha Finn  
Published: Anamosa Journal September 30, 1978

The article indicates the Reliance Company constructed and occupied the Subject Property building in 1928 and used it to manufacture shirts and army fatigues. They vacated the Subject Property in 1958.

Title: A History of Collins Radio Company and the Collins Divisions of Rockwell International  
Author: Ken C. Braband  
Published: 1983

The book details the history of the Collins Radio Company. Information regarding the Subject Property was not specifically identified in the book.

## 4 SUBJECT PROPERTY RECONNAISSANCE

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Blackstone's assessment activities included a site reconnaissance. This section summarizes the findings of the site reconnaissance.

### 4.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. Tyler Sundell of Blackstone performed the site reconnaissance on December 5, 2023. The temperature was approximately 39 degrees Fahrenheit with overcast conditions. The site reconnaissance included a visual inspection of the Subject Property to assist in identifying the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or threat of release into structures, soil, groundwater, or surface water at the Subject Property (RECs). Observations of readily apparent existing conditions are summarized in Table 4-1, and color photographs of the Subject Property are presented in Appendix A. The Subject Property location is shown on Figures 1 and 2.

Blackstone was accompanied on the Subject Property reconnaissance by Mr. Derek Lumsden of JCED and Ms. Dawn Danielson of ECIA.

### 4.2 GENERAL SUBJECT PROPERTY SETTING

The Subject Property is located at 107 North Garnavillo Street in Anamosa, Iowa and is 0.27 acres in area. It was developed with a 14,730 square foot two-story building with a basement. It is identified as Jones County Assessor Parcel Number (APN) 0902351009 and is owned by Arts Court Visual & Performance. The building is mostly vacant but sporadically used as a holiday event space.

### 4.3 SUBJECT PROPERTY OBSERVATIONS

Subject Property observations are shown in Table 4-1 and described below.

**TABLE 4-1 SUBJECT PROPERTY OBSERVATIONS**

Feature	Observed
Aboveground storage tank(s) (ASTs)	
Below grade vaults	
Burned or buried debris	
Chemical storage	
Chemical mixing areas	
Controlled substances	
Discolored soil or water	
Ditches or streams	
Drains and sumps (e.g., floor drains/ trenches, sand / grease traps)	X
Drums, totes, and intermediate bulk containers	
Farm waste (e.g., feedlot spoils or manure stockpile)	
Fill dirt from an unknown source	

Feature	Observed
Hazardous substance and petroleum products in connection with identified uses	
Hazardous substance and petroleum products not in connection with identified uses	
Hazardous waste storage	
Heating and cooling system and fuel source	
Industrial waste treatment equipment	
Polychlorinated biphenyl (PCB) containing items	
Pits, ponds, or lagoons	
Pools or sumps of liquid	
Process wastewater	
Septic system (e.g., tank and leach fields)	
Soil piles	
Solid waste/evidence of unauthorized dumping	
Stained pavement, soil, or concrete	
Stains or corrosion (interior, non-water)	X
Standing surface water	
Storm drains/catch basins	
Stressed vegetation	
Strong, Pungent, or Noxious Odors	
Sumps and clarifiers	X
Surface water	
Underground storage tank(s) (USTs, including heating oil tanks)	
Unidentified substance containers	
Wastewater discharge	
Water supplies (potable and process)	
Wells (irrigation, monitoring, or domestic)	
Wells (oil and gas)	
Other	

The Subject Property is developed with a 14,730 square foot two-story building with a basement. The first floor is primarily vacant but is used as a haunted house around Halloween. The second floor is vacant and appeared to be under construction. The basement was vacant and contained electrical boxes, boilers, and piles of radio or electrical equipment. A sump with an associated pump was identified in the northwest corner of the basement. The radio equipment was heavily rusted with some white powder material on the outside of the casing. An unused boiler and a drain were also present in the basement of the Subject Property.

The City of Anamosa provides electricity, natural gas, water, and sewer to the Subject Property.

#### 4.4 ASBESTOS CONTAINING MATERIALS (ACM) AND LEAD-BASED PAINT (LBP)

Based on the age of the Subject Property building (1928), it is possible that ACM and LBP are present. During the reconnaissance, suspect ACM observed included floor tiles, pipe wrap, mudded joints, and window caulk. A pile of vermiculite insulation was observed on the second floor of the building. This material tested positive for actinolite asbestos in 2022.

LBP peeling habit was observed on multiple surfaces throughout the structure. In the basement and first floor, multiple pipe runs were observed with multiple coats of peeling paint.

#### **4.5 ADJOINING PROPERTY RECONNAISSANCE**

North of the Subject Property is a parking lot, followed by residences. To the west of the Subject Property is North Garnavillo Street followed by residences. A bank is located south of the Subject Property followed by West Main Street and retail businesses. To the east of the Subject Property are retail buildings.



## 5 RECORDS REVIEW – PHYSICAL SETTING

### 5.1 PHYSICAL SETTING SOURCE(S)

Table 5-1 presents information about the physical setting of the Subject Property and surrounding area. This information was obtained from published maps and other resources.

**TABLE 5-1 PHYSICAL SETTING FOR SUBJECT PROPERTY AND SURROUNDING AREA**

PHYSICAL SETTING INFORMATION		SOURCE
Topography		
Subject Property Elevation	Approximately 835 feet above mean sea level	United States Geological Survey (USGS) Topographic Map Anamosa, Iowa, 2018, 7.5 Minute Quadrangle
Topographic Gradient	The general topographic gradient in the area of the Subject Property is to the southwest.	
Closest Surface Water	Buffalo Creek located approximately 3,200 feet to the west-southwest of the Subject Property.	
Soil Characteristics		
Soil Types	Fayette silt loam	ERIS Physical Setting Report dated November 29, 2023
Description	Soils in this group have moderately high runoff potential when thoroughly wet. The soil component is located on stream terraces and river valleys. The parent material consists of silty loam over silty clay loam and silty loam.	
Hydrogeology		
Geology	Unit Name: Niagaran Series Unit Age: Phanerozoic/Paleozoic/Silurian Primary rock type: dolostone Secondary Rock Type: chert	ERIS Physical Setting Report dated November 29, 2023
Estimated Depth to groundwater	Approximately 50 feet below ground surface (bgs).	USGS Topographic Map Anamosa, Iowa, 2018, 7.5 Minute Quadrangle
Hydrogeology*	Not known – expected to mimic topographic gradient (towards the southwest)	USGS Topographic Map Anamosa, Iowa, 2018, 7.5 Minute Quadrangle

\*The groundwater flow direction may be expected to follow topography with respect to shallow unconfined groundwater; however, in the absence of site-specific monitoring well information, groundwater flow direction cannot be definitively determined.

## 6 RECORDS REVIEW - HISTORICAL USE INFORMATION

Blackstone reviewed historical sources for indications of RECs. Our review was focused on researching historical documents to identify obvious uses. Historical land use was researched to the first developed use of the Subject Property, or back to 1940, whichever is earlier or readily available. The historical use information for the Subject Property and the adjoining properties is presented collectively in this section.

### 6.1 *Historical Topo Maps, Aerial Photographs, and Sanborn Fire Insurance Maps*

The ERIS data package included a request for historical topographic maps, historic aerial photographs, and Fire Insurance Maps for the Subject Property and surrounding areas. The information provided is listed below and copies are included in Appendix B:

- Topographic map: Anamosa, Iowa, published in **1973, 2013, 2015, and 2018** (1:24,000)
- Topographic map: Anamosa, Iowa, published in **1890** (1:62,500)
- Aerial Photographs: ERIS, **1936, 1952, 1964, 1973, 1983, 1994, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, and 2021** (1"=500')
- Sanborn Fire Insurance Maps: **1886, 1893, 1899, 1905, 1917, 1928, 1949, and 1956**

**TABLE 6-1 HISTORICAL INFORMATION REVIEW**

Direction	Description
Subject Property	In the 1886 Sanborn map, the Subject Property was developed with a livery (horse stable) and a pen. By 1893, the livery expanded and included storage for carriages. The livery had been razed by 1917 and a building was constructed in the southeastern portion of the Subject Property that was used for dry cleaning. In the 1928 Sanborn Fire Insurance map, the dry cleaning building had moved to the south and was replaced with a garage. The current building had been constructed and was identified as Sterling Manufacturing Company, a manufacturer of women's dresses. By 1949, the building was occupied by Reliance Manufacturing Company, a men's shirt manufacturer. In the 1956 Sanborn Fire Insurance map, the building was occupied by Collins Radio Company and the garage had been razed. The Subject Property appeared generally unchanged through 2021.
North	Vacant land and a residence were north of the Subject Property by 1886. The parking lot appears north of the Subject Property by 1983. The area appeared generally unchanged through 2021.
East	In the 1886 Sanborn map, an alleyway was to the east of the Subject Property followed by residences and several retail buildings occupied by carpenters and a tin shop. By 1917, the buildings were occupied by blacksmiths and a vulcanizing business. The vulcanizing business was occupied by a lumber business by 1928. By 1956, one blacksmith was present and several of the buildings had been demolished and replaced with a dairy. The area appeared generally unchanged through 2021.
South	Vacant land followed by retail shops occupied by a barber, office, restaurants, confectionary, drug store, and lodging were south of the Subject Property by 1886. A

**TABLE 6-1 HISTORICAL INFORMATION REVIEW**

Direction	Description
	dry cleaning business with a gasoline tank was present by 1928. The retail businesses were occupied by a hotel, drug store, and stores. By 1956, a church had also been constructed south of the Subject Property. The area appeared generally unchanged through 1994. By 1994, the current bank building had been constructed. The area appeared generally unchanged through 2021.
West	In the 1886 Sanborn map, North Garnavillo Street was to the west followed by a carpenter and residences. By 1899, the carpenter building was converted into a residence. The area appeared generally unchanged through 2021.

Note: USGS topographic maps may not show individual structures present within an area designated as and shaded as "Urban Area." While observations may suggest no structures are shown, that does not necessarily indicate there were no structures on the property.

## 6.2 Historical City Street Directories

Historical city directories can provide an indication of the type of use of the Subject Property and adjoining areas by street address. ERIS' report package included a search of historical city directories from 1996 to 2022 in the general vicinity of the Subject Property. Table 6.2 below summarizes listings provided by ERIS for the Subject Property (if applicable) and nearby identified facilities. Information for all listed facilities is included in Appendix B.

**TABLE 6-2 HISTORICAL CITY STREET DIRECTORIES**

Area	Address	Year	Listings
Subject Property	107 North Garnavillo Street	1996	Collins Service Center
		2016, 2020, and 2022	Residential
North	205 North Garnavillo Street	1996, 2000, 2008, 2012, 2016, 2020, and 2022	Residential
West	106 North Garnavillo Street	2003, 2016, 2020, and 2022	Residential
	103 Park Avenue	1996, 2000, 2003, 2012, 2020, and 2022	Residential
South	220 West Main Street	1996, 2000, 2003, 2008,	Residential
		2012, 2016, 2020, and 2022	F&M Bank
East	102 North Ford Street	1996 and 2012	Residential
		2000, 2003, 2008, 2016, 2020, and 2022	Attorneys and Residential
	106 North Ford Street	2008, 2012, 2016, 2020, and 2022	Daly Creek Winery & Bistro
	108 North Ford Street	2000 and 2003	AFSCME

**TABLE 6-2 HISTORICAL CITY STREET DIRECTORIES**

Area	Address	Year	Listings
	110 North Ford Street	2008	Levsen Body Shop
		2020 and 2022	Residential
	112 North Ford Street	1996, 2000, 2003, 2008, 2012, 2016, 2020, and 2022	Jones County Senior Center

### **6.3     *Historical Use Summary***

Based on a review of the historical sources, the Subject Property was developed from at least 1886 through the 1910s with a livery. By 1917, a dry cleaner was present on the Subject Property. The dry cleaner was no longer present by 1928 and the current building had been constructed. The current building was used as a clothing manufacturer from 1928 through the mid-1950s. From the mid-1950s through the 1970s, a radio manufacturer occupied the Subject Property. Rockwell International manufactured and serviced radios at the Subject Property from 1977 through 1998. From the early 2000s to the present, the Subject Property has been primarily vacant. In 2022 and 2023, the Subject Property has been used as a haunted house at Halloween. The former presence of a dry cleaner on the Subject Property, as well as the former use for manufacturing, are considered RECs.

