

BROWNFIELD SUCCESS STORY

1000 Block of S 4th St, Clinton



Property History

1000 Block of S 4th St, Clinton

The site comprised five parcels, each with a 2- or 3-story brick building built between 1868 and 1912. These buildings were used for retail purposes on the ground floor and residential apartments on the upper floors. Over time, they became vacant, dilapidated, and prone to significant disrepair, having been abandoned and occupied by squatters for years. With sagging roofs and unstable floors, the structures were deemed unsafe.

The City acquired the properties and secured them by boarding up the windows and doors. On August 11, 2023, a section of the building at 1006-1008 S 4th St collapsed. A structural engineer determined that the collapse posed an immediate threat to the integrity of the connected buildings at 1000, 1002, and 1004 S 4th St and recommended the demolition of all the buildings.

The City received ECIA Brownfields Assessment funding of \$53,103 for Phase Is and IIs environmental site assessments, Site Revisioning Plan, and Traffic Study. The City obtained an asbestos inspection on 1010-1012 S 4th St that identified asbestos containing material (ACM) throughout the building structure including in the roof and floor tile. The remaining structures were not inspected due to severe deterioration of the structures.

PROPERTY DETAILS

Former Uses: Five vacant, abandoned, dilapidated commercial buildings; prior uses include grocery, hardware and retail store, laundromat, barber shop, bar, restaurant, apartments

Contaminants of Concern: Asbestos containing material (ACM)

Parcel Size: 0.30 acres

PROJECT FUNDING PARTNERS

City of Clinton

East Central Intergovernmental Association (ECIA)

Iowa Department of Natural Resources (IDNR)

U.S. Environmental Protection Agency (EPA)

Build to Suit, Inc.

Quad City Bank & Trust

Environmental Assessments

- Phase I ESA completed on February 3, 2017; February 12, 2018, June 10, 2022, and August 24, 2023
- Phase II ESA completed February 12, 2018

1000 Block S 4th St- Before demolition



Given the age of the buildings the structures were deemed to contain ACM and the buildings were demolished as a RACM demolition. The RACM demolition was financed with City local funds (\$100,687), EPA Brownfield Cleanup grant (\$500,000), IDNR Brownfield Funds (\$24,999), and an ECIA RLF Loan (\$441,501).



Energy Efficient Items included in Townhomes:

- LED Light Fixtures
- Energy efficient Pella Windows
- Spray foam insulation
- High Efficiency electric furnace
- High efficiency water heater



Redevelopment

The Site Revisioning Plan along with the Clinton Downtown Master Plan and Comprehensive Plan indicated that there was a shortage of good quality housing in Clinton and especially in the downtown area.

After the RACM demolition, the site was seeded, graded, and prepared for redevelopment. The City actively sought a developer for the property. The parcel previously known as 1000 S 4th St was transferred to Central Siding for the expansion of its business located behind it. Three of the remaining parcels were sold to Build to Suit, Inc. for \$1, with plans to develop four new townhomes. Each townhome features three bedrooms, two bathrooms, a secured two-car garage, and 1,500 SF of living space. Prices for the townhomes start at \$274,900.

The City contributed \$100,000 into the townhome development project. The developer will provide the homebuyers with a \$7,500 homebuyer grant to be used for equity or down payment on the home. Townhomes completed May 2025. The city invested \$27,650 in a new alley, storm water drain and curb improvements and owner of private lot injected \$3,000 in sidewalk improvements. One parcel remains for sale and development.

Cleanup/Demolition commenced in August 2023 and was completed in May 2024.

Assessment and Planning Funds: \$53,103

Cleanup Cost: \$1,067,187.

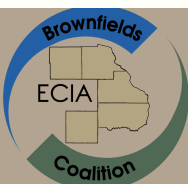
Redevelopment Cost: \$1,100,00

Cleanup/Redevelopment Jobs Created: 4

Housing Units Created: 4

Total Cleanup and Redevelopment Investment:
\$2,350,940

"This project provided future economic growth and will completely transform the entrance and exit to our downtown." Matt Brooke, city administrator



**For additional information contact:
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