

# ECIA Brownfield Success Stories

50 Main Ave.

Clinton, IA



## Property History

The property comprises of approximately 1.85 acres located downtown Clinton along the Mississippi River. Prior development consisted of a car dealership and service center constructed in 1968. In the earlier days dating back to 1925, the property housed a gas station, auto repair, auto parts, and a car wash. The property has been vacant for over 20 years and is an eyesore and a public hazard.

- It is possible vapor encroachment exists at the Site.
- ACM and Lead above statewide standards are present and require abatement prior to renovation of the structures.

## Redevelopment

Funding Sources	
ECIA Brownfields Coalition – US EPA Assessment Grant Funds	\$10,732.89

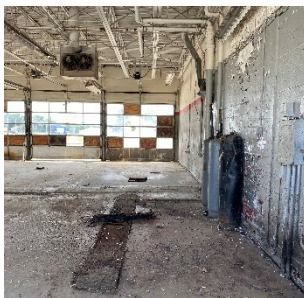
The City of Clinton and the Clinton Regional Development Corporation have been touring entrepreneurs and looking for investors to compliment the museum development. They have also discussed a brewery.

Property Assessment Details	
Phase I	Oct. 7, 2022
Asbestos Inspection	Nov. 14, 2022
Lead Based Paint Inspection	Nov. 14, 2022

First step was to determine the level of environmental contamination in the structure and on the site. In 2022 ECIA assisted the Clinton Regional Development Corporation with obtaining a Phase I Environmental Site Assessment (ESA) and an Asbestos and Lead Based Paint Inspection.

Property Details	
<b>Property Address:</b>	50 Main Ave., Clinton, IA
<b>Former Uses:</b>	Auto dealership, gas station, auto repair, auto parts and car wash.
<b>Contaminants:</b>	Asbestos, Lead & possibly petroleum or VOCs
<b>Current Use - Improvements:</b>	Vacant
<b>Current Owner:</b>	Midwest Lumber Museum, Inc.
<b>Project Partners:</b>	City of Clinton, Clinton Regional Development Corporation, United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA)

The Phase I assessment has revealed no evidence of RECs in connection with the Site, except for the following:



- The presence of underground hydraulic lifts at the Site.
- The former presence of a rail spur, two gas stations, and associated

USTs, and a machine shop at Site.

- A former business located at the Site was identified as a RCRA non-generator.



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