The historical resources indicate the surrounding areas were developed by at least 1886. The area to the north was vacant land and residences from at least 1886 through the 1980s when the current parking lot was constructed. To the west, the area has been occupied by residences since 1886. The areas to the east and south have been developed with retail businesses from 1886 to the present. The occupants have included a dry cleaner with a tank, carpenters, tin shop, vulcanizing business, blacksmiths, hotel, drug store, bank, and a church. The former presence of a dry cleaner south of the Subject Property is considered a REC.



## 7 RECORDS REVIEW – REGULATORY RECORDS REVIEW

### 7.0 STANDARD ENVIRONMENTAL RECORD SOURCES

Federal, state, and local regulatory agencies publish databases or lists of businesses and properties that handle hazardous substances or petroleum products or are the known location of a release of hazardous substances to soil and/or groundwater. Blackstone contracted a commercial database service, ERIS, of Ontario, Canada to perform the government database search.

A description of the types of information contained in each of the databases reviewed, the agency responsible for compiling the data, and date each database was last updated is included in the radius map report located in Appendix C. Table 7.1 below lists the databases within the ASTM minimum search distances from the center of the Subject Property.

**TABLE 7-1 RECORDS REVIEW, SEARCH DISTANCE, AND FINDINGS**

Database	Description	Radius (Miles)	Listings Reported
<b>Federal</b>			
<b>NPL</b>	EPA National Priority List (NPL) – EPA’s list of uncontrolled or abandoned hazardous waste facilities listed for priority services under the Superfund Program.	1.0	0
<b>NPL (Delisted)</b>	The NPL Delisted refers to facilities that have been removed from the NPL.	0.5	0
<b>CERCLIS</b>	The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database includes facilities that EPA has or is currently investigating for a release or threatened release of hazardous substances.	0.5	0
<b>CERCLIS/ NFRAP</b>	CERCLIS-No Further Remedial Action Planned (NFRAP). No further remedial action planned after EPA investigation.	0.5	0
<b>RCRA CORRACTS/ TSD</b>	EPA list of Resource Conservation Recovery Act (RCRA) facilities associated with treatment, storage or disposal of hazardous waste that are undergoing corrective action. Corrective Action is required when there has been a “release” of hazardous waste constituents into the environment.	1.0	0
<b>RCRA Non-CORRACTS/ TSD</b>	EPA list of facilities that report treatment, storage, or disposal of hazardous waste, that are not subject to Corrective Action under RCRA.	0.5	0

**TABLE 7-1 RECORDS REVIEW, SEARCH DISTANCE, AND FINDINGS**

Database	Description	Radius (Miles)	Listings Reported
<b>RCRA Generators</b>	EPA database of facilities that generate hazardous waste as part of their normal business practice; generators of hazardous waste are regulated under RCRA. Generators are either small quantity generators (SQG), large quantity generators (LQG), or conditionally exempt small quantity generators (CESQG).	Subject Property and adjoining properties	1
<b>US ENG/INST CONTROLS (IC/EC)</b>	EPA listings of sites with institutional controls (deed restrictions, use restrictions, etc.), or engineering controls (caps, liners, etc.), which include administrative or physical controls for waste/contamination and/or to restrict potential exposure to contamination.	Subject Property	0
<b>ERNS</b>	The Emergency Response Notification System (ERNS) is an EPA list of reported releases of oil and hazardous substances.	Subject Property	0
<b>State</b>			
<b>SHWS</b>	State and tribal equivalent CERCLIS sites.	1.0	0
<b>SWF/LF</b>	State/tribal database of solid waste facilities.	0.5	3
<b>LUST/LAST</b>	State/tribal database of leaking underground and above-ground storage tanks.	0.5	14
<b>UST/AST</b>	State/tribal database of registered storage tanks.	Subject Property and adjoining properties	0
<b>INST CONTROL</b>	Sites having institutional controls in the state of Iowa.	Subject Property	0
<b>LRP</b>	State/tribal facilities included in the Iowa Land Recycling Program.	0.5	0
<b>Brownfields</b>	State/tribal listing of Brownfield properties.	0.5	0

## 7.1 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

In addition to the above ASTM-required databases, Blackstone reviewed other federal, local, and proprietary databases that are included by ERIS in their report. The additional records/databases searched are included in the ERIS' report in Appendix C. The additional environmental record sources were used by Blackstone to assess potential RECs.

## 7.2 RESULTS OF DATABASE SEARCH

The findings provided in the ERIS report within the ASTM-specified search distances were reviewed and pertinent findings are discussed below. The following table summarizes the site-specific information provided by the database for the Subject Property (if applicable) and nearby identified facilities. Information for all listed facilities is included in Appendix C.

**TABLE 7-2 DATABASE SEARCH RESULTS**

DATABASE LISTINGS	FACILITY NAME/ADDRESS	REC (Y/N)
RCRA Non Gen and Facility Registry Service/Facility Index (FINDS/FRS)	Rockwell International 107 North Garnavillo Road	Yes
The listing is for a former occupant of the Subject Property. The database indicates Rockwell International was a very small quantity generator in 1994 and “not a generator” in 1997. The types of waste generated were not listed and further information was not provided. Based on the type of business (aerospace manufacturing) and the unknown nature of the generated waste, the listing and former use of the Subject Property is considered a REC.		
RCRA Non Gen	Anamosa Advertising 208 West Main Street	No
This facility is located approximately 55 feet to the southeast and crossgradient from the Subject Property. The database indicates the facility was “not a generator” in 1980 and 1994. The types of wastes generated were not listed and further information was not provided. Based on the type of business (advertiser) and the crossgradient direction from the Subject Property, this facility is not considered a REC.		
AST	Toenjes Randy (No address listed)	No
This facility is located approximately 235 feet to the southeast and crossgradient from the Subject Property. The database indicates the facility operates a 2,000-gallon AST installed in 2011. The contents were not identified. The facility was not identified on databases indicating the AST had leaked. Based on distance and crossgradient direction from the Subject Property and that the facility was not identified as having a leak or spill, this facility is not considered a REC.		
UST	Former DX Bulk Fueling Station 119 East Main Street	No
This facility is located approximately 465 feet to the southeast and crossgradient from the Subject Property. It operated a 1,000-gallon diesel UST and a 1,000-gallon gasoline UST that were removed in 1997. The facility was not identified on databases indicating the USTs had leaked. Based on distance and crossgradient direction from the Subject Property and that the facility was not identified as having a leak or spill, this facility is not considered a REC.		

The remaining facilities listed in the database report (Appendix C) are not considered RECs to the Subject Property at this time based upon regulatory status, apparent topographic gradient, and/or distance from the Subject Property.

### 7.2.1 Orphan Sites

Orphan sites are unmapped facilities that do not contain sufficient address or location information to be mapped relative to the Subject Property. Three orphan sites were listed at the Anamosa

City Hall location, which is approximately 485 feet south and crossgradient to the Subject Property. Based on the distance and direction from the Subject Property, it is not considered a REC.

### **7.2.2 *Subject Property and Vicinity Observation Wells***

A search for various types of wells was included in ERIS's Physical Setting Report (Appendix D). Wells were not identified on the Subject Property.

## **7.3 OTHER RECORDS REVIEWED/AGENCIES CONTACTED**

Additional sources of environmental records were evaluated as part of this Phase I ESA for reasonably ascertainable and/or practically reviewable documentation regarding RECs present at the Subject Property and adjoining properties. The additional sources contacted are discussed in the following sections.

### **7.3.1 *Jones County Assessor***

According to information reviewed from the Jones County Assessor's online database, the Subject Property is identified as parcel number 0902351009. It is owned by Arts Court Visual & Performance. The building is identified as a light manufacturing building that was constructed in 1950.

### **7.3.2 *IDNR***

Blackstone accessed the Iowa Department of Natural Resources (IDNR) online Contaminated Sites and Underground Storage Tank Databases for records of the Subject Property. Records for the Subject Property were not identified. Records reviewed for surrounding properties are summarized in Section 7.2.



## **8.0 INTERVIEWS**

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Interviews with key Subject Property representatives were conducted as available.

### **8.1 INTERVIEWS WITH CURRENT OWNER / SITE MANAGER / OCCUPANT**

Blackstone interviewed Mr. Derek Lumsden, Executive Director of JCED, Subject Property representative. Mr. Lumsden stated that the Subject Property was originally used as a radio manufacturer and then as a Rockwell Collins Aerospace manufacturing facility. Mr. Lumsden indicated that some components have been sampled for ACM and that positive results were provided to ECIA.

### **8.2 INTERVIEWS WITH PAST OWNERS AND OCCUPANTS**

Previous owners or occupants of the Subject Property were not available for interview.

### **8.3 INTERVIEWS WITH STATE AND LOCAL GOVERNMENT OFFICIALS**

Interviews with State and local government officials are described in Section 7.

## **9.0 VAPOR ENCROACHMENT SCREEN**

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### **9.1 Vapor Encroachment Screen**

Vapor intrusion occurs when there is a migration of volatile chemicals from contaminated groundwater or soil into an overlying building. A Vapor Encroachment Screen identifies releases on and near the Subject Property and evaluates the likelihood of vapors migrating through the subsurface of the Subject Property. Based on the former use of the Subject Property as a dry cleaning, for clothing manufacturing, and occupied by an aerospace manufacturer, and the former adjacent dry cleaner with a tank, it is possible a vapor encroachment condition exists at the Subject Property.

## 10.0 FINDINGS AND OPINIONS

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### 10.1 FINDINGS

Blackstone has completed a Phase I ESA for the property located at 107 North Garnavillo Street in Anamosa, Jones County, Iowa.

The Subject Property is located at 107 North Garnavillo Street in Anamosa, Iowa and is 0.27 acres in area. It was developed with a 14,730 square foot two-story building with a basement. It is identified as Jones County APN 0902351009 and is owned by Arts Court Visual & Performance. The Subject Property building is primarily vacant but used as a haunted house attraction around Halloween.

North of the Subject Property is a parking lot, followed by residences. To the west of the Subject Property is North Garnavillo Street followed by residences. A bank is located south of the Subject Property followed by West Main Street and retail businesses. To the east of the Subject Property are retail buildings.

Based on a review of the historical sources, the Subject Property was developed from at least 1886 through the 1910s with a livery. By 1917, a dry cleaner was present on the Subject Property. The dry cleaner was no longer present by 1928 and the current building had been constructed. The current building was used as a clothing manufacturer from 1928 through the mid-1950s. From the mid-1950s through the 1970s, a radio manufacturer occupied the Subject Property. Rockwell International manufactured and serviced radios at the Subject Property from 1977 through 1998. From the early 2000s to the present, the Subject Property has been primarily vacant. In 2022 and 2023, the Subject Property has been used as a haunted house attraction at Halloween. The former presence of a dry cleaner on the Subject Property, as well as the former use for manufacturing, are considered RECs.

Historical resources indicate the surrounding areas were developed by at least 1886. The area to the north was vacant land and residences from at least 1886 through the 1980s when the current parking lot was constructed. To the west, the area has been occupied by residences since 1886. The areas to the east and south have been developed with retail businesses from 1886 to the present. The occupants have included a dry cleaner with a tank, carpenters, tin shop, vulcanizing business, blacksmiths, hotel, drug store, bank, and a church. The former presence of a dry cleaner south of the Subject Property is considered a REC.

A former occupant of the Subject Property, Rockwell International (aerospace manufacturer) was identified on the environmental database as a generator of unspecified wastes in 1994 and 1997. Based on the type of business and the unknown nature of the generated waste, the listing and former use of the Subject Property is considered a REC. The remaining facilities listed in the database report are not considered RECs to the Subject Property at this time based upon regulatory status, apparent topographic gradient, and/or distance from the Subject Property.

Based on the age of the Site building and visual inspection performed during the site visit, it is possible that ACM and LBP are present. The laboratory analysis report indicated a sample of multi-colored vermiculite insulation was collected from the Subject Property in 2022 and the results indicated actinolite asbestos was present in the sample.

## **10.2 CONCLUSIONS**

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of 107 North Garnavillo Street in Anamosa, Iowa, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed the following RECs, CRECs, and/or significant data gaps in connection with the subject property:

- The former use of the Subject Property is considered a REC due to the typical types of chemicals used in dry cleaning, clothing manufacturing, and possibly aerospace manufacturing including dry cleaning fluids (stoddard solvents and/or other solvents, lubricating oils, and dyes).
- The former use of the facility adjacent to the south of the Subject Property as a dry cleaner.
- It is possible a vapor encroachment condition exists at the Subject Property due to the former use of the Subject Property as a dry cleaner, for clothing manufacturing, and occupation by an aerospace manufacturer, and the former adjacent dry cleaner with a tank.

