



City Of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732

## **NARRATIVE INFORMATION SHEET**

### **1. Applicant Identification**

City of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732

### **2. Funding Requested**

- a. Grant Type:** Single Site Cleanup
- b. Federal Funds Requested:** \$500,000.00

### **3. Location**

- a. City:** City of Clinton
- b. County:** Clinton County
- c. State:** Iowa

### **4. Property Information**

The site is located at 1002, 1006 – 1008, and 1010 - 1012 South 4<sup>th</sup> Street, Clinton, Iowa, 52732

### **5. Contacts**

#### **a. Project Director**

Ms. Tammy S. Johnson  
Community Development Director  
City of Clinton, Iowa  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732  
563-594-6730  
[tammyjohnson@cityofclintoniowa.us](mailto:tammyjohnson@cityofclintoniowa.us)

#### **b. Chief Executive/Highest Ranking Elected Official**

Mr. Scott Maddasion  
Mayor  
City of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732  
(563) 242-2144  
[smaddasion@cityofclintoniowa.us](mailto:smaddasion@cityofclintoniowa.us)

### **6. Population**

24,469

## 7. Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1 and 6
The proposed site(s) is in a federally designated flood plain.	3 and 4
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N/A
The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation measures.	N/A
The target area(s) is located within a community which a coal-fired power plant has recently closed (2011 or later) or is closing.	5

## 8. Releasing Copies of Applications

Not applicable



November 10, 2022

Susan Klein  
Regional Brownfield Program  
EPA Region VII  
1201 Renner Road  
Lenexa, KS 66219

RE: FY23 Brownfield Cleanup Grant Application  
4<sup>th</sup> St. Commercial Corridor Buildings – City of Clinton, Iowa

Dear Susan:

This letter is submitted as a statement of acknowledgement, review and support from the Iowa Department of Natural Resources (DNR) for the brownfield cleanup grant being submitted by the City of Clinton, to conduct environmental cleanup of regulated asbestos containing materials (ACM) present in a strip of buildings along the city's 4<sup>th</sup> St. commercial corridor.

The design, age and deterioration of these buildings on 4<sup>th</sup> St. are unfeasible for renovation; however, demolition costs are daunting due to the large amount of regulated asbestos containing materials (ACM) contained in the buildings' structure.

The city acquired the related properties in compliance with CERCLA provisions for eligibility to be considered for future cleanup grants, and the sites have had a certified asbestos inspection recently conducted, in compliance with federal National Emissions Standards for Hazardous Air Pollutants (NESHAP). The certified asbestos inspection was completed by an Iowa licensed asbestos inspector that meets both NESHAP requirements, as well as the definition of an environmental professional, as contained in 40 CFR 312.10, as the certified asbestos inspector has the specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of ACM at this site. As the certified asbestos inspection is a complete and thorough inspection of the entire building structure, in accordance with NESHAP requirements, a sufficient level of assessment has been completed to characterize the site for ACM.

The cleanup activities will be conducted through the grant applicant's environmental professional, in compliance with federal NESHAP and delegated oversight for NESHAP compliance through the DNR. Cleanups for asbestos within building structures are not overseen through Iowa's voluntary cleanup program; rather, the existing, approved cleanup authority and oversight is already present through federal and state NESHAP program authority for this type of cleanup. This cleanup grant is key to providing the City with the resources needed to conduct the cleanup of the ACM hazardous materials, and they can then prepare the buildings for demolition, and ultimately, redevelopment.

The DNR has appreciated the opportunity to be a supportive partner for brownfield assessment, risk-review, and cleanup planning for these properties on 4<sup>th</sup> St. within the City of Clinton, and we support the cleanup plan presented within the city's application with the highest degree of endorsement.

Sincerely,

Mr. Mel Pins  
Iowa Brownfield Redevelopment Program

## **Narrative/Ranking Criteria for Cleanup Grants**

### **1 Project Area Description and Plans for Revitalization**

#### **IV.E.1.a Target Area and Brownfields**

##### **IV.E.1.a.i Overview of Brownfield Challenges and Description of Target Area**

The City of Clinton (City) is located on a bend in the Mississippi River at Iowa's easternmost point. It was established in 1857 and was one of the largest lumber-producing centers in the country during the second half of the 1800s. As the lumber supply diminished in the 1900s, heavy industries replaced timber production as the City's economic mainstay and included railroading, manufacturing (paper, plastics, and chemical products), and agricultural processing (particularly of corn). Beginning in the 1970s, these jobs began to disappear due to a decline in United States-based manufacturing stemming largely from overseas competition. Clinton has lost more than one-third of its manufacturing jobs since 1978 and almost 30% of its population since 1970. In the last 10 years, the City has suffered several major employment losses including Thomas and Betts (165 job losses in 2011), Evergreen Packaging (107 job losses in 2014), Target (79 job losses in 2015), TMK IPSCO (131 job losses in 2015 and 102 job losses in 2019), and Ashford University (400 job losses in 2016).

Urban decay has produced a negative emotional impact for the people of Clinton, resulting in a diminished sense of dignity and pride in their hometown. The contrast of elaborate cornices placed atop now vacant and collapsing commercial buildings during the days of plenty serve as constant reminders of "what was." The juxtaposition between Clinton's prosperous times and its present-day economic challenges is well illustrated by the current condition of the stately homes built by the old lumber barons of the 1800s. Once grand mansions are now ramshackle rooms for rent, having been chopped up over the years as pockets of run-down housing have infilled these formerly affluent neighborhoods. These factors have resulted in numerous brownfields challenges, including derelict commercial buildings, depressed residential neighborhoods, and a diminishing population. These brownfields challenges have exacerbated economic setbacks which, in turn, have had a negative impact on attracting and retaining businesses within the City. The reduction in jobs has resulted in a 40% lower median household income than the state and therefore, a smaller tax base for the City of Clinton to tackle brownfields sites alone. Lower incomes are associated with greater risk of adverse health effects which is demonstrated by a higher-than-average rate of heart disease, cancer, and disability among the citizens of Clinton.

The City of Clinton is determinedly charting a path forward to retain and increase its population, attract new businesses and homeowners, and to revitalize the downtown area as a local and regional draw. To that end, the City has acquired 193 properties within the past four years that have either been rehabilitated, sold, demolished, or donated to the local school district for reuse. The removal and/or reuse of these blighted and vacant residential and commercial properties is an important step in stabilizing the community. However, to effect lasting change in the City of Clinton, it will take significantly more resources than the City currently has access to. A key to revitalization is the demolition of the Proposed Brownfields Site which is a group of blighted buildings at the entrance to the downtown. This Cleanup Grant will allow Clinton to demolish the eyesore at the entrance of downtown that has plagued the area for more than a decade. Once complete, the area will be safe from squatters and falling bricks and will be more appealing to developers and businesses by relieving environmental concerns. Expected results of the Cleanup Grant implementation are increasing jobs, retaining and increasing the population; promoting healthy lifestyles by making the area safe for walking; and improving the despondency of residents by improving the overall appearance of the City.

The Target Area is identified as census tract number 19045000200 which is identified as disadvantaged. It is approximately 5.67 square miles in area and has a population of approximately 2,050 residents. It is bound by 8<sup>th</sup> Avenue South to the north, South 14<sup>th</sup> Street to the west, and the Mississippi River to the east and south.

##### **1.a.ii Description of the Proposed Brownfield Site(s)**

The Proposed Brownfields Site is located along Highway 30 (11<sup>th</sup> Avenue South) and is generally viewed as the entrance to downtown Clinton. It is in the northern portion of census tract number 19045000200. The Proposed Brownfields Site is bound to the east by South 4<sup>th</sup> Street, to the west by an alley and commercial property, 10<sup>th</sup>

Avenue South to the north, and 11<sup>th</sup> Avenue South (Highway 30) to the south. It is comprised of approximately 0.48 acres of land along two blocks (North Block and South Block) that is developed with three 2- and 3-story buildings. The buildings located on the North Block are addressed as 1002, 1004, and 1006 – 1008 South 4<sup>th</sup> Street and are connected by shared walls. The 1004 South 4<sup>th</sup> Street building is bounded by the buildings addressed 1002 and 1006 South 4<sup>th</sup> Street and shares common walls on the north and south sides. While the building addressed 1004 is owned by City of Clinton, it is not eligible for Brownfields funding due to lack of Due Diligence prior to its purchase. Therefore, it is not included in this application and the City plans to pay for the demolition of this building using City funds. The building addressed as 1010 – 1012 South 4<sup>th</sup> Street is located on the South Block.

On the North Block, the building located at 1002 South 4<sup>th</sup> Street is a 4,908 square foot, two-story brick building with a basement that was constructed in 1868. The building located at 1006 - 1008 South 4<sup>th</sup> Street is a 11,241 square foot, three-story brick building with a basement that was constructed in 1900. An alley south of the North Block is followed by the South Block. The building addressed as 1010 - 1012 South 4<sup>th</sup> Street is 12,444 square feet in area and is a three-story brick building with a basement that was constructed in 1912. From development through approximately 10 years ago, the buildings were used for retail purposes on the first floor and residential apartments on the second and third floors. Retail occupants have included a grocery, laundromat, hardware store, resale shop, upholstery store, furniture and antique store, used clothing store, offices, barber shop, drug store, restaurants, taverns, and a meeting hall.

The buildings are currently vacant and have been for up to a decade. They are in severe disrepair, having been unkept by former owners and illegally occupied by squatters and drug addicts for years. An engineer has determined that the buildings are structurally unsafe with sagging roofs and unstable floors. Bricks are commonly seen falling from the building onto the sidewalk. The building addressed as 1006 – 1008 South 4<sup>th</sup> Street has deteriorated such that there is a hole in the exterior wall larger than the size of a doorway where the bricks have fallen. Broken windows throughout the buildings on the second and third floors cannot be repaired due to lack of safe access because to the buildings. Rain and snow have entered the buildings for years through the windows and holes in the roofs. This has resulted in severe damage to the interiors and had made the flooring that remains unsafe to walk on. The three floors of the 1006 – 1008 South 4<sup>th</sup> Street building have collapsed in on themselves and all the contents of the building, including the floors, are laying in piles in the basement. Although the City of Clinton has boarded up doors and accessible windows, the buildings continue to be illegally occupied by squatters and drug addicts. The interior of the buildings is full of trash and debris. The illegal occupants have graffitied the walls, ripped out walls and windows, and have left trash and drug paraphernalia. The buildings are truly an eyesore and a danger to the community. Asbestos Containing Materials (ACM) are the primary contaminant at the Proposed Brownfields Site.

## **1.b Revitalization of the Target Area**

### **IV.E.1.b.i Reuse Strategy and Alignment with Revitalization Plans**

The Revitalization of the Proposed Brownfields Site and Target Area align with the City of Clinton 2032 Comprehensive Plan. Additionally, they support EPA's Fiscal Year (FY) 2022-2026 Strategic Plan, Goal 6 – Safeguard and Revitalize Communities, Objective 6.1 – Clean Up and Restore Land for Productive Uses and Health Communities of EPA's Strategic Plan. Clinton's plan includes a vision of a community that encourages healthy active living, promotes economic development and redevelopment, and preservation of existing housing stock. Economic development goals include promoting Clinton as a tourist attraction, reducing unemployment, achieving economic stability, and increasing the standard of living for all citizens. The public and project partners have been involved in the development of the reuse strategy by participating in several public meetings and a community wide survey.

The City of Clinton would like to demolish the ACM containing buildings identified as the Proposed Brownfields Site for the safety of the public, to remove an attractive nuisance, and to redevelop the area into a positive first impression of downtown. Options for reuse being considered include redevelopment with a commercial

building(s) and/or mixed-use building(s). These types of buildings and this reuse align with the City's plans to promote redevelopment and to increase the standard of living for citizens by removing the attractive nuisance and reducing crime in the area.

The Proposed Brownfields Site is included in a federally designated flood plain. However, the City of Clinton has a levee that helps mitigate flood water impacts to the City.

### **1.b.ii Outcomes and Benefits of Reuse Strategy**

The Cleanup funds will invigorate the economic potential of the City of Clinton by removing an eyesore at the entrance of the downtown area, reducing crime in the area, and encouraging development of the prominent part of the City as the gateway into downtown. A large vacant parcel of grassed land is adjacent to the Proposed Brownfields Site. The grassed parcel does not currently have development prospects because of the state of the Proposed Brownfields Site. The owner of this vacant parcel has indicated that they are open to development of the grassed land once the Proposed Brownfields Site has been revitalized. The Cleanup funds will enable the City to promote the goal of economic development and redevelopment by aiding in the use and reuse of existing infrastructure, making the area more attractive for developers, increasing quality of life for citizens, and increasing tourism. The funds will also remove the exposure to contaminants in an area of town with higher-than-average rates of exposure to particulate matter, air toxics, lead based paint (LBP), wastewater discharge, proximity to Risk Management Plan (RMP) facilities, low income, and low life expectancy.

The proposed project will not result in displacement of residents or businesses but will, instead, create new structures for businesses and/or residents.

## **1.c Strategy for Leveraging Resources**

### **1.c.i. Resources Needed for Site Characterization**

The City of Clinton has several resources to rely on if the Proposed Brownfields Site needs further characterization. As part of their EPA Brownfields Coalition Grant, ECIA has conducted several Phase I ESAs, ACM surveys, LBP surveys, and planning efforts in the City of Clinton over the past year. Should the site require further characterization, ECIA may be able to support this effort. The Targeted Brownfields Assessment (TBA) program and the Iowa Department of Natural Resources (IDNR) Brownfields program may also be contacted to assist with further assessment if needed. Finally, City funds may also be used in the unlikely event that the site requires further characterization.

### **1.c.ii. Resources Needed for Site Remediation**

As contamination other than ACM has not been identified at the Proposed Brownfields Site, remediation is not planned. An Iowa licensed engineer has inspected the buildings and has indicated they are in severe disrepair, are beyond the point of repair and are unsafe to enter. Therefore, it is unsafe to abate the ACM. Instead of discrete abatement, the buildings will be demolished, and the building materials and contents will be treated as Regulated Asbestos Containing Materials (RACM) and disposed as ACM at an approved landfill. Therefore, additional resources for remediation are not applicable as they are not anticipated to be needed for the project.

