

ECIA Brownfield Success Stories

211 & 213 E Broadway St

Stanwood, IA



Property History

- City obtained ownership of 0.12 acres in 2020 of 211 and 213 E Broadway Street
- Structures were built in 1910
- In 1936, structures were converted from City Hall/Fire Dept. to commercial use
- City acquired properties in 2020 because of years of neglect, public safety concerns and hazardous structural and environmental conditions
- In 2022, a Site Reuse Plan was created based on community feedback, outlining options for expansion of the City’s municipal services on the property



Property Details	
Property Addresses:	211 & 213 E Broadway St, Stanwood IA 52337
Former Uses:	City Hall/Fire Department; confectionary candy store; Ropa’s grocery store; retail store, barber shop, game hall, office & apartments
Contaminants:	Asbestos Containing Materials; Lead in soil
Current Use - Improvements:	Vacant Lot
Current Owner:	City of Stanwood
Project Partners:	City of Stanwood Stanwood Economic Development Corporation (STEDCO) United State Environmental Protection Agency (US EPA) Iowa Department of Natural Resources (IADNR) East Central Intergovernmental Association (ECIA)

Redevelopment

- City applied to ECIA for EPA Brownfields Assessment and Planning grant funds
- Phase I Assessment conducted in 2021
- Phase II Assessment conducted in 2022 to identify potential contaminants of concern in soil and/or groundwater
- Phase II found arsenic contamination slightly elevated exceeding applicable Statewide Standards based on unrestricted land use
- IDNR review determined no further action because of the planned reuse as commercial
- Phase I indicated the likely presence of asbestos and further inspection found asbestos containing material (ACM) in building materials requiring abatement
- In January 2022, a structural engineer deemed the structures unstable for safe abatement
- City applied to ECIA and IDNR for U.S. EPA Brownfields funds and was awarded \$100,000 in ECIA Brownfields grant funds and \$24,999 in IDNR Brownfields grant funds
- RACM Demolition Completed April 2023

Property Assessment & Planning Details	
July 21, 2021	Phase I ESA Completed
May 7, 2021	Asbestos Sampling and Analysis Plan
July 22, 2021	Asbestos Sampling Survey Report
September 29, 2021	Property-Specific Sampling and Analysis Plan
January 14, 2022	Phase II ESA Completed
March 14, 2022	Site Revisioning Plan
May 2, 2022	Soil and Groundwater Management Plan
May 17, 2022	Analysis of Brownfield Cleanup Alternatives
May 18, 2022	Regulated Asbestos-Containing Materials Demolition Clean-Up Plan
April 3, 2023	RACM Demolition completed

Funding Sources	
Stanwood Economic Development Corporation (STEDCO)	\$33,800.00
ECIA Brownfields Coalition – US EPA Assessment Grant Funds	\$52,297.74
ECIA Brownfields RLF – US EPA	\$100,00.00
IA DNR Brownfields Program	\$24,999.00
City of Stanwood	\$1,686.00
Total	\$212,782.74

Project Outcomes

- Site has been graded, seeded and made ready for reuse
- Temporary Construction job: 1
- Ready for Reuse: 0.12 acres

City is seeking additional funds for future development of the site



For additional information contact:

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