HRECs and de minimus conditions were not identified during the preparation of this Phase I ESA.

## **10.3 RECOMMENDATIONS**

In order to evaluate the potential environmental impacts related to the identified RECs, additional investigation is recommended.

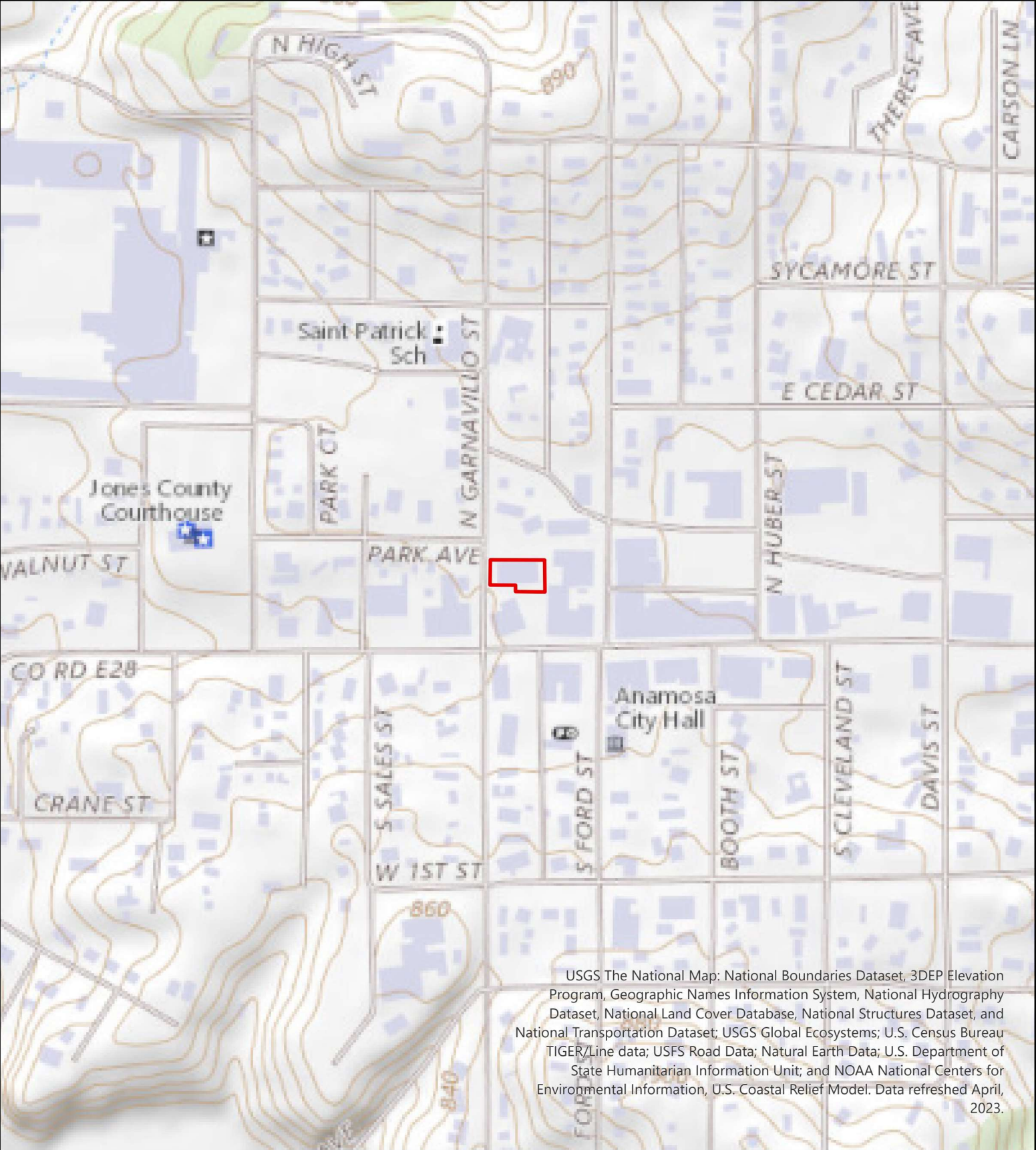
## **11.0 REFERENCES**

References used for this report are presented throughout the text and in the Appendices.



## FIGURES

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USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.

 Site Boundary




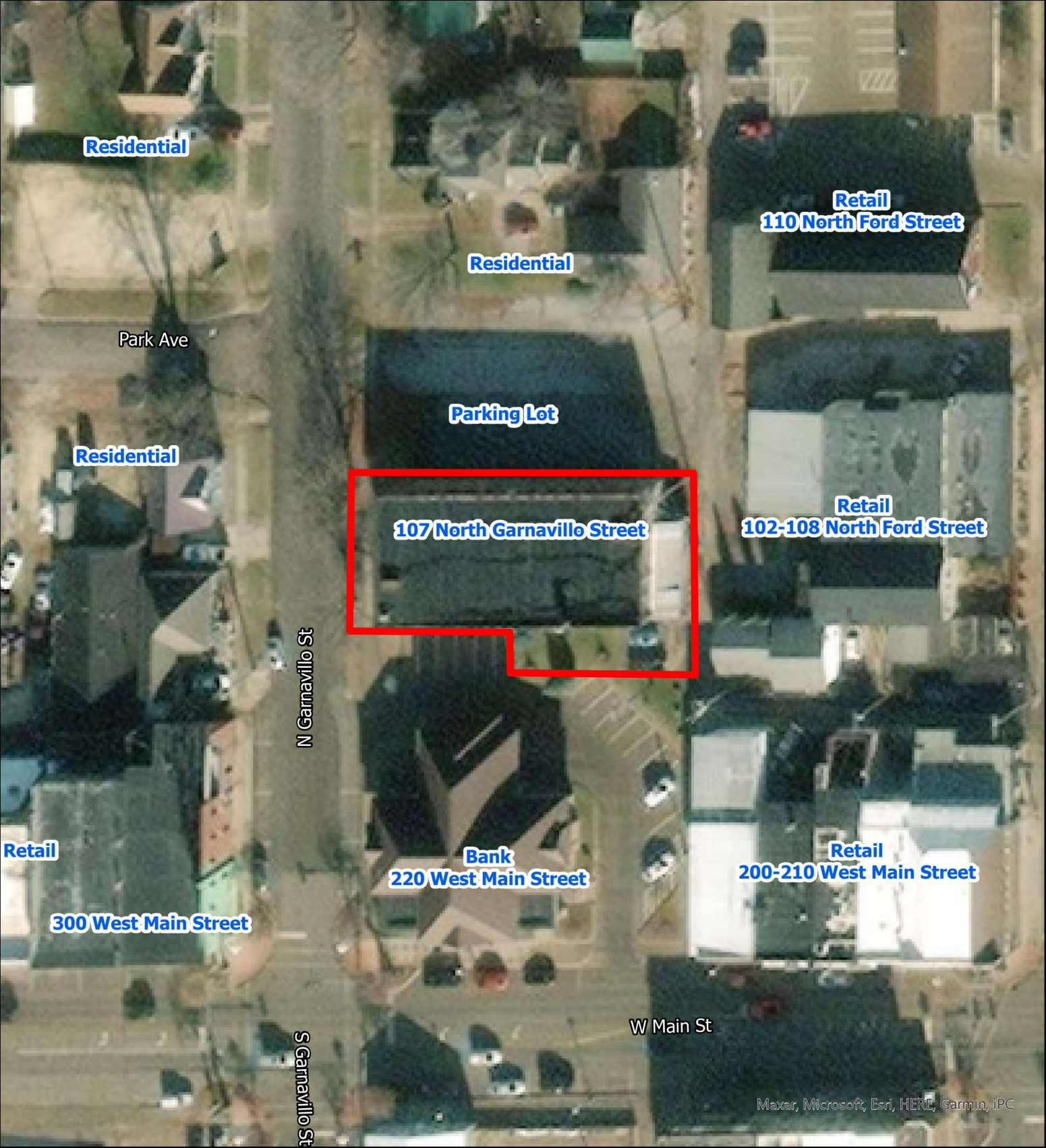
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FIGURE 1	Project Mgr: KB	Date: 11-2023
	Designed By: MO	Rev.:
	Drawn By: MO	Rev.:
	Checked by: KB	Rev.:
	Job No.: 3606	Rev.:



CLIENT NAME	ECIA
SHEET NAME	Topographic Map - Phase I ESA
PROJECT LOCATION	107 North Garnavillo Street, Anamosa, Iowa





Property Boundary

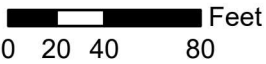


FIGURE  
2

Project Mgr: KB	Date: 11-2023
Designed By: MO	Rev.:
Drawn By: MO	Rev.:
Checked by: KB	Rev.:
Job No.: 3606	Rev.:



CLIENT NAME	ECIA
SHEET NAME	Subject Property Map- Phase I ESA
PROJECT NAME AND LOCATION	107 North Garnavillo Street, Anamosa, Iowa







## **APPENDIX A**

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### **PHOTOGRAPHIC LOG**









**PHOTOGRAPHIC LOG**

<b>Project Site:</b>	107 N Garnavillo Street, Anamosa, Iowa	<b>Date:</b>	December 5, 2023
<b>Project Name:</b>	Phase I ESA	<b>Project Number:</b>	3606
<b>Client:</b>	ECIA	<b>Observer:</b>	Tyler Sundell
			
North of Subject Property facing northeast.		East of the north of Subject Property facing northeast.	
			
West of Subject Property facing west.		South of Subject Property facing southeast.	
			
Back entrance of Subject Property structure on east face facing south.		Peeling paint on stairs from ground level to 2 <sup>nd</sup> floor. On east side of the structure.	



**PHOTOGRAPHIC LOG**


<b>Project Site:</b>	107 N Garnavillo Street, Anamosa, Iowa	<b>Date:</b>	December 5, 2023
<b>Project Name:</b>	Phase I ESA	<b>Project Number:</b>	3606
<b>Client:</b>	ECIA	<b>Observer:</b>	Tyler Sundell
			
View of the north edge of structure on the second floor facing northwest showing ceiling insulation.		Sheet flooring component on second floor in southeast corner rooms. Board peeling paint.	
			
Second floor of the structure, southeast corner facing west.		Second floor of the structure, southeast corner facing northwest.	
			
Window glazing on north facing wall on the second floor.		Stair landing from second floor to first floor.	

**PHOTOGRAPHIC LOG**

<b>Project Site:</b>	107 N Garnavillo Street, Anamosa, Iowa	<b>Date:</b>	December 5, 2023
<b>Project Name:</b>	Phase I ESA	<b>Project Number:</b>	3606
<b>Client:</b>	ECIA	<b>Observer:</b>	Tyler Sundell
			
Stairs from first floor to the second floor.		Carpet tiles in rooms of the southwest corner of the first floor.	
			
Floor vinyl floor tiles and sheet flooring in northwest corner rooms of the first floor.		Under stairs leading from second floor to first floor with vinyl floor tiles and sheet rock.	







## PHOTOGRAPHIC LOG







<b>Project Site:</b>	107 N Garnavillo Street, Anamosa, Iowa	<b>Date:</b>	December 5, 2023
<b>Project Name:</b>	Phase I ESA	<b>Project Number:</b>	3606
<b>Client:</b>	ECIA	<b>Observer:</b>	Tyler Sundell
			
HVAC system in northwest corner of first floor.		First floor facing east to stairs to basement.	
			
Mudded joint on a wrapped pipe near the stairs going to the basement.		Box of fluorescent lights in southwest rooms on first floor.	
			
Mudded pipe joint going to the basement on the first floor.		Electric control block in basement.	



**PHOTOGRAPHIC LOG**






<b>Project Site:</b>	107 N Garnavillo Street, Anamosa, Iowa	<b>Date:</b>	December 5, 2023
<b>Project Name:</b>	Phase I ESA	<b>Project Number:</b>	3606
<b>Client:</b>	ECIA	<b>Observer:</b>	Tyler Sundell
			
Elevator floor in basement.		Pipe in basement with multiple coats of peeling paint.	
			
Basement in east half of structure facing south.		Basement boiler with extensive mudded joints.	

## PHOTOGRAPHIC LOG

<b>Project Site:</b>	107 N Garnavillo Street, Anamosa, Iowa	<b>Date:</b>	December 5, 2023
<b>Project Name:</b>	Phase I ESA	<b>Project Number:</b>	3606
<b>Client:</b>	ECIA	<b>Observer:</b>	Tyler Sundell
			
Boiler coating and paint peeling in basement boiler room.		Transformer box east of the basement boiler room.	
			