### **1.c.iii. Resources Needed for Site Reuse**

The projected cost for the RACM demolition is significantly higher than the City currently has the resources to fund, at \$816,408. Clinton has set aside \$316,408 of their general funds to complete the demolition of the Proposed Brownfields Site. The City has also set aside \$120,000 to demolish the building located at 1004 South 4<sup>th</sup> Street (not grant eligible due to lack of proper due diligence) as it is connected to the other buildings by shared walls and will also need to be demolished. A commitment letter from the City of Clinton is included as an attachment. If additional funds are needed beyond the Grant funds and the City of Clinton funds, the IDNR Brownfields program may also be contacted. The City of Clinton may also apply for ECIA's Brownfield Revolving Loan Fund (RLF) for additional funding.

## Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.c.i.) Assessment (1.c.ii.) Remediation (1.c.iii.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resources
City of Clinton	Remediation	Secured	\$316,408
IDNR Brownfields program	Remediation	Unsecured	Up to \$24,999
ECIA's Brownfield RLF	Remediation	Unsecured	Up to \$200,000
TBA program	Assessment	Unsecured	Site Assessment

### 1.c.iv. Use of Existing Infrastructure

The Proposed Brownfields Site and the Target Area that will be cleaned up under this grant will facilitate the use of existing infrastructure since they are fully serviced by roads, City utilities (water and sewer), electricity, natural gas, communications, and parks. This existing infrastructure will be utilized for redevelopment. Additional infrastructure needs are not anticipated at this time.

## IV.E.2 Community Need and Community Engagement

### IV.E.2.a Community Need

#### IV.E.2.a.i. The Community's Need for Funding

The City of Clinton has been limited in its ability to tackle Brownfields due to its small size and small tax base. The Proposed Brownfields Site is in a flood plain and properties located near Brownfield sites and flood plain areas have lower values and therefore have attracted lower income households. The median household income in Clinton is low at \$46,066, which is more than 40% lower than the state overall average of \$64,994. The Target Area median household income is even lower. Over 40% of the households in the Target Area make less than \$15,000 per year. These households in the Target Area have a household income that is over 100% less than the City of Clinton and 125% less than the state of Iowa. The population has decreased approximately 5% since 2010 and home ownership in Clinton is almost 3% lower than the state average. Approximately 40% of the houses are valued at less than \$100,000. There are 1,425 vacant houses in the City of Clinton, a number which has increased by over 6% since 2014. These factors limit the amount of general funds obtained from property taxes, in turn, limiting the City's capacity to address Brownfields sites without additional funding.

EPA funding will provide a multitude of benefits to the Target Area. These Brownfields are not only eyesores, but they also contribute to declining property values, crime, and have a negative impact on reinvestment. Because of the low-income base and low home values, the City is hamstrung in cleaning up and marketing the Proposed Brownfields Site. The redevelopment of the Target Area with its addition of new employment opportunities and affordable housing will help to stabilize and increase the population.

#### IV.E.2.a.ii. Threats to Sensitive Populations

##### IV.E.2.a.ii.1. Health or Welfare of Sensitive Populations

The City of Clinton has a high number of sensitive populations compared to the overall State of Iowa. The Target Area has an even higher number with a quarter of the population being people of color (compared to 13% of the City), 73% being low income (compared to 37% in the City), and 17.6% disabled (compared to 11.8% in Iowa). The tract associated with the Target Area is considered disadvantaged. The unemployment rate in the Target Area is 6%, which is higher than the state and federal averages. The percent of people in the Target Area without a high school diploma is 26%. The Target Area is in the 97% percentile for population without a higher education. Median household incomes are low in the City of Clinton; more than 40% lower than the state overall average. In the Target Area, over 70% of the households are considered low income, which is significantly higher than the city, state, and federal average. Over 40% of the households in the Target Area make less than \$15,000 per year.

These households in the Target Area have a household income that is over 100% less than the City of Clinton and 125% less than the state of Iowa.

With EPA funds, the City of Clinton will be able to redevelop the Target Area and create opportunities for the severely disadvantaged residents in this area, a historically underserved population. New businesses and new jobs in the area would aid in reducing poverty and in improving quality of life.

#### **IV.E.2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions**

The population of the Target Area is around 1,900 people or 0.0375% of the population in Iowa but is over the 90% percentile in the state for exposure to particulate matter, air toxics, LBP, wastewater discharge, and proximity to RMP facilities. Elevated cancer rates, heart disease, and asthma are found in the city and County. Clinton County's death rate from heart disease of 162.3 deaths per 100,000 is significantly higher than the state rate of 109.7 deaths per 100,000 and the nation's rate of 99.7 per 100,000. The incident rate of cancer in Clinton County is also much higher than average of 522 per 100,000 vs. 484 per 100,000 in the state. The percent of adults with asthma in Clinton County is 19.6% which is much higher than the state average of 9.1%. A 165-megawatt coal-fired power plant operated in the City of Clinton from 1947 through 2015 when it was converted to natural gas. Fine particle pollution from the coal-fired power plants consists of a complex mixture of soot, heavy metals, sulfur dioxide, and nitrogen oxides. Health effects attributable to fine particle pollution from coal-fired power plants are especially severe among the elderly, children, and those with respiratory disease. The former coal-fired plant, located less than 2.75-miles from the Target Area, may have contributed to higher-than-average asthma rates, exposure to particulate matter, and air toxics in the Target Area. Because the buildings in the Proposed Brownfields Site have exposed ACM, the Cleanup Grant would remove another potential source of air pollution. This would enable the City to address environmental issues at the Proposed Brownfields Site and reduce incidents of disease.

Over 80% of the houses in the Target Area were constructed before 1950, increasing potential exposure to ACM and LBP. The Target Area is also above the 90th percentile for risk of heart disease and low life expectancy. This sensitive population that is largely uninsured and/or underinsured suffers more health impacts than those who have insurance. Approximately 6.5% of citizens in Clinton are without healthcare coverage compared to 4.7% in Iowa overall. According to the Community Health Needs Assessment for Clinton for FY 2022 – 2024, Clinton also lacks an adequate number of care providers. Iowa has one primary care provider for every 1,360 residents. Clinton County has a much higher ratio of residents to providers of 1,840 to one. The blighted Target Area deters providers from moving to the area. Funding would assist with assessment and revitalization of the downtown to attract providers, provide safe housing, and to promote a healthy lifestyle.

#### **IV.E.2.a.ii.3. Promoting Environmental Justice**

The City of Clinton is committed to promoting environmental justice and the Assessment funds will provide the means to change the future of the Target Area. The highest population of people of color and low-income citizens in Clinton reside in the Target Area. Over 70% of the households are considered low income with 40% of the households making less than \$15,000 per year. These households in the Target Area have a household income that is over 100% less than the City of Clinton and 125% less than the state of Iowa. The redevelopment of the Target Area would reduce the blight of the area, attract new businesses, and create new jobs, which is desperately needed to provide residents a pathway out of poverty. The improved appearance of the area and influx of jobs would encourage citizens to stay in Clinton and would attract new citizens, care providers, and tourists. The ratio of care providers to patients is higher than average and results in less access to care for the people that need it most. The residents in the Target Area have lower life expectancy rates and higher rates heart disease and cancer. Cleanup funds will allow the City to remove the unattractive and dangerous buildings that are affecting the health of its citizens. Once removed, plans can be developed and executed to remedy health and economically-driven issues that have plagued disadvantaged people in the City for generations.



For over 165 years, the citizens of Clinton have been hard at work in the difficult lumber and manufacturing industries that were once the beating heart of this country's economy. These booming industries created a town that was vibrant and prosperous on the banks of the Mississippi River. Over the last 50 years, the jobs have dried up and blight has overtaken the City. Lower incomes, higher health risks, and an overall lower quality of life are the result. Clintonians contributed to this country in physically demanding jobs that helped to grow the United States into the global leader of today. They are a community who helped to build this country, and now they are in need of assistance to build back a community of their own. The Cleanup Grant will help to give that pride of place back to them.

#### IV.E.2.b Community Engagement

##### 2.b.i. and 2.b.ii Project Involvement and Project Roles

Name of entity, organization, or group	Point of Contact (Name, Email and Phone)	Specific Involvement in the Project or Assistance Provided
Downtown Clinton Alliance	Karen Rowell, <a href="mailto:downtownclintonia@gmail.com">downtownclintonia@gmail.com</a> ; 563-321-2165	Provide input and advise local businesses and residents, conduct outreach, and community engagement
Neighborhood Improvement Committee	Cyara Peterson, <a href="mailto:Cyarapeterson@gmail.com">Cyarapeterson@gmail.com</a> ; 563-503-4402	Provide input and advise local businesses and residents, conduct outreach, and community engagement
Grow Clinton	Andy Sokolovich, <a href="mailto:asokolovich@growclinton.com">asokolovich@growclinton.com</a> ; 563-242-5702	Support with outreach and community engagement and aid in seeking and providing leveraging support.
Kansas State University's Technical Assistance to Brownfields (KSU-TAB)	Jennifer Clancey, <a href="mailto:jclancey@ksu.edu">jclancey@ksu.edu</a> ; 785-532-0782	Technical support-Brownfields training, facilitating, and planning assistance.
ECIA Brownfields Coalition	Dawn Danielson, <a href="mailto:ddanielson@ecia.org">ddanielson@ecia.org</a> ; 563-690-5772	Input/advisor, conduct outreach, community engagement, and aid in leveraging additional resources
Iowa Economic Development Authority	Daniel Hansen, <a href="mailto:daneil.hansen@iowaeda.com">daneil.hansen@iowaeda.com</a> ; 515-348-6212; Nicole Hansen, <a href="mailto:cdbg@iowaeda.com">cdbg@iowaeda.com</a> , 515-348-6215	Advisor on historic preservation tax credit program and assistance with Target Area revitalization project.
Iowa Department of Natural Resources	Mel Pins, <a href="mailto:mel.pins@dnr.iowa.gov">mel.pins@dnr.iowa.gov</a> ; 515-725-8344	Technical Support-DNR Brownfields services and technical expertise.
Clinton Community College	Brian Kelly, Ed.D., <a href="mailto:bekelly@eicc.edu">bekelly@eicc.edu</a> ; 563-244-7027	Aid with community engagement and outreach regarding reuse plans.

The Project Partners have pledged to explore opportunities to leverage resources and support the Target Area redevelopment. The City of Clinton will partner with others, including developers, lenders, nonprofits, historic preservation society, community organizations, the Clinton Chamber of Commerce, citizens, and property owners to implement the project.

##### IV.E.2.b.iii Incorporating Community Input

The City of Clinton recognizes that the role of community input is vital for project success. To facilitate project success, a Steering Committee will be created to aid in planning for the area. Members of this committee may include city officials, Grow Clinton, community organizations, nonprofits, local citizens, local business owners, developers, and bankers. The city will meet with these groups initially and at least semi-annually thereafter until

the project is complete. Public meetings will be held within the Target Area and community members will be invited to participate in planning to determine highest and best use of the Proposed Brownfield Site. As an alternative to in-person meetings, the public meetings will also be offered via zoom or other interactive online tools for citizens to participate. Public input will be solicited in these meetings and discussed and considered during Steering Committee meetings. Responses to public comments will be discussed at future meetings and posted on the City’s website. The local newspaper, flyers, newsletter mailings, online tools, and other communication methods will be used by the City of Clinton to send and receive information. The City of Clinton’s website and social media will provide updates on project progress and promote engagement opportunities.

### IV.E.3 Task Descriptions, Cost Estimates, and Measuring Progress

#### IV.E.3.a Proposed Cleanup Plan

Based on previous investigations at the Proposed Brownfields Site, the building materials of the structures are contaminated with ACM. To eliminate risk at the Proposed Brownfields Site from ACM, the proposed cleanup plan consists of demolition of the buildings without discrete abatement. Based on the structurally unsound nature of the buildings, this plan is the safest and most effective way of removing the ACM from the Proposed Brownfields Site. A Cleanup Plan/RACM Demolition Plan will be created that details activities required. The plan will include items such as the site conditions, protective measures to be taken during demolition, worker training requirements, regulations, worker protections, a Site-Specific Sampling Plan (SSAP) detailing air monitoring and sampling procedures, transportation of the RACM, and an example waste disposal manifest. After the Cleanup Plan/ RACM Demolition Plan has been approved by the EPA, the buildings will be demolished, and the materials will be disposed of as RACM as indicated in the Cleanup Plan/ RACM Demolition Plan. The tasks needed to complete the proposed Cleanup Plan/ RACM Demolition Plan are below.

#### IV.E.3.b Description of Tasks/Activities and Outputs

##### IV.E.3.b.i. Project Implementation

<b>Task/Activity:</b> Cooperative Agreement Oversight
<b>i. Project Implementation:</b> <ul style="list-style-type: none"> <li><b>EPA-funded tasks/activities:</b> The task includes management of the grant by the project manager and a consultant. The City of Clinton will assure compliance with administrative and reporting requirements. Tasks include competitively procuring a Qualified Environmental Professional (QEP), competitively procuring an Iowa licensed abatement removal contractor, contracting and oversight, coordination with regulators and Steering committee, coordinating planning meetings, preparation of Workplan, preparation of Quality Assurance Project Plan (QAPP), Workplan, and finalization of Analysis of Brownfield Cleanup Alternatives (ABCA), completing program requirements such as quarterly reports, EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and annual MBE/WBE and financial reports.</li> <li><b>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</b> N/A</li> </ul>
<b>ii. Anticipated Project Schedule:</b> Ongoing throughout the grant period. The QEP will be procured within the first quarter after award. A demolition contractor with an Iowa Asbestos Contractor Permit will be procured by the third quarter after award or after the Workplan and QAPP have been approved by the EPA. Quarterly reports and financial reports will be prepared quarterly. ACRES will be updated throughout the grant. Semi-annually or more frequently as needed, the Steering committee will meet, and planning meetings will be conducted. Annually, financial and MBE/WBE reports will be prepared.
<b>iii. Task/Activity Lead:</b> Ms. Tammy Johnson, City of Clinton Community Development Director
<b>iv. Outputs:</b> QEP contract, contract with a demolition contractor with an Iowa Asbestos Contractor Permit, approved Workplan, approved QAPP, approved ABCA, quarterly reports, ACRES updated, annual DBE reports, financial reports, project close out report, and a minimum of four steering committee meetings with minutes.

