

**ECIA Brownfield Success
Stories**

Textile Brewery

Dyersville IA



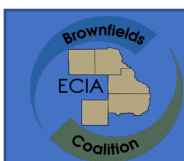
Property History

Once a gasoline engine factory and later a sewing plant, this building sat vacant until environmental assessment helped pave the way for reuse. Built in 1906 this two-story commercial property situated on 0.18 acres in Downtown Dyersville was initially home to the Dyersville Gasoline Factory. Briefly it was an auto service garage and car showroom. From 1915 to 1950s the property was a sewing factory making primarily pajamas and overalls and then utilized mainly for storage after that time.

The property was vacant from 2014 until Dyersville Industries Inc purchased site for \$135,000 in June 2018. The underutilized property sits in an area downtown that was prone to flooding from the North Fork Maquoketa River. The City of Dyersville identified the area as needing financial support to raise the surrounding area out of a flood plain so it could be revitalized and redeveloped. Developers were reluctant to invest in the area. Besides flooding, one of the neighboring properties had two leaking underground storage tanks and prior environmental assessments identified a groundwater plume containing benzene and total extractable hydrocarbons – diesel (THE-D) the presence of petroleum byproducts in the groundwater. In 2014 the City implemented a well ordinance that prohibits the installation of drinking and non-drinking water wells within the area surrounding the property.

City approved adding the site to its TIF District in November 2018. Dyersville Economic Development Corporation and the City of Dyersville partnered to offer tax incentives to potential developers for the newly platted area. Site was developed in 2019.

Property Details	
Property Address:	146 2 ND St NE, Dyersville IA 52040
Former Uses:	Former Dyersville Gasoline Factory; Ford Car showroom and auto service garage; Sewing Factory, storage
Contaminants:	Asbestos Containing Materials
Current Use - Improvements:	Restaurant & Brewery
Current Owner:	Textile Real Estate, LLC (sold on Land Contract by Dyersville Industries, Inc.)
Project Partners:	City of Dyersville Dyersville Industries, Inc. Dyersville Economic Development Corporation (DEDC) United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA) IA Department of Natural, Resources (IA DNR)



For additional information contact:
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ECIA BROWNFIELD SUCCESS STORIES

TEXTILE BREWERY, DYERSVILLE IA

Redevelopment

The City and DEDC prepared the site and surrounding infrastructure to make the property ready for reuse. As prospective purchaser of the property, Dyersville Industries, Inc. received U.S. EPA assessment funding from ECIA. A Phase I Environmental Site Assessment (ESA) conducted in 2018 revealed the likely presence of environmental contamination based on historic use of the site and surround properties.

A Lead Based Paint Inspection and Asbestos Inspection completed in 2018 found asbestos containing material in building materials requiring abatement prior to renovation. Asbestos abatement of \$3,345 was completed November 2018. IA DNR provided match funds. Lead Based Paint levels were low enough to not warrant mitigation.

The subsequent Phase II ESA completed in August 2018 indicated that only soil on neighboring properties contained levels of arsenic in excess of the Iowa DNR Statewide Standards (SWS) and 2-Methylnaphthalene, Benzene, and Ethylbenzene were reported above the IA DNR Non-Protected Groundwater Source Statewide Standards.

Site preparation included new infrastructure surrounding property including streets, storm water infrastructure, public concrete parking lot, and retaining wall. Dyersville Industries, Inc. sold the property to Textile Real Estate, LLC in July 2019. The new property owners retained and refurbished building materials, fixtures and equipment and incorporated in the renovation of the building into a new restaurant brewery. Today, it's a locally loved brewery and gathering space, preserving historic character while driving downtown activity.

Project Outcomes

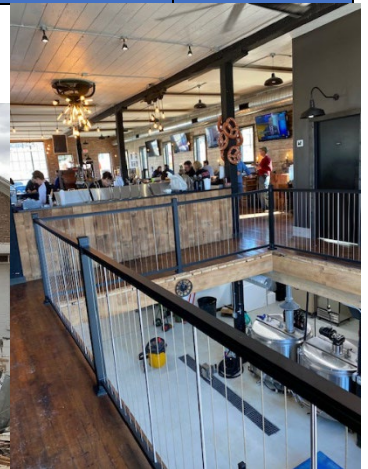
Building renovation of 3,483 sf completed in 2019; New restaurant/brewery business with new outdoor concrete patio measuring 1,462 sf.

Green Initiatives – solar panels added in 2020

Jobs Created: Permanent – 10; Construction jobs: 2



Funding Sources	
City of Dyersville, DEDC, & Dyersville Industries, Inc. & Private Investor	\$560,500.00
ECIA Brownfields Coalition – US EPA Assessment Grant Funds	\$2,637.95
IA DNR Brownfields	\$3,335.00
Iowa Economic Development Authority – Community Catalyst Building Grant	\$100,000.00
City of Dyersville – Developer TIF Agreement	\$32,000.00



Property Details	
March 28, 2018	Phase I ESA Completed
August 6, 2018	Phase II ESA Completed
August 2018	Lead Based Paint Inspection Report and Asbestos Inspection Report Completed
July 2019	Ribbon Cutting & Open House



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