Switches along the transformer box in the basement.		Mudded joints along the boiler.	
			
Transformer switches.		Northeast corner of basement with pump and pipes.	



**PHOTOGRAPHIC LOG**

<b>Project Site:</b>	107 N Garnavillo Street, Anamosa, Iowa	<b>Date:</b>	December 5, 2023
<b>Project Name:</b>	Phase I ESA	<b>Project Number:</b>	3606
<b>Client:</b>	ECIA	<b>Observer:</b>	Tyler Sundell
			
Close up of HVAC pump.		Sump in northeast corner of basement.	
			
Transformer box pile in northeast corner of basement.		Transformer box in northeast corner of basement.	
			
Fuse boxes or radio components stacked in northeast corner of basement.			

## **APPENDIX B**

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### **HISTORICAL USE DOCUMENTATION**





# HISTORICAL AERIALS

**Project Property:** ECIA - Garnavillo Street  
107 North Garnavillo Street  
Anamosa IA 52205

**Project No:** 3606

**Requested By:** Blackstone Environmental

**Order No:** 23112800230

**Date Completed:** November 30, 2023

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

## **Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

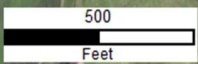
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2019	Maxar Technologies	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2011	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2007	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
1994	United States Geological Survey	1" = 500'	
1983	United States Geological Survey	1" = 500'	
1973	United States Geological Survey	1" = 500'	
1964	Agricultural Stabilization & Conserv. Service	1" = 500'	
1952	Agricultural Stabilization & Conserv. Service	1" = 500'	
1936	Agricultural Stabilization & Conserv. Service	1" = 500'	

## Environmental Risk Information Services

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1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)





Year: 2021  
Source: USDA  
Scale: 1" = 500'  
Comment:

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Order No: 23112800230





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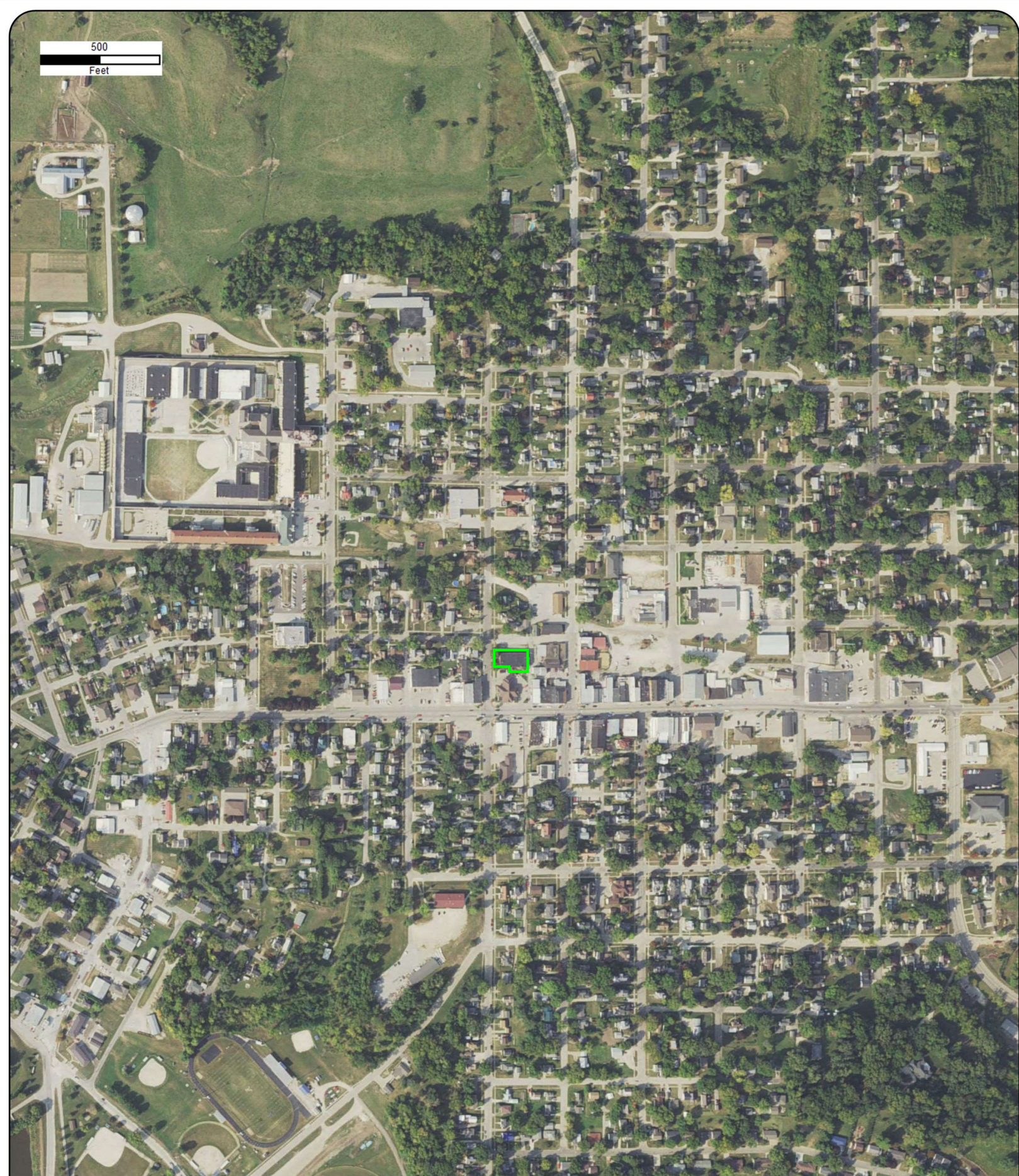
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Order No: 23112800230





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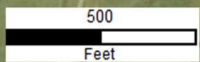
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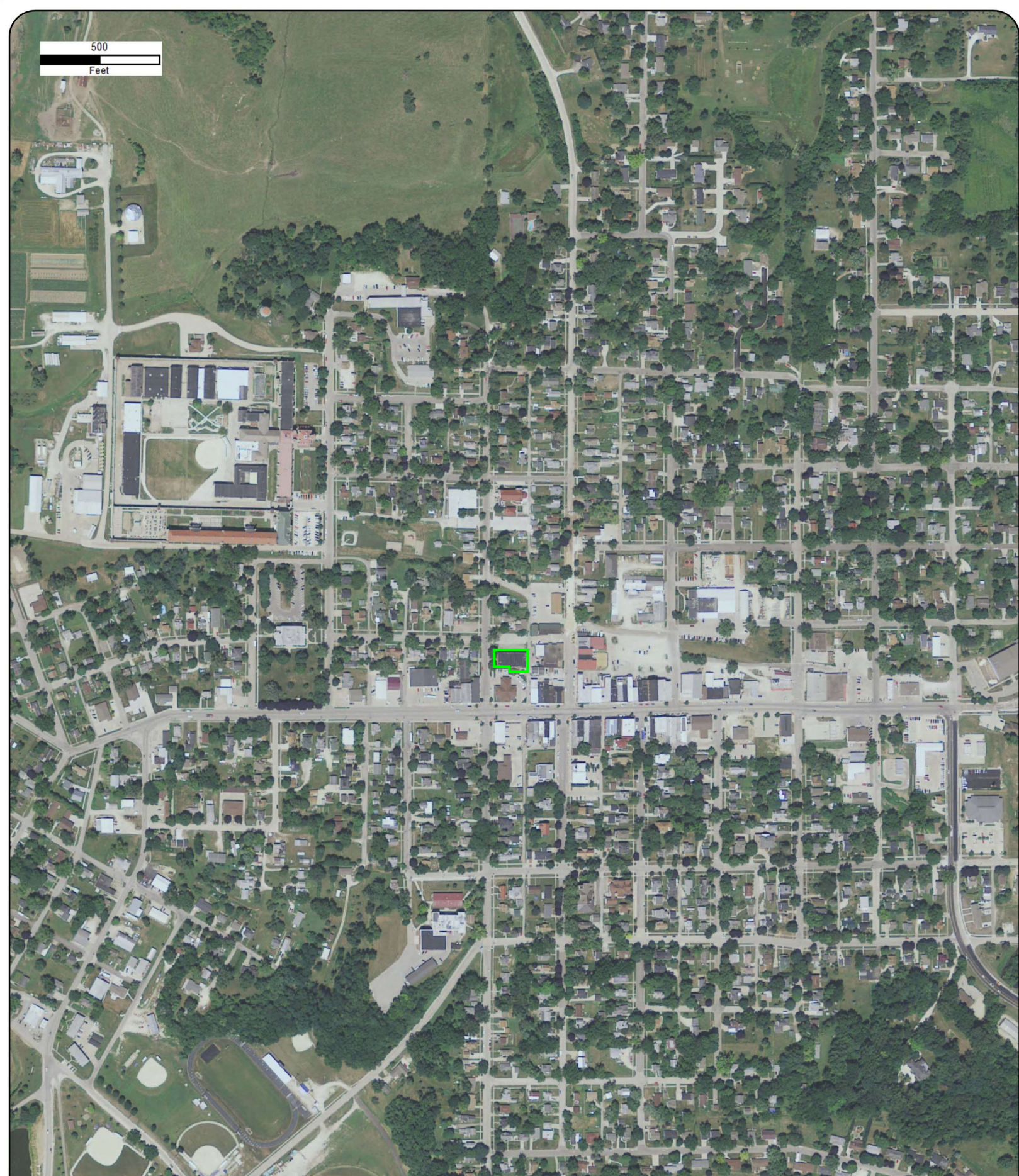
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Order No: 23112800230