<b>Task/Activity:</b> Community Engagement
<b>i. Project Implementation:</b> <ul style="list-style-type: none"> <li><b>EPA-funded tasks/activities:</b> A Steering committee will be created to oversee and support the grant activities. The City of Clinton and/or the QEP will lead public community meetings to engage community members in planning activities. KTAB may provide assistance with planning of meetings. Proposed activities include a meeting to gather input, market analysis to identify the prospects for development in the Target Area, and a land use plan.</li> <li><b>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</b> N/A</li> </ul>
<b>ii. Anticipated Project Schedule:</b> The Steering committee will be created in the first quarter after award. Community meetings will be conducted throughout the grant to engage the public in reuse and planning efforts.
<b>iii. Task/Activity Lead:</b> Ms. Tammy Johnson, City of Clinton Community Development Director
<b>iv. Outputs:</b> Steering committee and steering committee meetings with minutes and community planning meetings with minutes.

<b>Task/Activity:</b> Cleanup Plan/RACM Demolition Plan and SSAP
<b>i. Project Implementation:</b> <ul style="list-style-type: none"> <li><b>EPA-funded tasks/activities:</b> The QEP will prepare a Cleanup Plan/RACM Demolition Plan. The RACM Demolition Plan will include such items as the site conditions, protective measures to be taken during demolition, worker training requirements, regulations, worker protections, air monitoring and sampling, transportation of the RACM, and an example waste disposal manifest. The Workplan/RACM Demolition Plan will be submitted to the EPA for review and approval. A SSAP will be prepared to describe the procedures to be used during the air sampling during the demolition. The SSAP will be submitted to EPA review and approval.</li> <li><b>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</b> N/A</li> </ul>
<b>ii. Anticipated Project Schedule:</b> The Cleanup Plan will be prepared by the second quarter after award.
<b>iii. Task/Activity Lead:</b> Ms. Tammy Johnson, City of Clinton Community Development Director and QEP
<b>iv. Outputs:</b> Cleanup Plan and EPA approval of Cleanup Plan.

<b>Task/Activity:</b> Cleanup Activities
<b>i. Project Implementation:</b> <ul style="list-style-type: none"> <li><b>EPA-funded tasks/activities:</b> The City of Clinton, the QEP, and the demolition contractor with an Iowa Asbestos Contractor Permit will obtain local, county, and state permits necessary to complete the demolition. The demolition contractor with an Iowa Asbestos Contractor Permit will complete the demolition in accordance with the Cleanup Plan. The QEP will conduct air monitoring activities during the demolition. The RACM will be transported with waste manifests to a landfill permitted to accept the ACM waste. A report will be prepared that summarizes the work conducted and submitted to EPA for review and approval.</li> <li><b>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</b> N/A</li> </ul>
<b>ii. Anticipated Project Schedule:</b> The Cleanup Activities are anticipated to be conducted within one year of award pending EPA approval of the Cleanup Plan, permits, and contractor availability, and weather considerations.
<b>iii. Task/Activity Lead:</b> Ms. Tammy Johnson, City of Clinton Community Development Director, QEP, and demolition contractor with an Iowa Asbestos Contractor Permit
<b>iv. Outputs:</b> Buildings removed and close-out report.

#### IV.E.3.c. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Task 1 - Cooperative Agreement Oversight	Task 2 - Community Engagement	Task 3 - Cleanup Plan/RACM Demolition Plan	Task 4 - Cleanup Activities	
Direct Costs	Personnel	\$9,000	\$6,000	\$1,200	\$3,000	\$19,200
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$2,000	\$0	\$0	\$2,000
	Contractual	\$57,000	\$14,000	\$22,000	\$702,208	\$795,208
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$66,000	\$22,000	\$23,200	\$705,208	\$816,408
Indirect Costs		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b> (Total Direct Costs + Indirect Costs)		\$66,000	\$22,000	\$23,200	\$705,208	\$816,408

**Task 1:** Cooperative Agreement Oversight (\$63,000) - Personnel costs: 300 hours at an average rate of \$30 per hour = \$9,000; Contractual/Consultant: 300 hours at \$140/hour = \$42,000, Workplan estimated at \$5,000, QAPP estimated at \$7,500, and finalization of ABCA estimated at \$2,500.

**Task 2:** Community Engagement (\$42,000) - Personnel costs: 200 hours at an average rate of \$30 per hour = \$6,000; Supplies: copies, materials, fliers, newspaper ads = \$2,000; Contractual/Consultant: estimated at 100 hours at \$140/hour = \$14,000.

**Task 3:** Cleanup Plan/RACM Demolition Plan (\$23,200) - Personnel costs: 40 hours at an average rate of \$30 per hour = \$1,200; Contractual/Consultant: Cleanup Plan/RACM Demolition Plan = estimated at \$15,500 and SSAP estimated at \$6,500.

**Task 4:** Cleanup Activities (\$705,208) - Personnel costs: 100 hours at an average rate of \$30 per hour = \$3,000 to coordinate with QEP and asbestos contractor and oversee demolition; Contractual/Consultant: demolition contractor = \$652,208, air sampling and demolition oversight by QEP = \$40,000; close out report, estimated at \$10,000.

#### IV.E.3.d. Measuring Environmental Results

A workplan, to be approved by the EPA, will guide the City of Clinton in establishing results. Progress will be evaluated based on milestones identified in the workplan. The workplan will include each task, activities related to each task, who will be completing the activities, and a timeline for completion. This will provide safeguards that grant funds are expended in a timely and efficient manner. Outcomes and achievements will be reported quarterly to the EPA through ACRES, to the public through the City of Clinton website, and to partners in Steering committee meetings.

#### IV.E.4 Programmatic Capability and Past Performance

##### IV.E.4.a, IV.E.4.a.i., and IV.E.4.a.ii. Programmatic Capability, Organizational Structure, and Description of Key Staff

The City of Clinton has a long track record of successfully managing community projects. City personnel have experience in administering government grants and combined experience including planning, development, and economic development of over 50 years. Ms. Tammy Johnson, the City's Community Development Director, has over 17 years' experience and will lead the project as the project manager. Her areas of expertise include budget

monitoring, contract execution, overall project control, public outreach, and shared problem solving. She will be the liaison between the EPA and the City of Clinton and will be responsible for administrative and reporting requirements of the cooperative agreement. Tammy will be supported by qualified staff including the City Administrator, the City Engineer, City Clerk, Information Technology, the City Attorney, and the QEP.

#### **IV.E.4.a.iii. Acquiring Additional Resources**

The City of Clinton will hire qualified contractors to help support community engagement, prepare the Workplan, QAPP, Cleanup Plan/RACM Demolition Plan, conduct the cleanup and prepare close out documentation. These services will be solicited using the City's purchasing policy. The City's procedures for procurement include seeking statements of qualifications and price and approval by the City Council. The City of Clinton will rely on the IDNR to provide technical assistance and review of assessments. KTAB may be used for community outreach.

#### **IV.E.4.b. Past Performance and Accomplishments**

##### **IV.E.4.b.i Currently Has or Previously Received an EPA Brownfields Grant**

##### **IV.E.4.b.i.1 and IV.E.4.b.i.2. Accomplishments and Compliance with Grant Requirements**

The City of Clinton received grants from the EPA beginning with an EPA Pilot Grant in 1998 through 2008 when two Cleanup Grants and an Assessment grant were awarded. The grants were used on the Liberty Square area of Clinton which is a 220-acre area located within a state-designated enterprise zone. It included a 40-acre rail yard, a solid waste transfer station, and former retail and manufacturing facilities. The area contained several hundred thousand square feet of abandoned and unused building space. Fear of environmental contamination hindered development of the area and on adjacent properties. The Liberty Square area has been assessed, remediated, and is now green space and two separate, three-lane one-way roads alleviating environmental contamination and traffic congestion. The area is now open for commercial development thanks to the previous grants received.

As indicated above, the three most recent Grants awarded to the City of Clinton were in 2008. An Assessment Grant for \$200,000 and two Cleanup Grants totaling \$400,000 (\$200,000 for hazardous materials and \$200,000 for petroleum). The Assessment Grant (BF98798001) was awarded to assess properties in Liberty Square. Accomplishments achieved under the grant included coordination and integration with other City projects in Liberty Square, assisting EPA and IDNR with eligibility determinations, obtaining property access agreements, conducting 19 Phase I ESAs and nine Phase II ESAs, and health monitoring. The City expended \$181,325 of the \$200,000 awarded. Minor modifications were made to the task budgets to accommodate actual activities.

The Petroleum Cleanup Grant (BF98798201) and Hazardous Materials Cleanup Grant (BF98798101) were awarded to cleanup properties in the Liberty Square area of Clinton including the Benson Oil Company property, the Jetter Hauling Service Company, and the Hawkeye Disposal site. The Benson Oil Company was a former bulk storage facility, wooden pallet recycling operation, and automotive restoration business. The Jetter Hauling Service Company and the Hawkeye Disposal property were former solid waste transfer stations. Accomplishments achieved under the grants included: enrolling the properties into the LRP; a consultant was contracted; four meetings with the public were held; meetings with IDNR and EPA were held; 15 quarterly reports were provided to the EPA; a QAPP was prepared; a Phase I ESA and update were conducted; two Phase II ESAs were conducted; excavation and disposal of saturated soils along with confirmation sampling was conducted; backfill, compaction, and seeding of the excavation area; a Response Action Completion report was completed; and a final report was completed. The IDNR has requested three groundwater wells be installed at the Benson Oil Company and quarterly monitoring be conducted for two years. The City expended \$192,364 of the \$200,000 of the Petroleum Cleanup Grant and \$99,316 of the \$200,000 of the Hazardous Materials Cleanup Grant. In 2017, the IDNR indicated that the properties have been appropriately addressed. Minor modifications were made to the task budgets to accommodate actual activities. Clinton also satisfied their 20% match requirement.

The outcomes were not reported in ACRES at the time as it was not in use. Instead, quarterly reports were submitted to the EPA. ACRES has since been updated.

## **Threshold Criteria for Cleanup Grants**

### **III.B.1 Applicant Eligibility**

I affirm that my organization is a city, town, or county and therefore, eligible to apply for this assessment grant.

### **III.B.2 Previously Awarded Cleanup Grants**

I affirm that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

### **III.B.3 Expenditure of Existing Multipurpose Grant Funds**

I affirm that my organization does not have an active EPA Brownfields Multipurpose Grant.

### **III.B.4 Site Ownership**

The City of Clinton is the sole owner of the Proposed Brownfields Site.

### **III.B.5 Basic Site Information**

The Proposed Brownfields Site is referred to as the South 4<sup>th</sup> Street property and is addressed as 1002, 1006 – 1008, and 1010 - 1012 South 4<sup>th</sup> Street in Clinton, Clinton County, Iowa 52732. The City of Clinton is the owner of the property.

### **III.B.6 Status and History of Contamination at the Site**

The Proposed Brownfields Site is contaminated by hazardous substances in the form of ACM. It consists of three 2- and 3-story buildings constructed between 1868 and 1912 that were used for retail purposes on the first floor and residential apartments on the second and third floors. Retail occupants have included a grocery, laundromat, hardware store, resale shop, upholstery store, furniture and antique store, used clothing store, offices, barber shop, drug store, restaurants, taverns, and a meeting hall. The buildings are currently vacant and have been for up to a decade. They are in disrepair, having been occupied by squatters for years, and are structurally unsafe with sagging roofs and unstable floors. The environmental concern at the Proposed Brownfields Site is ACM in building materials that were used in construction.

### **III.B.7 Brownfields Site Definition**

The Proposed Brownfields Site would be considered a Brownfields Site in accordance with CERCLA §101(39) as it is a commercial and residential property where the expansion and reuse is complicated by the presence of ACM. It is not listed or proposed for listing on the National Priorities List; not subject to a unilateral administrative order, court order, administrative order on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and not subject to the jurisdiction, custody, or control of the United States government.

### **III.B.8 Environmental Assessment Required for Cleanup Applications**

Several investigations have been conducted at the Proposed Brownfields Site from 2017 through 2022. A Phase I ESA for the property located at 1006 South 4<sup>th</sup> Street was conducted by Impact 7G dated February 3, 2017. The report indicated that the building was constructed in approximately 1900 and was formerly used as commercial on the first floor and residences on the second and third floors. Recognized environmental conditions (RECs) were not identified. Non-ASTM considerations were also noted and included the possible presence of ACM and LBP based on the age of the buildings.

A Phase I ESA was conducted for the properties located at 1000 – 1004 South 4<sup>th</sup> Street by Impact 7G dated February 28, 2018. The 1000 South 4<sup>th</sup> Street building is privately owned and not included in this application and is therefore not included in this discussion. While the building addressed 1004 is owned by City of Clinton, it is not eligible for Brownfields funding due to lack of Due Diligence prior to its purchase. Therefore, it is not included in this application and the City plans to pay for the demolition of this building using City funds. The report indicated that the building was constructed in 1868 and was formerly used as commercial on the first floor and residences on the second floor. RECs were identified and included: 1) A vent pipe was observed in the basement

of 1000 South 4<sup>th</sup> Street and was presumed to be a former heating oil underground storage tank (UST); 2) a brick lined cistern was identified in the basement of the 1000 South 4<sup>th</sup> Street building; and 3) the adjacent property to the west was occupied by an auto repair shop from 1987-1992. Non-ASTM considerations were also noted and included the possible presence of ACM and LBP based on the age of the buildings.

A Phase II ESA was conducted at the Proposed Brownfields Site in 2018 under ECIA's Brownfields Assessment Grant. The report, dated December 12, 2018, detailed the investigation. Five soil borings were advanced and soil samples were collected for analysis of Resource Conservation and Recovery Act (RCRA) Metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and total extractable hydrocarbons (TEH). Groundwater samples were not collected due to lack of water volume. The analytical results were compared to the Iowa Administrative Code (IAC) 567 Chapter 137: Iowa Land Recycling Program and Response Action standards. The soil samples did not contain contaminants of concern above the Iowa Statewide Standards (SWS) and/or above the laboratory detection limit. Based on the analytical results, further action was not recommended.

