

**ECIA Brownfield
Success Story
1010-1012 South 4th St
Clinton, IA**



Property History

- Three-story brick building located on 0.106 acres consists of 12,444 square feet.
- Building built in 1912, mixed use property since built with commercial storefront on lower level and apartments on the upper story levels.
- For past twenty years the property has been primarily underutilized and vacant.



- The structure has deteriorated drastically in recent years with sections of the structure exposed to the elements.
- The building is part of a larger block of buildings that are blight, dilapidated and vacant properties. Asbestos containing material is a concern given age of the structure.

The City of Clinton has identified the 1000 South 4th St block area in need of redevelopment.

Property Details	
Property Address:	1010-1012 South 4 th St, Clinton, IA
Former Uses:	Mix Use – Apartments in upper level, Lower-level commercial storefront, vacant for over twenty years
Contaminants:	Given structure age - Asbestos Containing Materials
Current Use - Improvements:	Vacant
Current Owner:	City of Clinton
Project Partners:	City of Clinton, United States Environmental Protection Agency (US EPA), East Central Intergovernmental Association (ECIA)

- City of Clinton acquired the building in 2019 through tax certificate assignment.
- In 2022, Phase I environmental site assessment (ESA) completed with no findings; recommended only an asbestos inspection.
- Structure engineer viewed site in 2022 indicating that the building was in severe disrepair and had many failed structural elements. Structure was

Property Assessment & Planning Details	
Phase I	August 12, 2022
Structure Engineer Report	September 23, 2022
Site Revisioning Plan	May 15, 2023
Traffic Review Study – 4 th St	June 28, 2023

Redevelopment

The City of Clinton engaged the public to obtain community feedback on the 1000 South 4th St block. Site Revisioning Plan and traffic review study were prepared based on the community feedback for the City, citizens and potential developers with renderings and recommendations for reuse/redevelopment of the South 4th St block and recommendations/solutions to minimize any public safety concern that might result from improvements to South 4th Street block.

The City of Clinton owns properties located at 1002-1012 South 4th St and plans to do a RACM demolition of the structures to remove the public health and safety risk associated with asbestos containing material in the buildings. The RACM demolition is to be funded with local and federal funding.



August 11, 2023, the structure located at 1006-1008 S 4th St collapsed causing damage to the adjoining structures on the 1000 Block of S 4th St. A structure engineer viewed the structures and recommended that all the buildings be demolished immediately due to danger of possible further collapse.

Late August 2023 the structures from 1000 to 1008 were demolished. Given these contained regulated asbestos containing material (ACM) a



tarp was placed over the ACM debris and will be disposed of as friable ACM at a landfill.



RACM Demolition of 1010-1012 S 4th St and removal of the asbestos debris is anticipated to be completed in spring 2024 and the site will be prep and made ready for redevelopment. City plans to sell the entire block to a developer.

Funding Sources	
ECIA Brownfields Coalition – FY20 US EPA Assessment Grant Funds	\$9,543.60
Cleanup Funding Sources – 4 th St Block	
City of Clinton – FY23 US EPA Cleanup Grant	\$500,000.00
ECIA Brownfields Coalition – FY19 US EPA RLF	\$200,000.00
ECIA Brownfields Coalition – FY23 US EPA Supplemental RLF	\$100,00.00
City of Clinton – Local Funds/Match	\$60,000.00
Estimated Total	\$860,00.00

