

ECIA Brownfield Success Stories

The Landing Dyersville IA



Property History

Four flood-prone, contaminated, and abandoned downtown properties sat idle for years due to petroleum contamination and underground tanks, floodplain challenges and developer hesitation.

- City completed a Downtown Study in 2017 which identified four underutilized, abandoned properties totaling 1 acre
- Abandoned since 2014, properties had many uses dating back to early 1900s
- Properties sat along the Canadian Pacific Railroad and the North Fork Maquoketa River and at times were impacted by flooding
- City identified area as needing funding to raise it out of a flood plain so it could be redeveloped
- Developers were reluctant because of past flooding and one property had two leaking underground storage tanks
- Prior assessments identified groundwater plume containing benzene and total extractable hydrocarbons – diesel (THE-D) and 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 surrounding property area
- In 2018, Dyersville Industries, Inc. acquired the four properties
- Deconstruction of the building structures was completed spring of 2019
- City approved new plat of site in November 2018 and added the site to its TIF District
- Dyersville Economic Development Corporation and the City partnered to offer tax incentives to potential developers
- Site was developed in 2020-2021

Property Details	
Property Addresses:	120 Twin Steeples Cir NE, Dyersville, IA 52040 Formerly: 2 nd Ave; 136 2 nd Ave NE; 138 2 nd St & 140 2 nd Ave NE, Dyersville IA 52040
Former Uses:	Auto manufacturing shop and auto repair services, retail store, feed mill & grain company, stock yards, blacksmith, commercial
Contaminants:	Asbestos Containing Materials, arsenic, 2-Methylnaphthalene, Benzene, and ethylbenzene
Current Use - Improvements:	Infrastructure – complete streets, stormwater sewer, parking; Multi-story mixed used building with underground parking
Current Owner:	City of Dyersville; Archiprop, LC & private residential property owners
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 National Resources (IA DNR)

Redevelopment

- City and DEDC prepared the site and utilities to make it ready for reuse
- Dyersville Industries, Inc. received U.S. EPA assessment funding from ECIA

EPA Brownfield funding enabled the city to assess environmental conditions, informed the cleanup and site preparation and built confidence for investment.

- Phase I in 2018 revealed the likely presence of environmental contamination
- Asbestos Inspection found asbestos containing material requiring abatement
- Asbestos abatement of \$27,590 was completed November 2018
- Phase II completed in August 2018 indicated that soil 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 prep: 13,000 cu yards of clean fill to raise ground above flood level
- City further capped contaminated soil area with cement parking lot
- Infrastructure installed: new streets, storm water, public parking concrete lot, retaining wall and stairs, trail and kayak launch area

Project Outcomes

- 63,000 sf Mixed used building
 - 33 apartment and condo units
 - 4 commercial spaces totaling 21,000 sf home to three employers, one vacant space available.
- Construction jobs: 7; Permanent Jobs: 47

City is seeking additional funds to develop a driftless water park



Funding Sources	
City of Dyersville, DEDC, & Dyersville Industries, Inc.	\$2,730,040.43
ECIA – US EPA Brownfields Assessment Grant Funds	\$34,077.05
IA DNR Brownfields Program	\$2,895
Iowa Economic Development Authority – Job Tax Credit	\$786,000.00
City of Dyersville – Developer TIF Agreement	\$3,000,000.00
Private Developer investment	\$12,697,000.00

Property Details	
March 28, 2018	Phase I ESA Completed
August 6, 2018	Phase II ESA Completed
October 2, 2018	Asbestos Inspection Report Completed
April 28, 2021	The Landing Ribbon Cutting & Open House



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