An Asbestos Inspection Report was prepared by Environmental Management Services of Iowa, Inc. for the buildings located at 1010 – 1012 South 4<sup>th</sup> Street detailing an ACM inspection that was conducted on April 29, 2022. The report identified roofing materials, floor tile, and linoleum in the Site building as ACM. The south and southwest portions of the second and third floors were not able to be inspected due to severe deterioration of the structure. The report concluded the Site building would need to be demolished as a RACM project by a demolition contractor with an Iowa Asbestos Contractor Permit.

A Phase I ESA was conducted for the properties located at 1010 - 1012 South 4<sup>th</sup> Street by Blackstone dated August 12, 2022. The report indicated the property was developed with a three-story building constructed in 1912. RECs were not identified. Non-ASTM considerations were also noted and included the presence of ACM and possible LBP. Removal of ACM prior to demolition or disposal of building materials as regulated RACM was recommended.

On September 23, 2022, Willett Hofmann & Associates, Inc. prepared letter reports for the buildings located at 1002, 1006 – 1008, and 1010- 1012 South 4<sup>th</sup> Street, indicating that an Iowa licensed engineer had inspected the buildings to provide recommendations to whether the buildings at the Proposed Brownfields Site are safe to enter for asbestos mitigation. The engineer indicated that the buildings were in severe disrepair, were beyond the point of repair, and are unsafe to enter.

### **III.B.9 Site Characterization**

Permitting to remove ACM and/or disposal of building materials as RACM is required by IDNR. However, ACM removal and/or disposal of building materials as RACM is not regulated under the IDNR Land Recycling program. Therefore, the Proposed Brownfields Site will not be entered into the LRP. Please find the attached a letter dated November 10, 2022 from the IDNR indicating why the Proposed Brownfields Site will not be entered into the LRP.

An Environmental Professional, as defined in 40 CFR§312.10, has certified that based on the previous investigations at the Proposed Brownfields Site, that there is a sufficient level of site characterization for the remediation work to begin on the site.

### **III.B.10 Enforcement or Other Actions**

The City of Clinton affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the Proposed Brownfields Site for which Brownfields Grant funding is sought.

### **III.B.11 Sites Requiring a Property-Specific Determination**

The City of Clinton affirms that a Property-Specific Determination is not needed.

### III.B.12 Threshold Criteria Related to CERCLA/Petroleum Liability

#### III.B.12.a Property Eligibility - Hazardous Substance Sites

##### III.B.12.a.i Exemptions to CERCLA Liability

##### III.B.12.a.i.3 Property Acquired Under Certain Circumstances by Units of State and Local Government

The City of Clinton is exempt from CERCLA liability for the Proposed Brownfields Site as the titles to the properties were obtained through virtue of its function as sovereign. The table below details the type of acquisition, date acquired, and how acquired for each address.

Address	Date Acquired	Acquired From	How Acquired	Phase I ESA conducted prior to acquisition?
1002 South 4 <sup>th</sup> Street	August 15, 2019	JP Rental Development LLC	Tax delinquency sale	February 2018
1006 – 1008 South 4 <sup>th</sup> Street	September 10, 2021	Knight Richard L & Elizabeth N & Widener Donald G	Iowa Code 657A – Abandoned or Unsafe Buildings	No
1010 – 1012 South 4 <sup>th</sup> Street	August 14, 2019	Ten Ten Incorporated	Tax delinquency sale	No

The City of Clinton's process for acquiring the addresses above through tax delinquency sales included multiple steps which are detailed as follows. The property taxes on each property were unpaid, and the Clinton County Treasurer's office placed the properties up for tax sale. The properties went to tax sale twice in two years and did not receive bids either time. After the second year of no bids, the tax sale certificates became held by Clinton County. A County held property does not continue to go up for tax sale after that and the properties generally continue to sit with no real estate taxes being paid. In an effort to remediate blighted and nuisance properties, the City requested that the County be willing to assign the County-held tax certificate on the properties to the City. Once the County was agreeable, the City had a waiting period of nine months before they started the assignment process. The assignment process included notifying the property owner again and providing one last time for the property owner to redeem the outstanding taxes and fees, etc. The owners of the property did not redeem, and therefore the City was then awarded title via tax certificate assignment. Outside of the legal fees to complete this process, the City did not pay the property owner anything for the properties. The property owners were nowhere to be found and had abandoned the properties.

In order to assess if a property is an abandoned or unsafe building under Iowa Code 657A – Abandoned or Unsafe Buildings, the City of Clinton has established the following list of criteria.

- Property taxes or special assessments delinquent
- No utilities
- The building has been unoccupied for at least six months
- Building is unfit for human habitation
- Building does not meet City building codes as being fit for human habitation
- Is the building exposed to the elements such that deterioration of the building is occurring?
- Has the building been secured/boarded up from unauthorized entry?
- Has there been past efforts to rehabilitate the property and grounds?
- Have those claiming an interest in the property, prior to the filing of the petition, demonstrated a good faith effort to restore the property to productive use?
- Is there a presence of vermin, accumulation of debris, and uncut vegetation?
- Has there been effort on the part of the City of Clinton to maintain the building and grounds?
- Has there been past and or current compliance with orders of the local housing or building code official?



The property does not have to meet all the above criteria. If some of the criteria are met, the City submits an application with supporting documents of the criteria above that were met and include photos of the property. Once it is determined the property meets the criteria and it is decided by Community Development Director and Administration that this is a property that we need to proceed with 657A, all supporting documents are sent to the Legal Department which then starts the Petition in district court. The owners of the property (banks, tax cert company as well) are notified by certified mail that the City has filed a petition to acquire the title to the property. They can appeal the petition and have a court hearing, or they can ignore the petition and then the court decides if the property meets the criteria. If so, the title to the property is issued to the City. Clinton County has to agree to the City taking title, all tax liens are released, and the City of Clinton obtains the title. Outside of the legal fees to complete this process, the City does not pay the property owner anything for the properties.

The contaminant of concern at the Proposed Brownfields Site is asbestos, which was part of the original building materials. The City of Clinton did not cause or contribute to the presence of ACM at the Proposed Brownfields Site. As the hazardous substances at the Proposed Brownfields Site is ACM and ACM abatement has not occurred, disposal of hazardous substances has not occurred at the site. Since acquisition of the Proposed Brownfields Site, the City has secured the buildings by boarding windows and doors to prevent squatters from inhabiting the buildings and potentially disturbing ACM. The City of Clinton has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

### **III.B.13 Cleanup Authority and Oversight Structure**

#### **III.B.13.a Cleanup Oversight**

The cleanup of the Proposed Brownfields Site will consist of removing the buildings as RACM. The City of Clinton will contract with a demolition contractor with an Iowa Asbestos Contractor Permit and a QEP to oversee the demolition. These services will be solicited using the City of Clinton's purchasing policy. The City of Clinton's procedures for procurement include seeking statements of qualifications and price and approval by the City Council. The contractors with the technical expertise to conduct and oversee the cleanup will be obtained prior to cleanup activities.

Laws and regulations that are applicable to the cleanup include EPA 40 CFR 61 Subparts A and M, National Emissions Standards for Hazardous Air Pollutants (NESHAP), Occupational Safety and Health Administration (OSHA) regulations under 29 CFR 1910 and 1926, and IDNR. Permitting to remove ACM and/or disposal of building materials as RACM is required by IDNR. However, ACM removal and/or disposal of building materials as RACM is not regulated under the Iowa Land Recycling program (LRP; Iowa's voluntary cleanup program) and has therefore not been entered into the LRP.

#### **III.B.13.b Access to Adjacent Properties**

Access to adjacent properties is not anticipated during cleanup.

### **III.B.14 Community Notification**

#### **III.B.14.a Draft Analysis of Brownfields Cleanup Alternatives**

A Draft ABCA has been completed for the Proposed Brownfields Site and is attached. The Draft ABCA is also located on the City of Clinton's website ([http://www.cityofclintoniowa.us/departments/Engineering/1000\\_block\\_south\\_4th\\_street\\_revitalization.php](http://www.cityofclintoniowa.us/departments/Engineering/1000_block_south_4th_street_revitalization.php)).

#### **III.B.14.b Community Notification Ad**

The City of Clinton published a notice in the Clinton Herald on October 8, 2022, indicating their intention to submit applications for this Cleanup Grant. The notice indicated the copy of the application and the Draft ABCA is available on the City's website or through the City of Clinton; that comments are encouraged; comments could be received by the City through email, the City's website, or in the public meeting; and a public meeting to discuss the Cleanup Grant Application was to be held on October 19, 2022 at 5:30pm in City Hall. Flyers were also sent by the City of Clinton to 70 properties (residences and businesses) located in the area of the Proposed Brownfields

Site. The flyer was also posted on the City's website and Facebook page (<https://cityofclintoniowa.civicweb.net/Portal/MeetingInformation.aspx?Id=3264> and <https://www.facebook.com/ChooseClintonIowa/>).

### III.B.14.c Public Meeting

The City of Clinton held a public meeting to discuss the Cleanup Grant Application on October 19, 2022, at 5:30pm in City Hall. The meeting was attended by 11 residents in person and was viewed online by 24 residents (<https://www.youtube.com/watch?v=XjnJHCIEqRk>). The meeting presented information on what a Brownfields is, that the City is planning to apply for a Cleanup Grant, the history and environmental concerns at the Proposed Brownfields Site, and the Draft ABCA. The residents were very engaged, and the majority of the meeting was spent discussing opportunities at the Proposed Brownfields Site, challenges to the redevelopment, and answering questions about the project. A summary of several of comments received, and the City of Clinton's responses are below:

Comments/Questions from the Public	City of Clinton's Responses
Is there a way to soften the corner (South 4 <sup>th</sup> Street and Highway 30) for truck traffic?	The City of Clinton would need to discuss the project with Iowa Department of Transportation as one of the roads (Highway 30) is under their jurisdiction.
Is the Hy-Vee's green space being marketed? (referring to vacant grassed land adjacent to the east of the Proposed Brownfields Site)	The City has been told Hy-Vee has stopped marketing the greenspace and at this time has no plans to sell. They want a clear line of sight to their store from the intersection. But with Smithy's being down there is a very large site path to their store. Maybe we leave our side of 4 <sup>th</sup> street green space and see about Hy-Vee selling theirs.
What about the 400 block of 11 <sup>th</sup> Avenue South as you come around the corner from this location?	The City will be looking into this block as well in the future as we move forward into the process of the South 4 <sup>th</sup> Street project.
What if the City is not successful in obtaining the grant?	City could look at taking the buildings down with tax dollars or take them down one at a time. City would apply the following year and try again.
Could we memorialize South Clinton neighborhood that is no more, and this was the entryway to South Clinton?	The City of Clinton can certainly look at doing something.
Can we look at when we develop this area look at crime protection through environmental design (CPTED)?	Crime is high in this area, had gotten better with several of the duplexes and other residential buildings that have been demolished.
Since this is a high visible area what can we do to get it noticed and show we are moving ahead and give a WOW factor? Something modern eye catching something that says Clinton.	Maybe a new version of what was here or is here now and bringing in new modern with commercial on the bottom floors and residential on the top.

In addition to the public meeting, a survey about the Proposed Brownfields Site was published and was available at the meeting and online. The survey was published to further engage the public about the project and it was answered by 122 residents. A summary of questions, the top three responses, and additional comments are below:

#### 1) What elements do you believe should be included in a design for the Proposed Brownfields Site?

Responses	Comments
• Restaurants – 59.50%	• Something that generates tax revenue for our community

<ul style="list-style-type: none"> <li>• <i>Shopping – 53.72%</i></li> <li>• <i>Greenspace – 48.76%</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Combination of business/shopping/restaurants. No housing</i></li> <li>• <i>Bar, entertainment</i></li> </ul>
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2) Are there any issues you would like to see addressed on the site or in the surrounding area?

Responses	Comments
<ul style="list-style-type: none"> <li>• <i>Safety – 57.98%</i></li> <li>• <i>Parking – 47.06%</i></li> <li>• <i>Lighting – 35.29%</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Tear down the city's eyesore</i></li> <li>• <i>Just sad it's deteriorated to such a point</i></li> <li>• <i>Petty theft and criminals</i></li> </ul>

3) From a pedestrian's perspective what do you or don't you like about the intersection of South 4<sup>th</sup> Street and Highway 30 and surrounding streets?

Responses
<ul style="list-style-type: none"> <li>• <i>Unlit area. Not very welcoming to walking.</i></li> <li>• <i>Not pedestrian friendly, but very little reason for pedestrians to be in the area.</i></li> <li>• <i>Less safe for walking. Nothing to do in the area.</i></li> <li>• <i>I don't feel safe walking along there. It's due to the traffic and neighborhood.</i></li> </ul>

4) From a driver's perspective what do you or don't you like about the intersection of South 4<sup>th</sup> Street and Highway 30 and surrounding streets?

Responses
<ul style="list-style-type: none"> <li>• <i>Turning right with big trucks could be easier.</i></li> <li>• <i>Intersection is dangerous for pedestrians.</i></li> <li>• <i>Very confusing.</i></li> </ul>

5) What improvements would increase your use and enjoyment of the South 4<sup>th</sup> Street Area?

Responses	Comments
<ul style="list-style-type: none"> <li>• <i>Attractive Storefronts – 67.92%</i></li> <li>• <i>Landscaping – 54.72%</i></li> <li>• <i>Greenspace – 41.51%</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Please take out the existing buildings in the 1000 block of South 4<sup>th</sup> Street. They are an eyesore</i></li> <li>• <i>Lower crime rate in the area</i></li> <li>• <i>Bar, entertainment area maybe outdoor attractions</i></li> </ul>

6) What improvements do you believe would improve the safety and accessibility of the development area?

Responses	Comments
<ul style="list-style-type: none"> <li>• <i>Improved crosswalk – 58.42%</i></li> <li>• <i>Sidewalk improvements – 53.47%</i></li> <li>• <i>Streetlights – 49.50%</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Get rid of congregation of drug users.</i></li> <li>• <i>Enforce drug laws.</i></li> <li>• <i>Don't see this area as necessarily needing to be accessible by foot -- BUT would need better navigation for cars/shoppers pulling in and out safely.</i></li> </ul>

7) Please provide us with any additional comments on the proposed development or the survey questions.

