IOWA BROWNFIELD REDEVELOPMENT PROGRAM

SITE REDEVELOPMENT PROCESS

1. PHASE I ENVIRONMENTAL SITE ASSESSMENT
   - Basic review of known environmental records, info, and development history of a site
   - Complete prior to taking ownership
   - Must be completed to qualify for Federal grant funding for environmental cleanup; basic environmental ‘due diligence’ to establish ‘innocent landowner’ liability protections
   - Average cost: $2,000 to $3,000

2. PHASE II ENVIRONMENTAL SITE ASSESSMENT
   - Actual soil and groundwater sampling to confirm or deny if contamination is present.
   - Can be completed before or after taking ownership; buyer/seller should clearly discuss this step
   - Optional step, subject to potential contaminant concerns noted in Phase I. May expose responsible parties to further action if hazardous conditions discovered
   - Average cost: $5,000 to $20,000

3. SITE ACQUISITION
   At the time of site acquisition, must have completed one of the following to qualify for post-acquisition environmental cleanup grants:
   - Phase I ESA completed prior to taking ownership, or
   - Site acquired through eminent domain, or
   - Site acquired through tax deed foreclosure

4. ENVIRONMENTAL SITE CLEANUP
   - Must own property at time cleanup is to occur and have completed due diligence for funding eligibility
   - Must have complete assessment of full extent of contamination
   - Must enroll in Iowa Land Recycling Program (LRP) for certified cleanup oversight
   - Cost varies subject to extent of contaminants and predicted exposure

5. REDEVELOPMENT
   Community or private funded development that will enhance community character through creating jobs, taxable property improvements, or use that creates recreational greenspace, natural habitat restoration, or direct community use of value.