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Feet



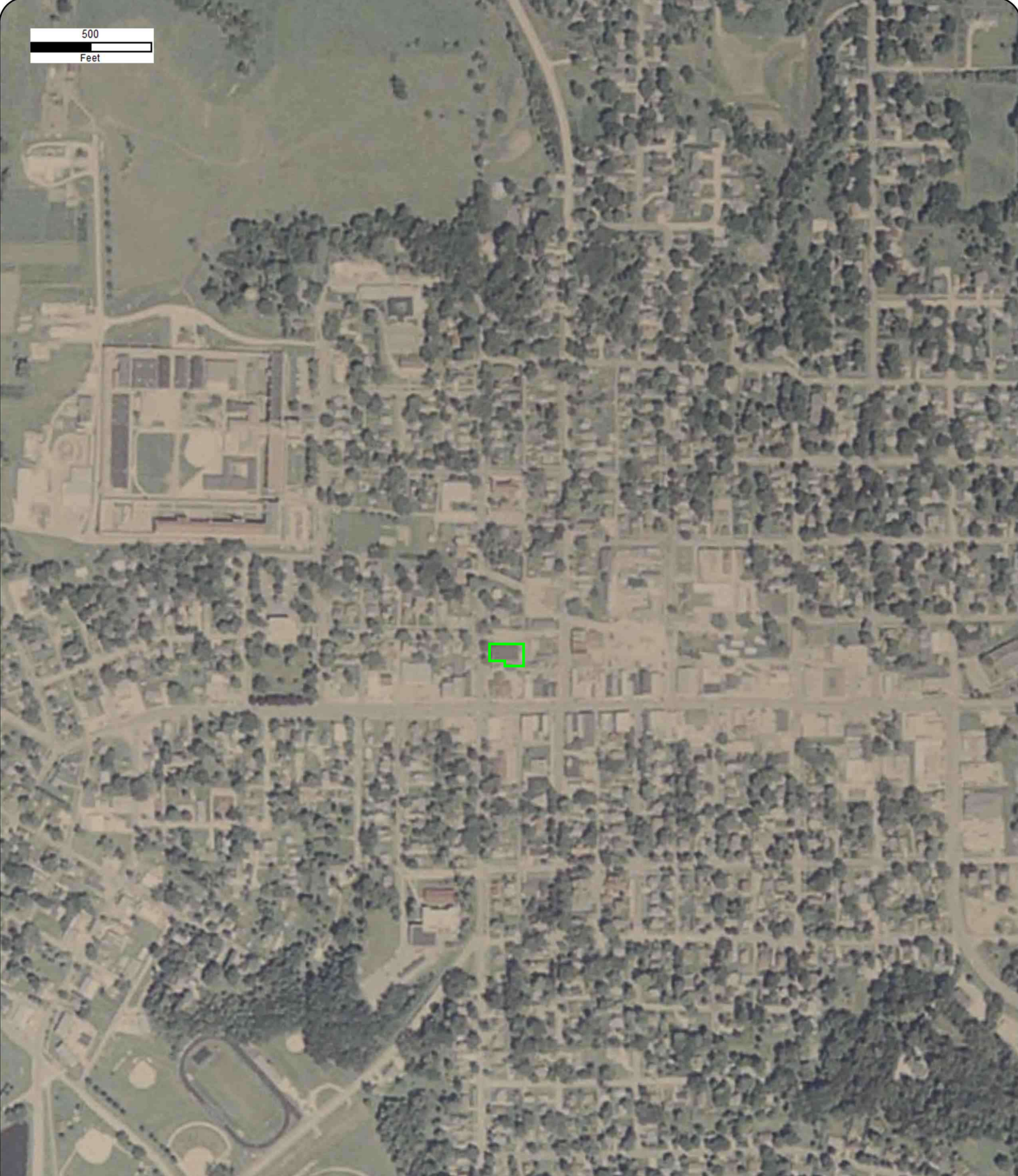
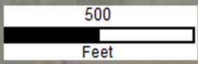
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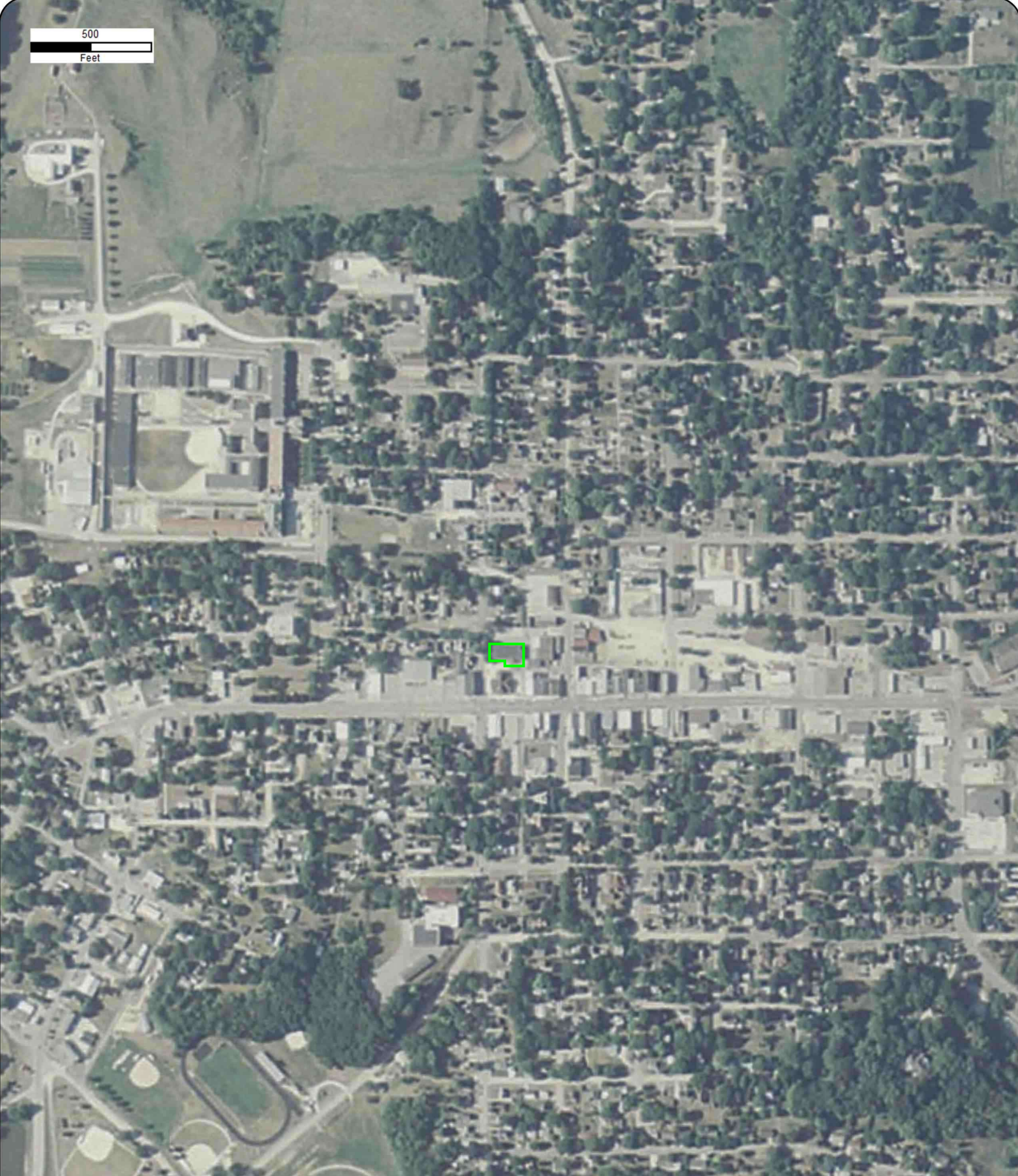
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Order No: 23112800230





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Order No: 23112800230





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Feet



Year: 1994  
Source: USGS  
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Comment:

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Order No: 23112800230





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Feet



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Source: USGS  
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Approx Center: -91.28642486,42.10884441

Order No: 23112800230





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Feet



Year: 1973  
Source: USGS  
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Order No: 23112800230





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Feet



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Source: ASCS  
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Order No: 23112800230





500  
Feet



Year: 1952  
Source: ASCS  
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Order No: 23112800230







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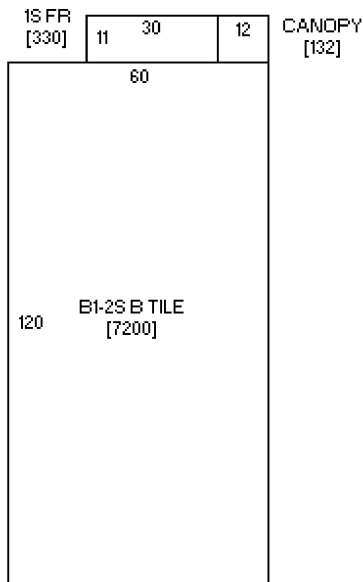


Friday, March 08, 2024

Lisa Burch  
YTT  
3500 Center Point Rd NE, Suite 3  
Cedar Rapids, IA 52402

RE: Anamosa Art Space  
107 N. Garnavillo St.  
Anamosa, IA 52205

The purpose of this letter is to report on the structural condition of a former light manufacturing facility located at the above referenced address built in the late 1920's. The building is comprised of masonry exterior walls with wood framed roof and floors. This report will go into what construction method was used and the current condition of the facility. This report is going to focus on the structure itself and is not meant to provide instructions for mold, asbestos, finishings or other non-structural deficiencies.



The structure is comprised of structural clay tile exterior walls with a brick front and two stories of wood framed floors with a roof. The basement is poured in placed concrete walls that are half in the ground and half out of the ground. The structural clay tile masonry and brick façade act as bearing walls to support the floor and roof systems. Formed and cast in place concrete lintels were used as support above the windows. The floor and roof systems are constructed of sawn lumber 2x wood framing with a line of wood beams and columns running longitudinally.

The front exterior is a brick façade which is in relatively good condition. Signs of previous brick joint tuckpointing and replacement bricks can be seen around the windows.





The clay masonry exterior walls on the North, South and rear of the building have experienced severe deterioration of the mortar joints to the point that gaps can be found with light showing through the wall in spots. The concrete lintels (support beams) above the windows have severely deteriorated due to moisture to the point that the steel reinforcing bars are exposed, and the surrounding concrete is spalling and falling away.

The floor systems are composed of 2x12 floor joists at 16" o.c. spanning 19'-8" atop (6) ply 2x14 beams. These lumber beams are supported atop 10"x10" columns at 18' o.c. on the first floor and basement. The roof system is composed of 2x10 joists at 16" o.c. spanning 19'-8" atop (5) ply 2x12 beams. These lumber beams are supported atop 8"x8" columns at 18' o.c. The wood framing in the structure was found to be overall in good condition. There are a couple of areas identified in the photos that do appear to have damage which is not uncommon given the age of the structure. The lack of water in the structure has kept this building from rotting over time, even while it was unoccupied. The wooden floor of the structure is in good condition from a lack of water intrusion with only minor buckling of planks in areas. It was reported that the roof covering, and gutters were recently replaced in the summer of '23.

The basement did not appear to have water damage and thus it appears that the structure has held up well. Some lateral cracking was found in the North foundation wall, Vertical cracking was observed at the Southeast exterior corner of the foundation; a crack and spalling of the concrete at the main entrance stoop was observed as well, but the size and magnitude of the foundation cracks were not of structural concern at this time.

The most severe need is attention to the exterior masonry walls, specially tuckpointing the mortar joints, repairing and replacing loose brick and the concrete support lintels above the windows. The walls and roof should be temporarily shored during this repair and the masonry restoration contractor should work in sections, not replacing an entire side at once. Because the concrete lintels are split, they are reduced in capacity and weakened. During a high windstorm event they may not hold up or be stable.

Please refer to the attached photos:

Respectfully,

A handwritten signature in blue ink that reads 'Matt Miller'.

Matt Miller, PE 16957  
Structural Engineer  
Select Structural Engineering



Photo 1 - Freight Elevator Located in Southeast Corner. Was not operable at time of inspection and the structure was covered with limited areas to see. Consult with an elevator company about the possibility of re-using this.



Photo 2 – Limited view of Elevator Shaft



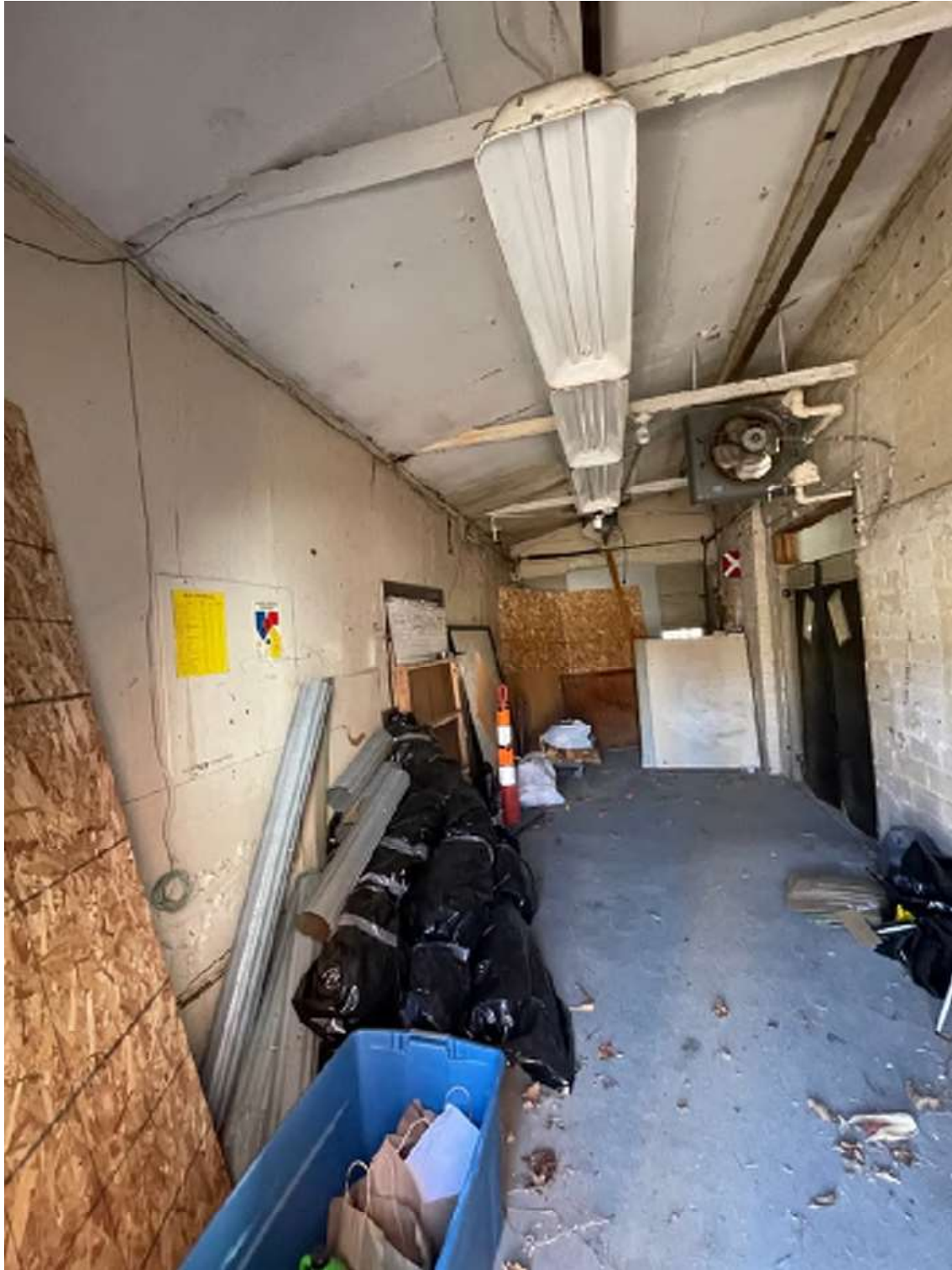


Photo 3 – A wood framed “Lean-to” addition was found on the rear (East) side of Building and was in average condition. Much of the structure was covered and not exposed for review.