Responses
<ul style="list-style-type: none"> <li>• <i>Seems like site might be advantageous for a tourism welcome center -- very visible and on highly traveled routes! A great HELLO to enter the Downtown and Iowa.</i></li> <li>• <i>Address the safety of downtown, bring some restaurants and businesses that create more buzz downtown, and you should see a happier community with downtown!</i></li> <li>• <i>I would love to see all those rundown buildings demolished and that area start to be cleaned up.</i></li> <li>• <i>We need more small office space and shopping in a safe environment</i></li> </ul>

- *I am looking forward to improvements to this area of town. It is a gateway on and off the highway 30 bridge. It should be much more welcoming encouraging those traveling through town to stay for a while.*
- *It is a relief that this is finally being addressed because this area is what most tourists see first, and it is embarrassing for all of us.*
- *All them buildings need to go. They clutter up our town. I've lived here all my life and that's the worst it's ever looked.....*
- *I would really like to see the old buildings come down and a nice well thought out infrastructure go in. It doesn't need name brands it needs to be Clinton.*
- *I strongly think the best alternative for these buildings is to be demolished. These Buildings have been empty and been in disrepair for years.*
- *I would like to see more life and small business drawn into Clinton. Creating cleaner spaces with the charm of older business could lead to better interest drawn in. Restaurants, breweries/bars, boutiques, anything that would add value to the town overall.*

### **III.B.14.d Submission of Community Notification Documents**

Attached, please find:

- A copy of the draft ABCA.
- A copy of the newspaper ad and an Affidavit of Publication from the Clinton Herald that demonstrates solicitation for comments on the application and that notification to the public occurred.
- A summary of the comments received from the October 19, 2022 public outreach meeting and the City of Clinton's responses.
- Meeting notes from the October 19, 2022 public outreach meeting.
- Meeting sign-in sheets from the October 19, 2022 public outreach meeting.
- A screenshot of the YouTube video from the October 19, 2022 public outreach meeting.
- Survey questions and answers from online posting and the October 19, 2022 public outreach meeting; and
- A copy of the flyer regarding the application and the October 19, 2022 public outreach meeting.

### **III.B.15 Name Contractors and Subrecipients**

Contractors have not been procured for the proposed cleanup. The City of Clinton published a Request for Qualifications (RFQ) on September 28, 2022 for Qualified Environmental Professionals to work on the project and to be compensated with EPA funds made available under this RFA. The request was made in accordance with the City of Clinton's Purchasing policy which includes requesting quotes and receiving approval from the City Administrator and City Council. The deadline for submittal was October 28, 2022 and five sets of qualifications were received. The City of Clinton will review the qualifications and evaluate the responses based on the criteria described RFQ that include technical qualifications and past experience, key staff experience, knowledge of Federal Regulations and Brownfield Program, and DBE Participation. Once one or more QEPs have been selected, the recommendation will be made to the City Administrator and City Council for approval. The QEP is planned to be selected after the Grant Application is submitted but before the Grant award.

A contractor to conduct the RACM demolition has not been procured. The City of Clinton plans to publish requests for quotes after being advised by EPA of selection, but prior to award. The request will be made in accordance with the City of Clinton's Purchasing policy which includes requesting quotes and receiving approval from the City Administrator and City Council. The final workplan for the award will detail the procurement procedures used.

## **ATTACHMENTS**



November 10, 2022

Susan Klein  
Regional Brownfield Program  
EPA Region VII  
1201 Renner Road  
Lenexa, KS 66219

RE: FY23 Brownfield Cleanup Grant Application  
4<sup>th</sup> St. Commercial Corridor Buildings – City of Clinton, Iowa

Dear Susan:

This letter is submitted as a statement of acknowledgement, review and support from the Iowa Department of Natural Resources (DNR) for the brownfield cleanup grant being submitted by the City of Clinton, to conduct environmental cleanup of regulated asbestos containing materials (ACM) present in a strip of buildings along the city's 4<sup>th</sup> St. commercial corridor.

The design, age and deterioration of these buildings on 4<sup>th</sup> St. are unfeasible for renovation; however, demolition costs are daunting due to the large amount of regulated asbestos containing materials (ACM) contained in the buildings' structure.

The city acquired the related properties in compliance with CERCLA provisions for eligibility to be considered for future cleanup grants, and the sites have had a certified asbestos inspection recently conducted, in compliance with federal National Emissions Standards for Hazardous Air Pollutants (NESHAP). The certified asbestos inspection was completed by an Iowa licensed asbestos inspector that meets both NESHAP requirements, as well as the definition of an environmental professional, as contained in 40 CFR 312.10, as the certified asbestos inspector has the specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of ACM at this site. As the certified asbestos inspection is a complete and thorough inspection of the entire building structure, in accordance with NESHAP requirements, a sufficient level of assessment has been completed to characterize the site for ACM.

The cleanup activities will be conducted through the grant applicant's environmental professional, in compliance with federal NESHAP and delegated oversight for NESHAP compliance through the DNR. Cleanups for asbestos within building structures are not overseen through Iowa's voluntary cleanup program; rather, the existing, approved cleanup authority and oversight is already present through federal and state NESHAP program authority for this type of cleanup. This cleanup grant is key to providing the City with the resources needed to conduct the cleanup of the ACM hazardous materials, and they can then prepare the buildings for demolition, and ultimately, redevelopment.

The DNR has appreciated the opportunity to be a supportive partner for brownfield assessment, risk-review, and cleanup planning for these properties on 4<sup>th</sup> St. within the City of Clinton, and we support the cleanup plan presented within the city's application with the highest degree of endorsement.

Sincerely,

Mr. Mel Pins  
Iowa Brownfield Redevelopment Program



**DRAFT - Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation  
Asbestos Contaminated Site, 1000, 1002, 1006 – 1008, and 1010 - 1012 South 4<sup>th</sup> Street,  
Clinton, Iowa, USA  
State Tracking Number: Not Applicable**

**Prepared by the City of Clinton, Iowa**

**I. Introduction & Background**

**a. Site Location (address)**

The site is located at 1000, 1002, 1006 - 1008, and 1010 - 1012 South 4<sup>th</sup> Street in Clinton, Iowa, USA (herein referred to as “the Site”).

**b. Previous Site Use(s) and Any Previous Cleanup/Remediation**

The Site consists of four 2- and 3-story buildings constructed between 1868 and 1912 that were used for retail purposes on the first floor and residential apartments on the second and third floors. Retail occupants have included a grocery, laundromat, hardware store, resale shop, upholstery store, furniture and antique store, used clothing store, offices, barber shop, drug store, restaurants, taverns, and a meeting hall. The buildings are currently vacant and have been for up to a decade. They are in disrepair, having been occupied by squatters for years, and are structurally unsafe with sagging roofs and unstable floors. The City has secured the buildings by boarding windows and doors.

**North Building Block**

The buildings addressed as 1000, 1002, 1004, and 1006 - 1008 South 4<sup>th</sup> Street are connected and share walls, comprising the North Building Block. The 1004 South 4<sup>th</sup> Street building is bounded by the buildings addressed as 1002 and 1006 - 1008 South 4<sup>th</sup> Street, sharing common walls on the north and south sides. While the building addressed 1004 South 4<sup>th</sup> Street is owned by City of Clinton (“City”), it is not eligible for Brownfields funding due to lack of Due Diligence prior to its purchase. Therefore, the City plans to pay for the demolition of this building out of City funds. The City intends to take ownership of the 1000 South 4<sup>th</sup> Street address under proper Due Diligence practices so that it will be eligible for Brownfields cleanup funding. The property located at 1002 South 4<sup>th</sup> Street was acquired in 2019 through tax sale. The 1006 - 1008 South 4<sup>th</sup> Street building was acquired in 2021 under Iowa Code 657A – Abandoned or Unsafe Buildings.

**South Building Block**

The building addressed as 1010 - 1012 South 4<sup>th</sup> Street comprise South Building Block and were acquired in 2019 due to unpaid taxes.

**c. Site Assessment Findings (briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable)**

A Phase I Environmental Site Assessment (ESA) was conducted for the property located at 1006 South 4<sup>th</sup> Street by Impact 7G dated February 3, 2017. The report indicated that the building was constructed in approximately 1900 and was formerly used as commercial on the first floor and residences on the second and third floors. Recognized environmental conditions (RECs) were not identified. Non-ASTM considerations were also noted and included the possible presence of asbestos-containing materials (ACM) and lead-based paint (LBP) based on the age of the buildings.

A Phase I Environmental Site Assessment (ESA) was conducted for the properties located at 1000 – 1004 South 4<sup>th</sup> Street by Impact 7G dated February 28, 2018. The 1004 South 4<sup>th</sup> Street building is not eligible for funding and is therefore not included in this discussion. The report indicated that the buildings were constructed between 1864 and 1900 and were formerly used as commercial on the first floor and residences on the second and third floors. Recognized environmental conditions were identified and included 1) A vent pipe, typically seen in conjunction with underground storage tanks (USTs), was observed in the basement of 1000 South 4<sup>th</sup> Street and was presumed to be a former heating oil UST. 2) a brick lined cistern was identified in the basement of the 1000 South 4<sup>th</sup> Street building. And 3) the adjacent property to the west was occupied by an auto repair shop from 1987-1992. Non-ASTM considerations were also noted and included the possible presence of asbestos-containing materials (ACM) and lead-based paint (LBP) based on the age of the buildings.

Impact 7G completed a Phase II ESA for the properties located at 1000 – 1006 South 4<sup>th</sup> Street dated December 12, 2018. Five soil borings were advanced and soil samples were collected for analysis of Resource Conservation and Recovery Act Metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and total extractable hydrocarbons (TEH). Groundwater samples were not collected due to lack of water volume. The soil samples did not have the contaminants of concern above the Iowa Statewide Standards (SWS) and/or above the laboratory detection limit. Based on the analytical results, further action was not recommended.

A Phase I ESA was conducted for the properties located at 413 10<sup>th</sup> Avenue South and 1000 South 4<sup>th</sup> Street by Blackstone dated June 20, 2022. The 413 10<sup>th</sup> Avenue South building is not included in the cleanup and is therefore not included in this discussion. The report concluded that although a Phase II ESA had been conducted, the soil samples were over 40 feet from the suspect UST and cistern and the Phase II ESA had not adequately assessed the concerns. Further assessment of the suspect UST and cistern were recommended. However, based on the location of the UST and cistern, it is not possible to assess these items at this time as there is limited access in the basement, there are sidewalks around the building that are raised with very thick concrete around the building, and any accessible boring locations would be too far from the UST to assess it properly. It is proposed that the UST and cistern be assessed once the building has been demolished.

An Asbestos Inspection Report was prepared by Environmental Management Services of Iowa, Inc. (EMSI) for the buildings located at 1010 – 1012 South 4<sup>th</sup> Street detailing an ACM inspection that was conducted on April 29, 2022. The report identified roofing materials, floor tile, and linoleum in the Site building as ACM. The south and southwest portions of the second and third floors were not able to be inspected due to severe deterioration of the structure. The report concluded the Site building would need to be demolished as a Regulated ACM (RACM) project by a demolition contractor with an Iowa Asbestos Contractor Permit.

A Phase I ESA was conducted for the properties located at 1010 - 1012 South 4<sup>th</sup> Street by Blackstone dated August 12, 2022. The report indicated the property was developed with a three-



story building constructed in 1912. RECs were not identified. Non-ASTM considerations were also noted and included the presence of ACM and possible LBP. Removal of ACM prior to demolition or disposal of building materials as regulated RACM was recommended.

On September 23, 2002, Willett Hofmann & Associates, Inc. prepared letter reports for the buildings located at 1002 - 1012 South 4<sup>th</sup> Street, indicated that an Iowa licensed engineer had inspected the buildings to provide recommendations to whether the property is safe to enter for asbestos mitigation. The engineer indicated that the buildings were in severe disrepair, were beyond the point of repair, and are unsafe to enter.

Permitting to remove ACM and/or disposal of building materials as RACM is required by IDNR. However, ACM removal and/or disposal of building materials as RACM is not regulated under the Iowa Land Recycling program (LRP; Iowa's voluntary cleanup program) and has therefore not been entered into the LRP.

**d. Project Goal (site reuse plan)**

The planned reuse for the Site is a commercial area.

**II. Applicable Regulations and Cleanup Standards**

**a. Cleanup Oversight Responsibility (identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional)**

The cleanup will be under the oversight of the Iowa Department of Natural Resources (IDNR). A licensed Asbestos Inspector will be onsite to oversee the demolition.

**b. Cleanup Standards for major contaminants (briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse)**

The standards to be used for the ACM are Iowa Administrative Codes 88B and 155 and the EPA National Emission Standards for Hazardous Air Pollutants (NESHAP).

**c. Laws & Regulations Applicable to the Cleanup (briefly summarize any federal, state, and local laws and regulations that apply to the cleanup)**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, NESHAP, Occupational Safety and Health Administration (OSHA), and IDNR. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, appropriate permits (e.g., notify state before demolition, fees to state and/or local agencies, transport/disposal manifests) will be obtained prior to the work commencing.

**III. Evaluation of Cleanup Alternatives**

**a. Cleanup Alternatives Considered (minimum two different alternatives plus No Action)**

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action; Alternative #2: Asbestos Abatement and Demolition; Alternative #3: Demolition without Abatement and Disposal.

**b. Cost Estimate of Cleanup Alternatives (brief discussion of the effectiveness, feasibility and a preliminary cost estimate for each alternative)**

To satisfy EPA requirements, the effectiveness, feasibility, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

### Effectiveness

- **Alternative #1: No Action** is not effective in controlling or preventing the exposure of receptors to contamination from the known and suspected ACM at the Site or surrounding areas.
- **Alternative #2: Asbestos Abatement** is an effective way to remove ACM and preventing exposure to receptors. However, due to the state of the buildings, they have been deemed structurally unsound by a professional engineer and are not safe to enter.
- **Alternative #3: Demolition without Discrete Abatement** is a safer and more effective way to eliminate risk at the Site from ACM. The buildings will be demolished, and the materials will be disposed of as Regulated Asbestos Containing Materials (RACM). The removal of ACM will remove the exposure risk.

### Feasibility

- **Alternative #1: No Action** is easy to implement since no actions will be conducted.
- **Alternative #2: Asbestos Abatement and Demolition** would be very difficult to implement as all but one building has been deemed unsafe to enter. ACM abatement could not be conducted without risking the lives of the abatement contractors. This alternative is considered the most difficult to implement.
- **Alternative #3: Demolition without Discrete Abatement** is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated building materials) are anticipated. However, the removal and disposal of the building materials will remove the risk of asbestos exposure.

### Cost

- There would be no costs under **Alternative #1: No Action**.
- Because it is not safely possible to implement **Alternative #2: Asbestos Abatement and Demolition**, there are no costs associated.
- **Alternative #3: Demolition without Discrete Abatement** is estimated to cost approximately \$700,000.

#### **c. Recommended Cleanup Alternative**

The recommended cleanup alternative is Alternative #3: Demolition without Discrete Abatement. Alternative #1: No Action cannot be recommended since it does not address site risks. Alternative #2: Asbestos Abatement and Demolition cannot be recommended due to safety issues. Alternative #3 is the safest and most cost-effective alternative to remove the ACM and is the recommended alternative.

# AFFIDAVIT OF PUBLICATION

CLINTON COUNTY } ss.  
STATE OF IOWA }

I, Charlene Bielema, being first duly sworn an oath depose and say:

That I am the Editor of The Clinton Herald, a newspaper of general circulation published and printed daily in the City of Clinton, County of Clinton, State of Iowa, and that the  
City of Clinton - Public Notice of EPA Brownfields Cleanup Grant

## CITY OF CLINTON

### Public Notice of EPA Brownfields Cleanup Grant and Assessment Grant Application

City of Clinton is planning to submit applications to the EPA for Brownfields Grants and will be holding a public meeting on October 19, 2022 at 5:30 PM at City Hall.

The Public is invited and encouraged to attend and comment on the Grant applications. If you are unable to attend the meeting you may contact Tammy Johnson at City Hall to give input on this project. You can also send an email with comments to tammyjohnson@cityofclintoniowa.us

A DRAFT of the Grant applications will be posted on the City of Clinton's website and the Public is encouraged to provide comments. Information and documents can be found at [https://cms4.revize.com/revize/clintonia/departments/Engineering/1000\\_block\\_south\\_4th\\_street\\_revitalization.php](https://cms4.revize.com/revize/clintonia/departments/Engineering/1000_block_south_4th_street_revitalization.php)  
Published: October 8, 2022

hereto attached and made a part thereof, was printed once each week for 1 week(s) in succession, in said newspaper Clinton Herald that the dates of said print were  
October 8, 2022

and that the copy of said notice, hereto attached, was cut from one of said printings.

(Signed) \_\_\_\_\_



Editor

Charlene Bielema

Subscribed and sworn to before me this 10th day of  
October, 2022

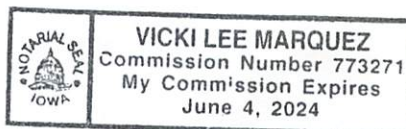
(Signed) \_\_\_\_\_



Notary Public

Vicki Lee Marquez

My Commission Expires June 4, 2024



## SOUTH 4<sup>TH</sup> STREET INFORMATIONAL MEETING

### BROWNFIELD CLEANUP GRANT

10/19/22

Meeting started off with introductions of the project team and who was presenting, as well as the focus of the meeting was about.

Agenda

Overview / recon

Environmental

Re-use Plan

Clean -up Grant Discussion

Discussion of Analysis of Brownfield Cleanup Alternatives (ABCA)

Swot Analysis, complete surveys & QA

Chris explained why we care about Brownfields –

Grants help fund the clean-up and planning efforts in blighted areas

Helps the city use exiting infrastructures

Helps reduce barriers to private development

Improves the image of the city – especially at this site of South 4<sup>th</sup> street as this is a Gateway into the city and everyone passing through the city sees this block.

Overview map of the block with the buildings were shows to the audience depicting the one building in the photo that is no longer there that the owner just recently demolished. Four other building on the block are owned by the city, the far building on the corner of 10<sup>th</sup> Ave South and S 4<sup>th</sup> Street is still privately owned and city is in talks with the owner and hoping to have an agreement in time to submit that property with the grant application.

Site Reconnaissance –

Lisa explained what can be done on a development stand point on this site. This is a very good visible location with street frontage and on street parking this area is good for development. It was explained that DOT would play a role in any traffic changes or issues at this intersection. It was explained the zoning in this area is C-2 and that it is part of the Downtown SMIDD and is sitting in an overlay area.

Discussion on roadway and intersection and the site visibility to the Hy-Vee east of this location.

Discussed what could be done with alleyway and entry way in this location for safety purposes. Was discussed to not have the alley running east and west continue out onto 4<sup>th</sup> Street.

Krista explained site environmental conditions - was explained that assessment have been at this location.

110-1012 S 4<sup>th</sup> street was fist and candy store with residences above, that building was demolished and rebuilt in 1917 as a drug store with apartment above. This entire block has always been commercial on the lower unites and residential above. All these properties have been vacant and abandon for some time. There is asbestosis in the building and this building has been deemed unsafe and unable to have the asbestosis removed as well as the rest of the block.

This was explained as this is why we are applying for the clean up grant as this will have to be done a rackem and wrap due to the asbestosis. All these building is too far gone, and have been left unmaintained for far to long. All the buildings on the block have evidence of asbestos in them an dare structurally unsound. 1006-1008 no inspection was performed due to the safety of this building.

It was explained that 1000 S 4<sup>th</sup> Street, is still privately owned and the city is still working with the owner regarding purchase of this property to include in the grant. If not, it will stay as is. Explained to the audience that this building we believe does have an underground storage tank believed to be heating fuel but due to it being in the basement underground it would not be able to be removed until the building was down and removed. It is possible that the tank is rusted away but would not know this until it could be removed.

(ABCA)

Krista explained what (ABCA) is Analysis of Brownfields Cleanup Alternatives:

Alternatives for the South 4<sup>th</sup> Street block

1. Do Nothing
2. Asbestosis abatement
3. Demo without removing the asbestos

Doing nothing is not an option and abatement is dangerous and unable to be done with the structures in the state they are. Which is why the city is applying for the clean up grant for this site.

Re-use plan

This is a plan that is community driven that helps identify and examine the site for reuse possibilities as well as area improvements that will affect reuse.

Area history

Social economic trends

Environmental assessments

Summary of existing city documents

Area infrastructure

Conceptual uses

Market analysis

Site recommendations.

Reuse plan helps with potential developer in looking at the site, looks at local infrastructure and how it affects this site

Went over timeline for the next few items that will need to be done and timeline for them to be done.

Hoping for final use plan in early 2023.

Outreach plan

What do you see as a challenge at this site:

Question – is there a way to soften this corner for truck traffic

Would need to see what DOT has in mind or would work with us on

Question – Is Hy-Vee's green space being marketed

Hy-Vee, we have been told stopped marketing the greenspace and at this time has no plans to sell it as what we have been told they want clear site to their store from the intersection. But with Smithy's being down there is a very large site path to their store. Maybe we leave our side of 4<sup>th</sup> street green space and see about Hy-Vee selling theirs.

Question – what about the 400 block of 11<sup>th</sup> ave south as you come around the corner from this location?

The city will be looking into this block as well in the future as we move forward into the process of the S 4<sup>th</sup> Street project.

Question – Truck traffic is going to increase in this area with some of the new manufacturing plans in the works in this area in south Clinton this intersection is difficult.

Challenge is accessibility to the site with the large traffic volume there have been accidents and trucks that have tipped over.

Question – brownstone apartments would be nice in this area, but does anyone want to live that close to the train traffic.

People have lived in this area and continue to live in this area as well as many people live even closer to the train tracks.

Question – What if the city is not successful in obtaining the grant

City could look at taking the buildings down with tax dollars or take them down one at a time. City would apply the following year and try again.

Question – Could we memorialize South Clinton neighborhood that is no more and this was the entryway to South Clinton.

WE can certainly look at doing something

Question – How do you handle the truck traffic coming out of ADM, will the via dock handle the traffic

This would need to be discussed with DOT and ADM, via dock can handle the traffic and if work needs to be done on it we can get it assessed and looked at.

Downtown SMIDD extended to this area as of July 1<sup>st</sup>, 2022 so there are zoning and overlays.

Questions – Can we look at when we develop this area look at (CPTED) crime protection through environmental design.

Crime is high in this area, had gotten better with several of the duplexes and other residential buildings that have been demolished.

Questions – since this is a high visible area what can we do to get it noticed and show we are moving ahead and give a WOW factor

Something modern eye catching something that says Clinton

Maybe a new version of what was here or is here now and bringing in new modern with commercial on the bottoms and residential on the top.

Questions – does this area have a name for the location?

No, but there is a marker on the island across the street for a memorial for a person George Wyman could be an idea

City is also applying for an Assessment grant from Brownfield to look at areas and sites to do assessment and planning. This area is from 11<sup>th</sup> Ave South to 3<sup>rd</sup> Ave North and from 1<sup>st</sup> ave to 5<sup>th</sup> Street. In this area there is a large salvage yard and several garages that operated that are now vacant.

Question – what would the impact be if we took 4<sup>th</sup> street to a two way from 11<sup>th</sup> ave south to 5<sup>th</sup> ave south

Would put more traffic in the downtown

South 4<sup>th</sup> Street up through the N 4<sup>th</sup> street area about 400 block is a large corridor that the city is working and will continue to work on as this a major roadway through Clinton.

Any history or culture in these buildings?

Only smithy's is the culture building

Idea for the spot re create the mural that was on the side of Smithy's as this is an icon to anyone who has ever visited Clinton, everyone knows this spot.

Train depot across the road, the houses in the area where they a benefit to the depot? Believe they were rooming houses for the area for those coming in to Clinton on the train.

Question – why do we want to put new development by the railroad tracks?

Many folks live by the tracks and we have 11 homes that live along the river and the tracks.

Does everyone feel this needs to be a clean slate area?

One person stated a green space park type area

Would like to see 4<sup>th</sup> street made into a 2 way

Statement we need to develop from the inside and work our way out. We need to focus on the downtown we are hoping all over.

Downtown is 85% full with business this has increased over the past few years and looks to continue.

Office buildings would be nice in this location as well



(Enviro agmt → Reference existing  
Public →)

10/12/22 miles went to court building 4/1

10/19 - city acquire via dHSTA

current owner not cooperative w/ city

ok = ~~to~~ to include



Do we do - MR Perelict Building

- RUF-Brownfields Cleanup

- SHPO

next meet RIB - 10/19

Jones Co.

Dyersville - EPA

photos, area

Tigelen - Jacques Rohr

The Landing  
Rose Garden  
Theisen

morning time

(913) 515-5980



10/19

Clinton-4th St Planning Activity

20 people

→ Signage for Central Study

Feedback/ques

• Define Brownfield

• Site Reconnaissance

• Alley remain - what's development options

• mention keep on street parking?

ABGA - structures that are not unstable cant do 3  
on ~~need~~ under grant would need to be 1000 sq ft



1:30 pm

- Liberty Square project - what was said in that plan about the corners
- can we soften corner, take out stoplight south bound, west bound turn for truck traffic
- why did stop where stop on coast/road in
- why decide what did @ intersection
- HyVee: is it being mkt for sale? need to ask HyVee
- is flow of traffic correct today?
- steps in front of property - do those need to be there
- 5th st corridor what about 4th & 5th south of alley going north
- do you change all of what's btw 5th st to 4th st?
- com'l bldg in middle of block w/ residential building
- 8400+ are 11,000 cars/day
- do need to keep alley btw buildings? no  
w/ industrial growth impact truck traffic
- 3 trucks trip over @ intersection
- have neighbor hood support so no future road blocks
- funding for streets
- what happens to building if don't get grant - local funding
- building's deteriorating, ~~but~~ alley closed for safety



- South Clinton history - include in plan community in area like to see history memorialized
- how ~~to~~ handle traffic under viaduct? <sup>viaduct will need to be attended to</sup>
- concern truck traffic increasing
- zone District 2 dif? need to modify zoning
- \* Crime prevention, intro design implementation
  - street life up
  - exit/entrance open
- crime bad in area but better since 8plex torn down
- high visible area, need something that stands out tell people this is Clinton, modern - more signage
- new version w/ historic, Clinton more modern age
- ~~TA~~ river landing
- way finding - hook up wayfind design @ corner incorporate Clinton colors, market design element
- neighbor property owners their
- trail across intersection, family walking dangerous
- concern about Smitty's falling
- 1 of top 3 most traffic area in Clinton
- Challenge - Parking - can't do, can't park in front on street parking impossible w/ traffic
- recess parking wider would be better
- alley pave street
- George <sup>Wine</sup> monument marker - name for area
- cohesive downtown
- what's impact of 4th become busy? make wider
- friction 8th Ave S would that ok?
- theme corridor downtown - theme



1:30  
- Smitty - Internationally known hardware store got everything

- Historic Preservation Commission - add to agenda & record possible mitigation preservation of history

- Train depot on by Canadian Pacific - will be torn down - & new railroad bridge on 5th plan, commit to project unsure if when will happen

- park area might be good, tough to market area

- think shld be clean slate

- would like street to be widened / 2 ~~way~~ <sup>way</sup>

- Develop from inside out

look @ Downtown & fill downtown ~~vs~~ vs outside of town

- add more housing downtown, like market rate apartments

YMCA - market rate apartments

needing housing for retirees who don't want to shovel snow / cut grass

- Entrance / gateway to downtown center

- walkability important for younger generations

PRilla made townhouse block

## CLINTON SOUTH 4<sup>TH</sup> STREET PUBLIC OUTREACH MEETING

<b>Project:</b>	5 <sup>th</sup> St Brownfield Project	<b>Meeting Date:</b>	October 19, 2022
<b>Facilitator:</b>	ECIA, YTT Design, Blackstone Environmental	<b>Place/Room:</b>	Clinton City Hall

[illegible]



Name	Phone (Optional)	Email (Optional)
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Public Meeting Notice - Oct 19 2022 - South 4th Street Area Revisioning Input Session



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## South 4th Street Area Reuse

### Welcome

**Thank you for participating in the Clinton South 4 street Area Brownfields Project community survey. Your input will help provide direction for the revisioning of 4th Street from 10th Ave S to Intersection of 11th Ave S 4th Street. Several of the properties pictured below have received EPA funding to complete environmental assessment and planning work. The scope of the planning work includes not only the properties which received EPA funding, but also the area at large. This survey helps the city and its development partners gauge the priorities of the public so that the new development can best serve the community.**

### South 4th Street Brownfield Properties





## South 4th Street Area Reuse

### Community

1. What elements do you believe should be included in a design for the Clinton 4st street Area?

(Check all that apply)

- ☐ Small business
- ☐ Housing
- ☐ Retail
- ☐ Non-profit space
- ☐ Office space
- ☐ Restaurants
- ☐ Municipal
- ☐ Greenspace
- ☐ Parking
- ☐ Other (please specify)

2. Do you have any concerns regarding the South 4th street properties and surrounding areas?

(Check all that apply)

- ☐ Access to public transit
- ☐ Road quality
- ☐ Lighting
- ☐ Environmental concerns
- ☐ Access to other areas around Clinton
- ☐ Noise
- ☐ Safety
- ☐ Parking
- ☐ Other (please specify)

- ☐ None of the above



Intersection of South 4th street and U.S. 30



3. From a pedestrian's perspective what do you or don't you like about the intersection of S 4th Street and U.S. 30 (shown above) and surrounding streets?