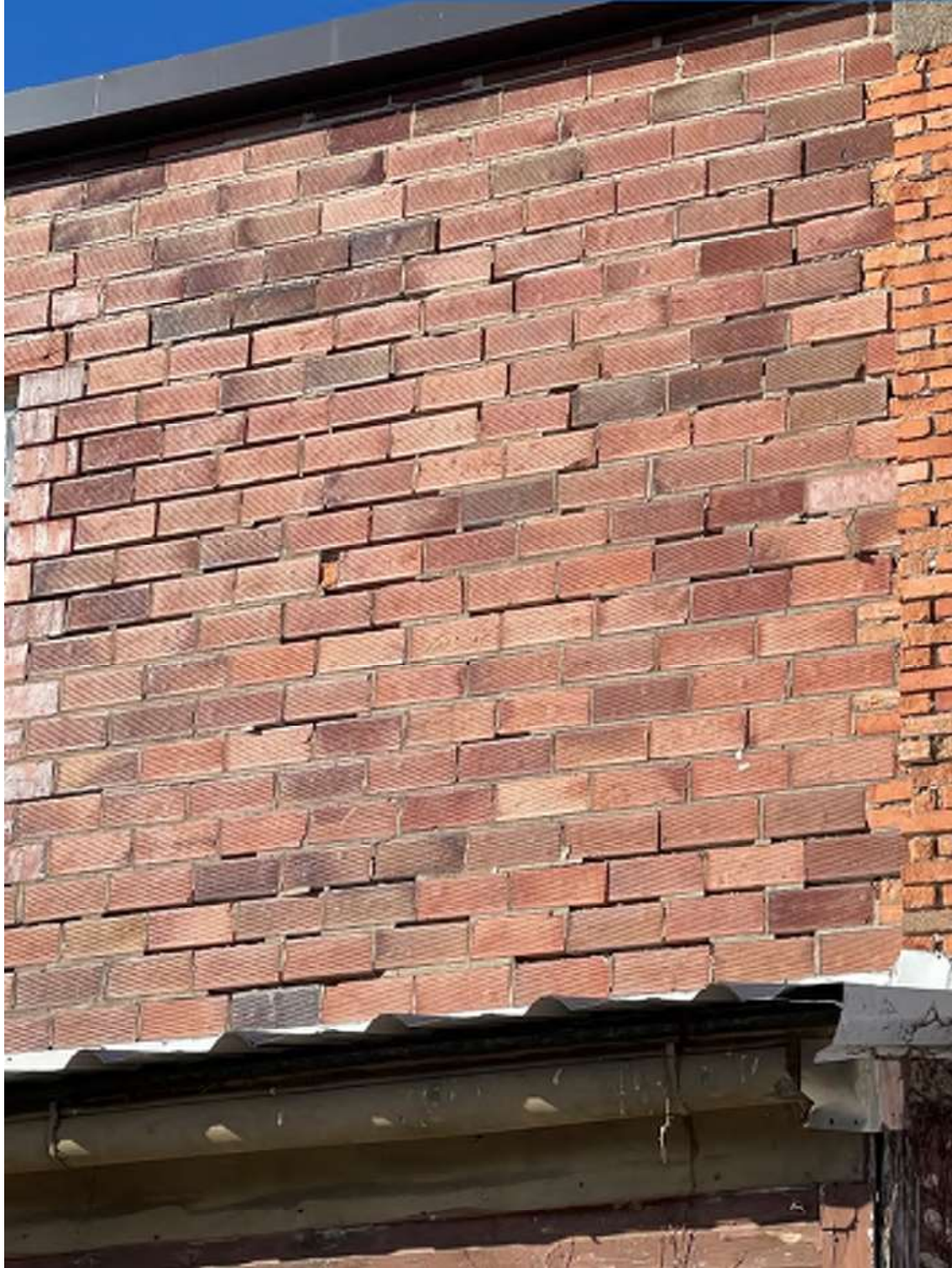


Photo 4 – Typical example of deterioration in mortar joints of exterior wall





Photo 5 - Loose bricks found at top corner of exterior wall. Non-structural façade, but should be re-set and mortar repaired during tuckpointing.



Photo 6 - Falling exterior bricks at Southeast corner of exterior wall. Recommend repairing and replacing as a part of the overall tuckpointing and masonry restoration operations.





Photo 7 – East half of the South side exterior wall is covered with vines. Over time vines contribute to the deterioration of the masonry. Recommend killing and removing them.



Photo 8 - Exposed structural rebar in concrete lintels that act as beams to carry the roof above the windows. Concrete has broken and fallen away. Recommend lintels be repaired and replaced as needed by the mason.



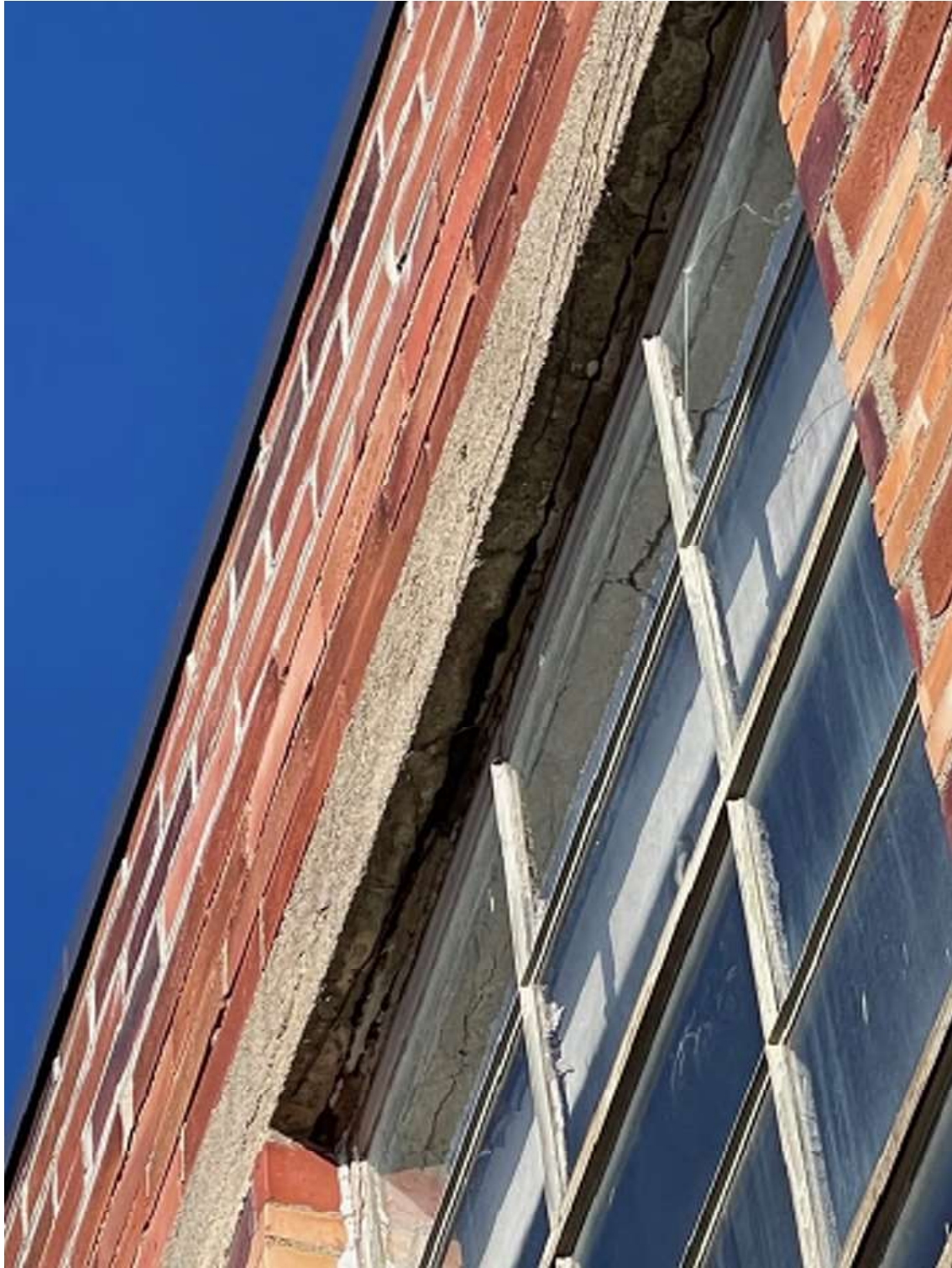


Photo 9 - Cracking and spalling of concrete lintels in need of repair.





Photo 10 - Exposed rebar and falling concrete support beam/lintel



Photo 11- Exposed rebar and severe spalling of concrete lintel

Safe & Efficient Designs

Practical Experience





Photo 12 - Lateral cracking in concrete beam/lintel. Eventually will worsen and concrete will fall away



Photo 13 – Front brick facade with previous repairs to brick and mortar joints

Safe & Efficient Designs

Practical Experience



Photo 14 – Interior view of cracking at concrete support beam/lintel



Photo 15 - Mortar deterioration, and gaps in brick showing daylight

Safe & Efficient Designs

Practical Experience





Photo 16 - Vertical stair stepped crack at Southwest corner due to settlement



Photo 17 - Crack at concrete beam/lintel on outside is showing through the brick pilaster on the inside



Photo 18 – Bricks removed from pilaster/pier likely to install electrical conduit. Recommend replace





Photo 19 – Additional gap in missing brick pilaster



Photo 20 - 2x10 Roof joists @ 16"o.c. with x-bridging. Light water staining, but in good condition

Safe & Efficient Designs

Practical Experience



Photo 21 - Water staining found on roof joists, but no apparent structural damage from rot



Photo 22 - Roof 2x10 joist nearing on cracked concrete beams and lintels over the windows

Safe & Efficient Designs

Practical Experience





Photo 23 - Second floor 2x12 joist bearing on masonry exterior walls



Photo 24 - Buckling of hardwood flooring due to previous roof leak. Structure not visible for review. Hardwood floor covering non-structural.



Photo 25 - Minor warping and buckling in wood floor boards due to previous roof leaks





Photo 26 - Overall view of second floor ceiling looking West with column and beam lines running down the center of the building. Much of the ceiling/roof structure in this area was covered with paneling.



Photo 27 - Steel bracket and saddle found at the beam to column connections. Good condition



Photo 28 - Sagging beam found at the East end supporting the roof near the elevator shaft. Evidence of former mechanical equipment hung from the ceiling in this area may have overloaded the beam, coupled with water from roof leak may have caused this sag. Jack back into place and nail 2x to each side of the beam as reinforcement.





Photo 29 - Roof beam pocketed into masonry wall. Loose bricks need repaired.