4. From a Driver's perspective what do you or don't you like about the intersection of S 4th Street and U.S. 30 (shown above) and surrounding streets?

5. What area improvements do you believe would improve the character of the area surrounding the properties of S 4th Street?

☐ Landscaping

☐ Attractive storefronts

☐ Improved signage

☐ Public benches or other sitting areas

☐ Greenspace

☐ Other (please specify)

6. What area improvements do you believe would improve the safety and accessibility of the development area?

☐ Infrastructure for alternative transportation modes (bikes, scooters, etc...)

☐ Improved signage

☐ Improved crosswalk

☐ Sidewalk improvements

☐ Traffic calming measures

☐ Street lights

☐ Other (please specify)



## South 4th Street Area Reuse

### Demographics

7. What is your gender?

- ☐ Male
- ☐ Female
- ☐ Prefer not to answer
- ☐ Other (please specify)

8. What is your age?

- |                                |                                              |
|--------------------------------|----------------------------------------------|
| <input type="radio"/> Under 18 | <input type="radio"/> 45-54                  |
| <input type="radio"/> 18-24    | <input type="radio"/> 55-64                  |
| <input type="radio"/> 25-34    | <input type="radio"/> 65+                    |
| <input type="radio"/> 35-44    | <input type="radio"/> I prefer not to answer |

9. What is your income level?

- |                                                     |                                                       |
|-----------------------------------------------------|-------------------------------------------------------|
| <input type="radio"/> Under \$15,000                | <input type="radio"/> Between \$75,000 and \$99,999   |
| <input type="radio"/> Between \$15,000 and \$29,999 | <input type="radio"/> Between \$100,000 and \$150,000 |
| <input type="radio"/> Between \$30,000 and \$49,999 | <input type="radio"/> Over \$150,000                  |
| <input type="radio"/> Between \$50,000 and \$74,999 | <input type="radio"/> I prefer not to answer          |

10. How many people live in your household?

- |                         |                                              |
|-------------------------|----------------------------------------------|
| <input type="radio"/> 1 | <input type="radio"/> 4                      |
| <input type="radio"/> 2 | <input type="radio"/> 5 or more              |
| <input type="radio"/> 3 | <input type="radio"/> I prefer not to answer |

11. Where do you live and work?

- |                                                                                           |                                                                |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="radio"/> I live and work in Downtown Clinton                                 | <input type="radio"/> I don't work or live in Downtown Clinton |
| <input type="radio"/> I live outside of Downtown Clinton but work in Downtown Clinton     | <input type="radio"/> I prefer not to answer                   |
| <input type="radio"/> I live inside Downtown Clinton but work outside of Downtown Clinton |                                                                |

12. What best describes your current living conditions?

- ☐ I own my primary residence ☐ I am without permanent shelter
- ☐ I rent my primary residence ☐ I prefer not to answer
- ☐ I am in temporary housing (Staying with friends, hotel..etc)

13. What is your primary form of transportation to work

- ☐ Personal vehicle ☐ Bicycle
- ☐ Car pool ☐ Taxi Service (Including Uber, Lyft...etc)
- ☐ Public Transportation ☐ I work at home
- ☐ Walk ☐ I prefer not to answer
- ☐ Other (please specify)

14. How did you learn about this project?

- ☐ Social Media ☐ Email
- ☐ Friend or family member ☐ Mail/Poster
- ☐ Local News ☐ Website
- ☐ Civic association or club ☐ I prefer not to answer
- ☐ Other (please specify)



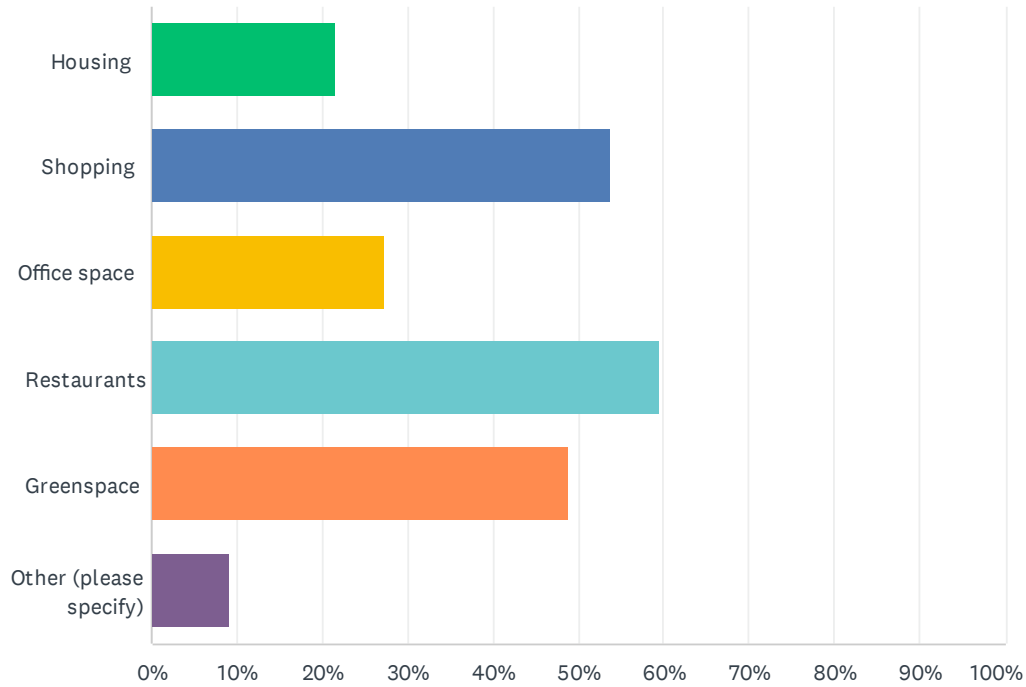
## South 4th Street Area Reuse

### Comments

15. Thank you for participating in our survey. Please provide us with any additional comments on the Proposed Development or the survey questions.

## Q1 What elements do you believe should be included in a design for the Clinton 4th Street Area?(Check all that apply)

Answered: 121 Skipped: 1



ANSWER CHOICES	RESPONSES
Housing	21.49% 26
Shopping	53.72% 65
Office space	27.27% 33
Restaurants	59.50% 72
Greenspace	48.76% 59
Other (please specify)	9.09% 11
Total Respondents: 121	

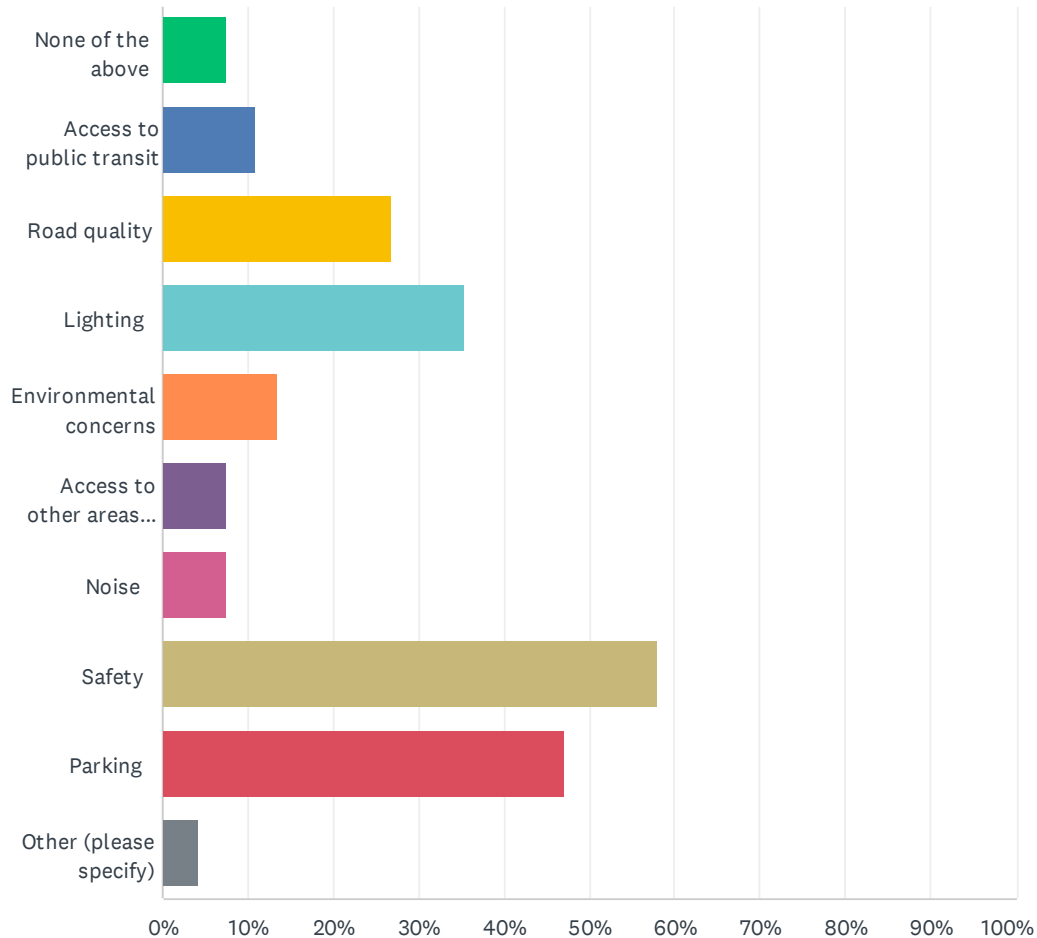
#	OTHER (PLEASE SPECIFY)	DATE
1	Activities for children	10/13/2022 9:48 PM
2	something that generates tax revenue for our community	10/12/2022 3:45 PM
3	Parking	10/11/2022 9:59 AM
4	no more commercial space, there is too much vacant now	10/10/2022 3:58 PM
5	Could this be a better location for the Y's housing project? Could this be a location for a new Library if a move is deemed necessary for that facility?	10/8/2022 8:02 PM
6	Bar, entertainment	10/7/2022 10:08 AM

## South 4th Street Area Reuse

7	Signage and story about the lost community called South Clinton	10/6/2022 9:52 PM
8	A nonstop turn lane from 4th st. Right onto 11th Ave.	10/6/2022 8:41 PM
9	Smith brothers general store.	10/6/2022 7:47 PM
10	combination of business/shopping/restaurants NO housing	10/6/2022 4:27 PM
11	Gas station	10/6/2022 10:28 AM

## Q2 Are there any issues you would like to see addressed on the site or in the surrounding area?(Check all that apply)

Answered: 119 Skipped: 3





## South 4th Street Area Reuse

ANSWER CHOICES	RESPONSES	
None of the above	7.56%	9
Access to public transit	10.92%	13
Road quality	26.89%	32
Lighting	35.29%	42
Environmental concerns	13.45%	16
Access to other areas around Clinton	7.56%	9
Noise	7.56%	9
Safety	57.98%	69
Parking	47.06%	56
Other (please specify)	4.20%	5
Total Respondents: 119		

#	OTHER (PLEASE SPECIFY)	DATE
1	Clean up and take pride in the properties	10/12/2022 12:55 PM
2	Tear down the citys eyesore	10/10/2022 10:18 PM
3	Better turning lane.	10/10/2022 10:08 PM
4	Just sad it's detiriorated to such a point	10/6/2022 9:23 PM
5	Petty theft and criminals	10/6/2022 4:28 PM

### Q3 From a pedestrian's perspective what do you or don't you like about the intersection of S 4th Street and U.S. 30 (shown above) and surrounding streets?