Photo 30 - Steel beam framing from apparent previous machinery support



Photo 31 - New roof covering extending up back side of parapet

Safe & Efficient Designs

Practical Experience





Photo 32 - Cracking of foundation wall in basement Northside wall



Photo 33 - Cracking of foundation wall in basement Northside wall

Safe & Efficient Designs

Practical Experience



Photo 34 - Vertical settlement crack at building corner



Photo 35 - Vertical cracking at front of building

Safe & Efficient Designs

Practical Experience



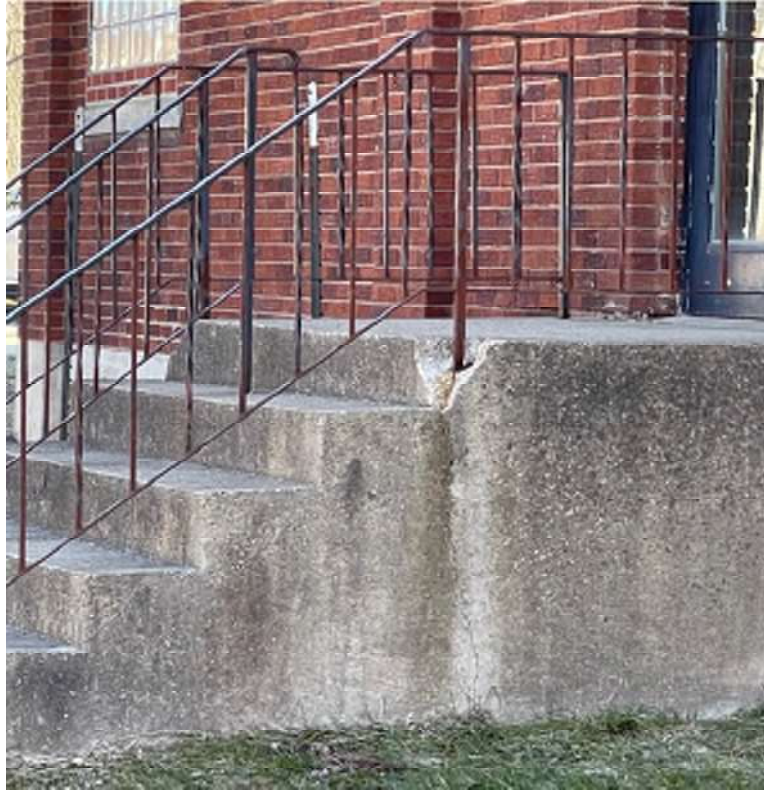


Photo 36 - Spalling of concrete stoop with vertical cracking

# Reimagine the Collins Building!

Thank you for your interest in helping us reimagine the former Collins building located at **107 North Garnavillo Street** in Anamosa.



## 1. Which category below includes your age?

- |  |                                       |                                |
|--|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Prefer not to answer. | <input type="checkbox"/> 20 and under | <input type="checkbox"/> 21-30 |
| <input type="checkbox"/> 31-40                 | <input type="checkbox"/> 41-50        | <input type="checkbox"/> 51-60 |
| <input type="checkbox"/> 61-70                 | <input type="checkbox"/> 71 and over  |                                |

## 2. How many children are you parent or guardian for that live in your household? (Children aged 17 or younger only.)

- ☐ None    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ More than 4

## 3. How long have you lived in Anamosa?

- |  |   |
|--|---|
| <input type="checkbox"/> Prefer not to answer. | <input type="checkbox"/> I don't live in Anamosa. |
| <input type="checkbox"/> Less than 5 years     | <input type="checkbox"/> 5-15 years               |
| <input type="checkbox"/> 16-25 years           | <input type="checkbox"/> Over 25 years            |

## 4. Do you work in Anamosa?

- ☐ Yes    ☐ No

## 5. Do you have any memories of the former Collins building? Please share!

## 6. Did you know Arts Court Visual and Performance purchased the former Collins building in 2022?

- ☐ Yes    ☐ No



**7. Have you attended any events or participated in any activities hosted by Arts Court Visual and Performance in the past year?**

☐ Yes, at a different location. ☐ No.

☐ Yes, at the former Collins building.

**8. Which of the following activities would you be interested in participating in at a cultural center? (Check all that apply.)**

- |   |   |
|---|---|
| <input type="checkbox"/> Painting or pottery class    | <input type="checkbox"/> Dance class                  |
| <input type="checkbox"/> Art gallery                  | <input type="checkbox"/> Concert                      |
| <input type="checkbox"/> Wedding                      | <input type="checkbox"/> Haunted House                |
| <input type="checkbox"/> Book or poetry readings      | <input type="checkbox"/> Activities designed for kids |
| <input type="checkbox"/> Holiday celebrations         | <input type="checkbox"/> History exhibit              |
| <input type="checkbox"/> Yoga or light exercise class | <input type="checkbox"/> Other _____                  |

**9. Which of the following outdoor amenities would you like to see incorporated at the former Collins building?**

- |   |   |
|---|---|
| <input type="checkbox"/> Bike parking       | <input type="checkbox"/> Picnic tables or lounge chairs |
| <input type="checkbox"/> Public Art         | <input type="checkbox"/> Native plants                  |
| <input type="checkbox"/> Open greenspace    | <input type="checkbox"/> Outdoor entertainment space    |
| <input type="checkbox"/> Additional parking | <input type="checkbox"/> Community garden               |
| <input type="checkbox"/> Solar panels       | <input type="checkbox"/> Space for children/youth       |
| <input type="checkbox"/> Other _____        |   |

**10. What is the best activity to do with children in Anamosa?**

**11. Do you believe there are enough opportunities for kids and adults to experience arts and culture in Anamosa? Please explain.**

**12. In your opinion, how important is preserving historic structures?**

0	1	2	3	4	5	6	7	8	9	10
Unimportant					Very Important					

107 N Gamaville, Anamosa, Iowa  
3.27.2024 Open House Boards

Number of Children Participated = 8  
Number of Adults Participated = 15

Total = 23 People

Outdoor Amenities	Count
Additional Parking	4
Bike Parking	7
Community Garden	7
Mural	14
Native Plants	13
Open Greenspace	9
Outdoor Seating	18
Playground	5
Public Art	18
Solar Panels	6
	<b>101</b>

Cultural Activities	Count
Art Gallery	15
Book or Poetry Readings	6
Dance	7
Haunted House	21
Holiday Exhibit	18
Holiday Celebrations	10
Kids' Activities	13
Painting or Pottery	15
Wedding	6
Yoga or Light Exercise	4
	<b>115</b>

Type of Open Space	Count
Community Gardens	2
Mowed Lawn	0
Native Landscaping	14
Outdoor Seating	6
	<b>22</b>
Type of Solar Install	Count
Pergola	5
Rooftop	4
Art Incorporation	12
Streetsight	0
	<b>21</b>

SWOT: Strengths
State Park, LCC, Trail, Galleries, Startlighters
Many artists
Caring people
Invested people
Wapsi Park
Event Venues are unique, Reformatory
People! <3
Parks, Community Outreach
Court House, Restaurants
New businesses, Startlighters, Community Center
Pumpkinfest, Pumpkin Capital of Iowa, Historic Buildings, Active Chamber of Commerce

**Generalized Themes**

- > Some caring, devoted people
- > Wapsipicon State Park is a major asset
- > Community places (Startlighters, Community Center, State Park, Court House, Reformatory) are valuable

**SWOT: Weaknesses**

Growth
More businesses on Main Street
More businesses downtown
Advertising
More events, more places for community to gather
Farmers Markets/Open Markets, need more culture in Arts/Dances/Food, Airbnb, Awareness of Happenings
Need more trails for biking and running, some empty storefronts + buildings that haven't been restored
More events, more museums
More activities for youth
Standardize downtown business hours
More activities for public art and participation
The lack of participation of people during events
U turns on Main Street

**Generalized Themes**

- > Marketing and advertising community things is weak, resulting in low turnout to community events
- > Downtown investment is lacking
- > Call for more community events, or least better turnout at existing events

**SWOT: Opportunities**

School, city, civic involvement
Church involvement
Add trails, good volunteer base
Retired people, students
Trails/biking trails
Library!
Service clubs

**Generalized Themes**

- > People power
- > Trails links are there for development

**SWOT: Threats**

Lack of volunteers
Lack of businesses
Lack of moving forward/stuck in ways
Close minded people
More (not enough) housing
Negative culture
Crime

**Generalized Themes**

- > Growth culture is not present



107 N Garnavillo, Anamosa, Iowa  
4.27.2024 Event Booth

Number of Children Participated = 25  
Number of Adults Participated = 42

Total = 94 People

Outdoor Amenities	Count
Additional Parking	2
Bike Parking	8
Community Garden	7
Mural	11
Native Plants	13
Open Greenspace	6
Outdoor Seating	12
Playground	15
Public Art	17
Solar Panels	5
	<b>96</b>

Cultural Activities	Count
Art Gallery	9
Book or Poetry Readings	8
Dance	16
Haunted House	12
History Exhibit	16
Holiday Celebrations	13
Kids' Activities	21
Painting or Pottery	18
Wedding	4
Yoga or Light Exercise	21
	<b>138</b>

Type of Open Space	Count
Community Gardens	2
Mowed Lawn	3
Native Landscaping	17
Outdoor Seating	8
	<b>30</b>

Type of Solar Install	Count
Pergola	9
Rooftop	5
Art Incorporation	14
Streetlight	3
	<b>31</b>

Type of Public Art Install	Count
Abstract, Not Usable	3
Abstract, Usable	5
Wall Art/Mural	7
Interactive	13
	<b>28</b>

107 N Garnavillo, Anamosa, Iowa  
Online Survey (Open 3/1/2024 through 5/1/2024)

Outdoor Amenities	Count	Cultural Activities	Count	Type of Open Space	Count
Additional Parking	5	Art Gallery	24	Community Gardens	2
Bike Parking	12	Book or Poetry Readings	12	Mowed Lawn	3
Community Garden	23	Dance	13	Native Landscaping	22
Mural*	0	Haunted House	24	Outdoor Seating	6
Native Plants	27	History Exhibit	20		<b>33</b>
Open Greenspace**	25	Holiday Celebrations	17		
Outdoor Seating**	28	Kids' Activities	27	Type of Solar Install	Count
Playground*	0	Painting or Pottery	25	Pergola	16
Public Art	35	Wedding	13	Rooftop	2
Solar Panels	14	Yoga or Light Exercise	19	Art Incorporation	13
	<b>169</b>		<b>194</b>	Streetlight	2
		<b>Other</b>			<b>33</b>
* These weren't in the survey.		"Renting the building to others"		Type of Public Art Install	Count
** Two blue columns in Raw Data		"Roller skating"		Abstract, Not Usable	7
tab show additional support for		"Singing or karaoke"		Abstract, Usable	13
community gathering space for kids		"Condos"		Wall Art/Mural	5
and adults.		"Any event"		Interactive	9
					<b>34</b>



Do you believe there are enough opportunities for kids and adults to experience arts and culture in Anamosa?

I think there is room to grow in that crafts, art classes, classes for kids and adults both. We need to be out of opportunities but they are lacking in some ways. We need to be out of opportunities but they are lacking in some ways. We need to be out of opportunities but they are lacking in some ways.

No, we can expand in this area. Definitely a need for this community. There are some but could use more options & variety

No!

There could be more. We have the four lighters plays, caves in the park, archeologically building, and plenty of old timers at the care center waiting to talk. So, there is a lot of opportunities but they are lacking in some ways. We need to be out of opportunities but they are lacking in some ways. We need to be out of opportunities but they are lacking in some ways.

I'd like to see a splash pad and more trails

No

Yes but more is even better

The art gallery does a great job of introducing arts and cultural but still not a lot of opportunities. As for culture, we could do a better job at it. No, not enough - More needed for Anamosa residents and more to draw people to Anamosa

No, not enough - More needed for Anamosa residents and more to draw people to Anamosa

Yes, there are enough activities for kids and adults to experience art + culture

Yes, there are enough activities for kids and adults to experience art + culture

Yes - If adults participate to involve them - always more needed

More is always better! You never know what will resonate with people.

Yes! I would just love to see people more active in them. So many people don't know what's available.

Not really

No

No, there isn't public art in needed

No, there isn't museum or art experiences available for kids.

Yes more

Absolutely not! I'm from Call so I feel we lack cultural experiences

The Grant Wood couple were very popular but I also know they are very expensive...I believe many people are working hard to bring quality programs to Anamosa.

Yes, we need to explore what options to discover and pursue if there is community interests

No

No, I can't

No, Cost

No

I believe there could be more, especially to give teens ways to explore art

The schools are great

Definitely in need of more culture from local artists and artisans

No - a lot of other classes offer great camps and classes beyond sports through their parks and rec programs that we just don't

No

No, there is definitely room for improvement

No, I believe there can always be more!

I think there are options, but maybe not enough or not enough people know about them

In your opinion, how important is preserving historic structures?

5.4  
where 1 = very unimportant and 10 = very important

Just the location

It being a haunted house during pumpkin fest

No - I've just been in it for last year's Haunted House

Friends that once worked there broken windows

None!

Yes, I would need newspapers to there

That I had seen the school building

Yes, I worked there for 9 1/2 years in the 60s. Woody Debs always supplied coffee

Husband worked at Collins for 6 years

I went to the haunted house there

Just empty

First memory, this building was utilized during a Grant Wood Festival (Third 197

Not at this time - thanks for Thank Art!

Do you have any memories of the former Collins building?

No, but my grandpa worked there, and his job was something he took pride in.

My grandpa worked there, and his job was something he took pride in.

There was a school to do.

There isn't much

Parks and Rec programs

Sports thru Community Center

Pool and talking

Library

Playing in the park, swimming at the pool

Art classes, music/dancing, events like the Pumpkinfest

Events that the library puts together, plus Pumpkinfest

Swimming

Read to them, ask them

Art classes, music/dancing, events like the Pumpkinfest

Dance, art

Field painting / art activities

Sports and Rec programs

go to the park

Keep them busy using their minds to create and think

group games

Library Events

Park activities at Thor Art

Art

On school learning

Swimming at the pool

Go to school, and go swimming

Parks or the upside down bridge

The Library and LCC offer many great programs.

Interactive community service

Bowling

Read to them, ask them

Art classes, music/dancing, events like the Pumpkins

There really isn't a lot to offer. We enjoy the pool during the summer and fishing at the park

mine and me like the parks and Lib.

Parks, playgrounds, parades

Painting, writing, art, giving

Avoid them

For my kids - dinner and arcade is probably the best, for younger kids there isn't much besides playgrounds

Go to the library or pool

Go on walks, eat downtown

Going to the pool

Family centered

Cultural - art

What is the best activity to do in Anamosa with children?

Swimming pool.

Swimming pool, West Park

There isn't much to do.

Parks and Rec programs

Sports thru Community Center

Pool and talking

Library

Playing in the park, swimming at the pool

Art classes, music/dancing, events like the Pumpkins

Events that the library puts together, plus Pumpkinfest

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Going to the pool

Family centered

Cultural - art

Summary - Best Things to Do With Kids

Count	10
Swimming Pool	7
Library	11
Parks & Playgrounds	9
Organized Sports	6
Arts	3
Naming	3











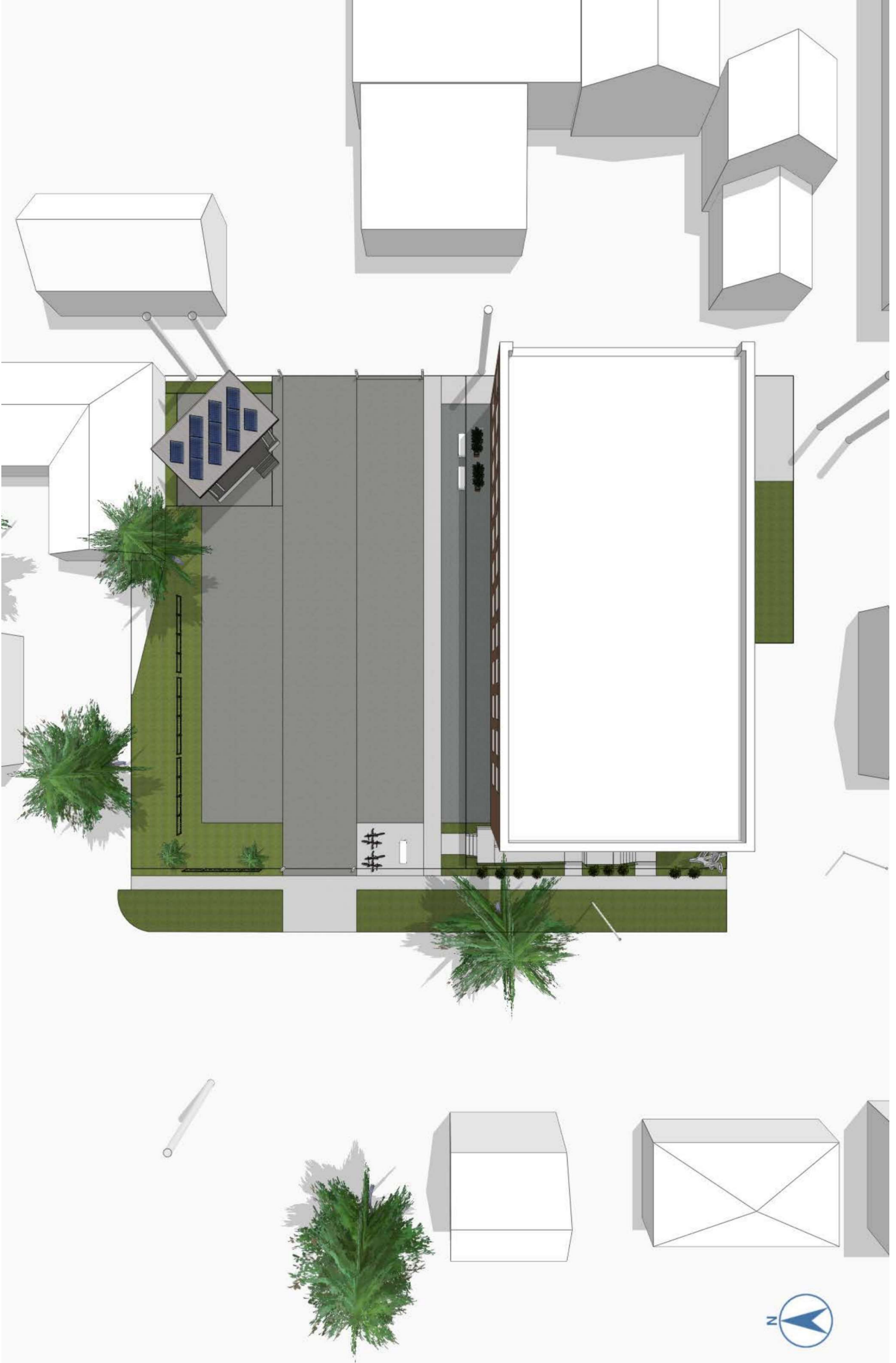
















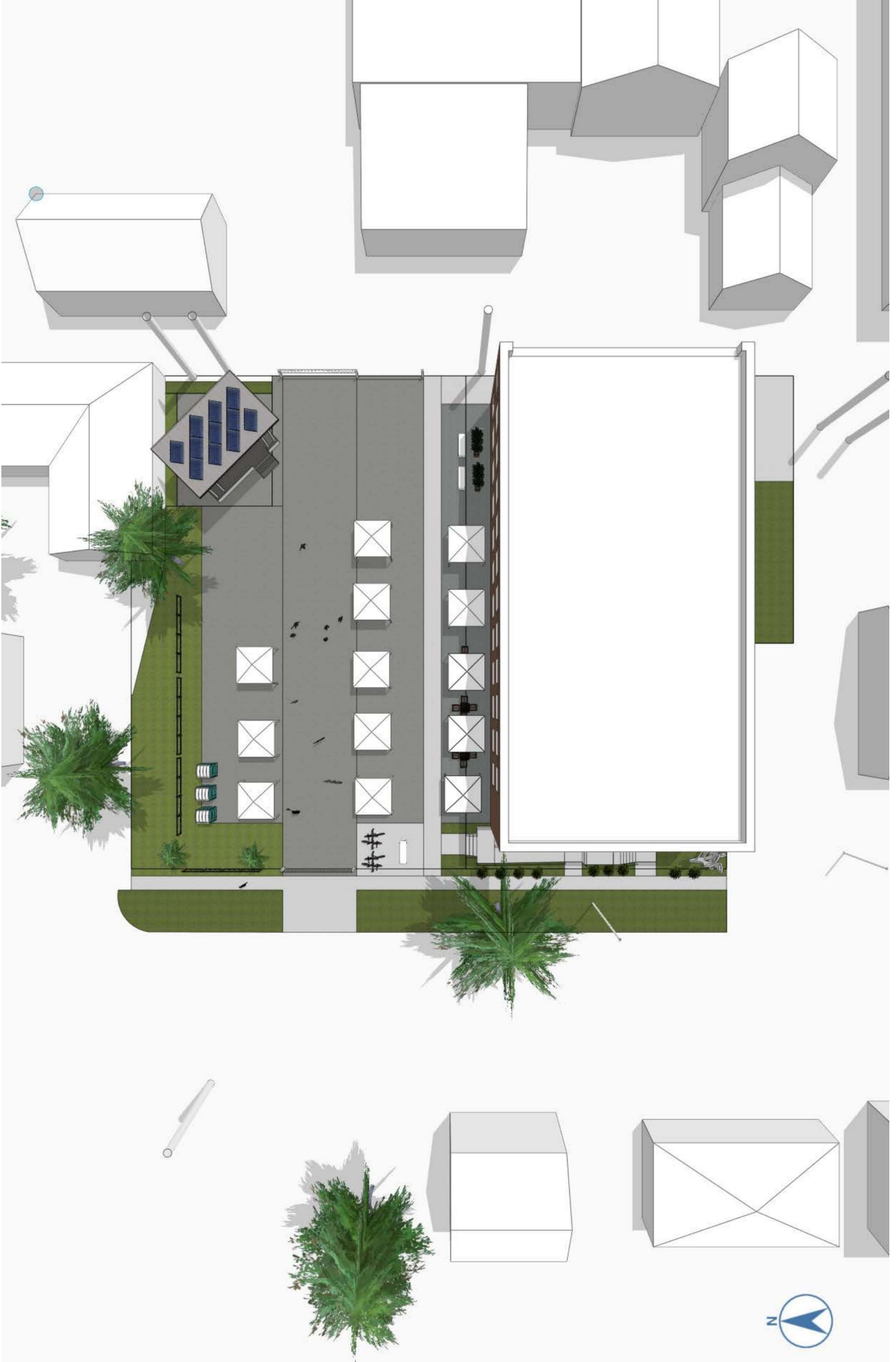
















# REDEVELOP THE FORMER COLLINS BUILDING

★ The former Collins building at 107 North Garnavillo is **deeply rooted** in Anamosa's legacy and is a **pivotal component** of Anamosa's historic downtown district.

## WHAT DOES THE COMMUNITY WANT?

Anamosa residents **overwhelmingly support** the development of an arts and cultural center at the former Collins building. The visioning process identified the following desires:

- ★ **Outdoor amenities** such as interactive public art and flexible event space are needed.
- ★ A variety of **cultural activities**, like hands-on arts and crafts, history exhibits, and gallery space is preferred.
- ★ **Protection of historic resources**, like the former Collins building, is a top priority in Anamosa.
- ★ Seek **low-impact design choices** throughout the property, like native landscaping or solar panels.





# REDEVELOPMENT ESTIMATES

Based on previous environmental investigations and a structural assessment of the property, the following items are needed to properly redevelop the former Collins Building. These costs reflect the Anamosa community's desires for redevelopment and the long-term reuse goals of the Arts Court Visual & Performance organization.

Item	Units	Low Estimate	High Estimate
Asphalt resurfacing of parking lot	8,300 SF	\$8,330	\$24,900
Concrete ADA-accessible path and parking stall with van loading	1,400 SF	\$7,000	\$18,200
Concrete front patio and bike pad	665 SF	\$3,325	\$8,645
ADA ramp at front entrance	430 SF	\$12,900	\$21,500
Removal of asphalt near building and replacement with concrete	1,140 SF	\$5,700	\$14,820
Fencing along north property line	140 LF	\$1,400	\$4,200
Decorative fencing along front side of building	112 LF	\$1,120	\$3,360
Landscaping, including trees, bushes, planters, decorative grasses, seeding	1 LS	\$3,000	\$5,000
Replace existing freight elevator or add new passenger elevator	1 LS	\$40,000	\$60,000
Outdoor stage for events, including timber and decking	1 LS	\$10,000	\$15,000
Removal of lean-to, vegetation on building, and exterior HVAC ducts	1 LS	\$5,000	\$10,000
Repair or replacement of windows	60 EA	\$30,000	\$90,000
Solar panels mounted on stage's roof, not including current credits or rebates	1 LS	\$15,000	\$25,000
Tuckpointing mortar joints, repair or replacement of loose bricks	7,200 SF	\$36,000	\$144,000
Repair or replacement of concrete support lintels above windows	300 SF	\$6,000	\$15,000
Main floor renovation	7,200 SF	\$72,000	\$144,000
Second floor renovation (open art studio)	7,200 SF	\$72,000	\$144,000
Total Estimated Cost Range (Option 1)		\$328,775	\$747,625
Second floor renovation (residential)	7,200 SF	\$720,000	\$1,080,000
Total Estimated Cost Range (Option 2)		\$976,775	\$1,683,625



Redevelopment of this property would support **19 jobs**, generate a total of **\$2.23 million** in labor income and value added, and add **\$643,900** in indirect and induced output to the local economy.

**Ready to learn more?**

Contact Derek Lumsden with Jones County Economic Development at (319) 480-7446.