Answered: 70   Skipped: 52

#	RESPONSES	DATE
1	It's OK	10/17/2022 11:59 AM
2	Looks fine	10/16/2022 1:16 PM
3	needs better crosswalks	10/15/2022 7:16 AM
4	Abandoned houses, buildings, overgrown weeds.	10/13/2022 9:49 PM
5	From a pedestrian perspective, too unpredictable regarding how all the many vehicles could possibly turn or behave, AND traffic coming east on 30 has been coming fast ... so seems unsafe. Also, a large expanse of intersection to traverse on foot. BUT how much foot traffic actually IS there at this intersection? What is that count? How necessary on a priority scale IS the accommodation of pedestrians?	10/12/2022 3:55 PM
6	The area doesn't seem like it's designed for easy pedestrian traffic.	10/12/2022 1:52 PM
7	I do not have and feelings about the intersection.	10/12/2022 10:28 AM
8	Too wide to cross. No reason anymore to cross (no Dairy Queen, no Smitty's, no KFC like old days) no parking. Not enjoyable to walk along ADM.	10/11/2022 4:02 PM
9	I believe the streets are set up correctly, and the intersection works well.	10/11/2022 12:45 PM
10	N/A	10/11/2022 12:28 PM
11	na	10/11/2022 11:49 AM
12	It is a very large intersection with a lot of traffic that moves very fast. I don't feel this is a good place to have pedestrians.	10/11/2022 9:36 AM
13	Too much traffic - nobody walks in area	10/10/2022 10:22 PM
14	I think it's fine	10/10/2022 10:10 PM
15	It's ok	10/10/2022 10:09 PM
16	It's fine	10/10/2022 8:14 PM
17	Never walked it. Just make sure it has a safe crossing signal.	10/10/2022 5:45 PM
18	Unlit area. Not very welcoming to walking	10/10/2022 5:24 PM
19	Not much pedestrian traffic until developed. Lots of truck traffic, so just need more lighting.	10/10/2022 4:33 PM
20	I think its laid out nicely with the cross walks easy to see	10/10/2022 3:59 PM
21	no safe cross walks	10/10/2022 3:15 PM
22	Could be prettier.	10/10/2022 2:26 PM
23	I think the design is fine just needs to be cleaned up by removing buildings	10/10/2022 2:23 PM
24	It's ok	10/10/2022 2:13 PM
25	Ok	10/10/2022 2:08 PM
26	NOT PEDESTRIAN FRIENDLY, BUT VERY LITTLE REASON FOR PEDESTRIANS TO BE IN THE AREA.	10/10/2022 2:07 PM

## South 4th Street Area Reuse

27	It's dangerous to even try to walk - there is nothing to walk to.	10/10/2022 1:54 PM
28	Need to keep stoplights	10/10/2022 10:30 AM
29	It's awful. The street crossing gap is huge.	10/10/2022 2:07 AM
30	No crosswalk pavement markings.	10/10/2022 1:07 AM
31	NA	10/9/2022 7:36 PM
32	Traffic(trucks) coming north turning west out of the viaduct never yield to west turning south facing traffic. There are green arrows indicating they must yield. But they don't. Several near misses there each week, Personally. Traffic turning left must yield to traffic turning right regardless of no intersection type or conflicting green arrow light signals.... But, you will probably put in a damn roundabout...	10/9/2022 3:33 PM
33	People speeding down the street.	10/9/2022 6:42 AM
34	As long as the crossing is properly signaled and lit, I think it is okay. I would like to see greater attention drawn to the trail! Perhaps something in this area could become a proper trail head for biking or runners.	10/8/2022 8:06 PM
35	Don't like the run down vacant buildings there	10/8/2022 7:35 AM
36	This is a heavy traffic intersection, with a lot of semi traffic. It would be nice to see dedicated turn lights.	10/7/2022 7:35 PM
37	Unsafe to cross at any time.	10/7/2022 6:09 PM
38	No crosswalk	10/7/2022 3:27 PM
39	It is a dangerous intersection to cross when you are not in a vehicle and it doesn't matter what direction you are going it is still dangerous	10/7/2022 2:39 PM
40	Pedestrian crossing marks need to be more visable, signage as well, lower the speed limit.	10/7/2022 1:16 PM
41	NA	10/7/2022 1:15 PM
42	Traffic, lighting, the intersection stoplight is confusing with traffic coming under the train bridge turning at the same time 30 traffic is turning, no pedestrian crossing. Not pedestrian friendly, especially with truck traffic. That section starts the racetrack section of hwy 30.	10/7/2022 11:48 AM
43	Less safe for walking nothing to do in the area	10/7/2022 10:09 AM
44	I know people are iffy about roundabouts but I think this would be a great location for one!	10/7/2022 10:08 AM
45	needs better marked cross walks	10/7/2022 8:43 AM
46	Heavy flow of traffic. Nearly impossible to cross as a pedestrian	10/7/2022 7:38 AM
47	Not very safe to cross the street	10/7/2022 7:24 AM
48	it's very open and can cause accidents when walking	10/7/2022 7:15 AM
49	Side walk super close to a busy road	10/7/2022 6:57 AM
50	I would never walk there. There is too much traffic. The amount of semis alone coming through this area is crazy.	10/7/2022 5:57 AM
51	Just how many pedestrians walk that intersection?	10/7/2022 5:32 AM
52	With the heavy traffic and semi's driving through there I would not walk/cross through this area.	10/6/2022 10:55 PM
53	I don't feel safe walking along there. It's due to the traffic and the neighborhood.	10/6/2022 10:46 PM
54	It is difficult to cross over Highway 67 as the traffic from 4th St. Is constant. Even a red light commonly has people barely yielding and then rolling through.	10/6/2022 10:00 PM
55	I wouldn't worry about pedestrian perspective until the city address's so many other area's in the city.	10/6/2022 9:26 PM
56	People turning right onto 30 from 4th don't always slow down. Could be dangerous for someone	10/6/2022 9:22 PM

## South 4th Street Area Reuse

	crossing 30 to get over to 4th or HyVee	
57	Bike path is close by, should be no pedestrian issues	10/6/2022 9:21 PM
58	Cars going too fast from 4th street into hwy 30, many eye sores- not pleasing to see the run down parts of the city	10/6/2022 9:18 PM
59	I believe it's a fairly safe intersection due to low northbound traffic and the flow of the one ways.	10/6/2022 9:09 PM
60	That the North bound traffic gets a green arrow the same time the south bound/ westbound traffic gets a green arrow.	10/6/2022 9:01 PM
61	Busy intersection and people often turn right on red making it tricky	10/6/2022 8:27 PM
62	Not walkable	10/6/2022 8:18 PM
63	Smith brothers is gone now, unfortunately. You might as well knock the rest of the buildings over as they are not any better. Knock the buildings over, plant grass and start on the Lafayette project. What's another Empty lot along the stretch of camanche Ave.	10/6/2022 7:47 PM
64	Very busy street. I wouldn't try to cross this on foot.	10/6/2022 6:23 PM
65	This area is awful for pedestrian needs to be corrected	10/6/2022 4:37 PM
66	Super busy block.	10/6/2022 4:30 PM
67	Can not walk across safely. Heavy traffic.	10/6/2022 4:29 PM
68	All seems ok there. I am a cyclist and I cross through that intersection regularly.	10/6/2022 4:25 PM
69	I would never try to cross here as a pedestrian	10/6/2022 3:51 PM
70	There needs to be better and clear crosswalks as this connects to a bike path. It does not feel like a safe walking intersection due to the large amount of traffic turning right from S4th St to Camanche Ave.	10/6/2022 9:46 AM

## Q4 From a Driver's perspective what do you or don't you like about the intersection of S 4th Street and U.S. 30 (shown above) and surrounding streets?

Answered: 63    Skipped: 59

#	RESPONSES	DATE
1	It Keeps Traffic moving.	10/17/2022 11:59 AM
2	Would of really been nice with all the grants out there if the city would of kept the historic train depot and used grants to restore the depot and purposes and develop it into small shops , restaurant or welcome center all displaying Clinton's history	10/16/2022 1:16 PM
3	needs to be a sign on where ths goes people drive crazy there	10/15/2022 7:16 AM
4	Like that the traffic always flows quickly through the light from all the directions. Don't like how westbound traffic on 30 funnels down and looses a lane as it approaches the light -- confusing.	10/12/2022 3:55 PM
5	I don't have much to complain about, it's just a pretty busy street.	10/12/2022 1:52 PM
6	Needs more signage.	10/12/2022 10:28 AM
7	I believe the lane markings should be better seen at nite & day. The intersection works to slow traffic. Heading west on camanche ave people drive way to fast !!! Issue tickets !!!	10/11/2022 12:45 PM
8	N/A	10/11/2022 12:28 PM
9	na	10/11/2022 11:49 AM
10	The traffic flow here moves right along. No problems as a driver.	10/11/2022 9:36 AM
11	Too much traffic	10/10/2022 10:22 PM
12	I think it's fine	10/10/2022 10:10 PM
13	Turning right with big trucks could be easier.	10/10/2022 10:09 PM
14	It's fine	10/10/2022 8:14 PM
15	Traffic light programming is terrible. Also, it could be two right turn lanes so it isn't a dog fight to get in the right lane.	10/10/2022 5:45 PM
16	Very busy intersection. I do not enjoy the semi traffic through this area	10/10/2022 5:24 PM
17	Lighting ..	10/10/2022 4:33 PM
18	i like it, its easy to understand who's turn it is to drive	10/10/2022 3:59 PM
19	n/a	10/10/2022 3:15 PM
20	The stop light is kind of pointless.	10/10/2022 2:26 PM
21	I think the design is fine at this time	10/10/2022 2:23 PM
22	it's ok	10/10/2022 2:13 PM
23	None	10/10/2022 2:08 PM
24	NO PROBLEMS.	10/10/2022 2:07 PM
25	It's hard to see cross-over traffic going south	10/10/2022 1:54 PM
26	Need to keep stoplights	10/10/2022 10:30 AM
27	The street gap is huge. I don't think pedestrians are safe at those crossings	10/10/2022 2:07 AM

## South 4th Street Area Reuse

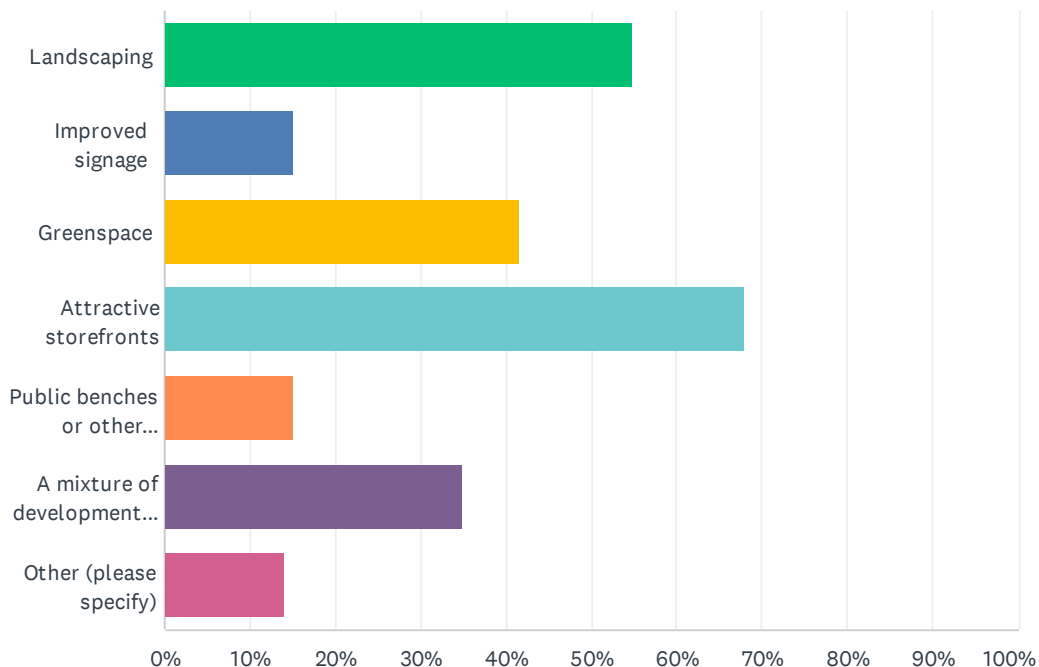
28	No crosswalk pavement markings.	10/10/2022 1:07 AM
29	No problems	10/9/2022 7:36 PM
30	Close that viaduct! It's surely condemnable In it's current state	10/9/2022 3:33 PM
31	People speeding down the street or not using the crosswalk	10/9/2022 6:42 AM
32	Intersection is fine for driving	10/8/2022 7:35 AM
33	As a former south Clinton resident, turning traffic is horrible it at intersection. There should be dedicated turning lights. Signage telling drivers to turn into their immediate lane.	10/7/2022 7:35 PM
34	When you are headed East on 30 the stop light has 3 lanes because one is only a right turn lane. It is very confusing to drivers not paying attention and I have seen multiple near misses were the turning lane decides to go straight instead of turning right like they are supposed to. Either take the 3rd turn lane out or add a 3rd lane on the east side of the intersection that goes all the way to the bridge making it a dedicated right turn at the bridge	10/7/2022 2:39 PM
35	better line markings, they fade to quickly, as they do all over town	10/7/2022 1:16 PM
36	NA	10/7/2022 1:15 PM
37	Intersection is dangerous for pedestrians.	10/7/2022 11:48 AM
38	Sometimes stopping at the red light seems a bit pointless with it being a one way heading north. A round about would be great in this spot in my opinion	10/7/2022 10:08 AM
39	lanes are not clearly marked	10/7/2022 8:43 AM
40	For drivers, it's fine. Always moving	10/7/2022 7:38 AM
41	Should have made a double turn lane with option for left lane to turn or go straight. It would eliminate the need to race each other from 8th Ave South on.	10/7/2022 7:24 AM
42	the one way so you would have to go all the way around at times and can also cause accidents	10/7/2022 7:15 AM
43	More than one lane turning from 4th to us 30	10/7/2022 6:57 AM
44	Trucks need more space to make the turn onto 30	10/7/2022 6:51 AM
45	Coming from 4th st, turning right on to camanche Ave, it always seems like the light coming from the viaduct has a green turn arrow at the same time the one coming from 4th st is green. It seems the vehicles coming from the viaduct turn in front of you, although it's a green light going south.	10/7/2022 6:22 AM
46	Driving through here is fine	10/7/2022 5:57 AM
47	Nothing wrong.	10/7/2022 5:32 AM
48	The buildings seem too close to the road.	10/6/2022 10:46 PM
49	Not really an issue. Just a thorough fair that one just passes by.	10/6/2022 10:00 PM
50	City has done a nice job with the corner. Right turns should be easy.	10/6/2022 9:21 PM
51	Bad intersection in general	10/6/2022 9:18 PM
52	Make 2 right turn lanes	10/6/2022 9:14 PM
53	Same answer as #3	10/6/2022 9:09 PM
54	Same as above	10/6/2022 9:01 PM
55	The traffic lights don't work the way they were designed and haven't for years. Just fixing them would help the flow of traffic.	10/6/2022 8:44 PM
56	Truck traffic	10/6/2022 8:27 PM
57	No opinion	10/6/2022 8:18 PM
58	Save the train depot before it's too late.	10/6/2022 7:47 PM

## South 4th Street Area Reuse

59	It's much easier to see with the building down	10/6/2022 6:23 PM
60	This area for driving is a dangerous intersection	10/6/2022 4:37 PM
61	Long traffic light. Gets backed up	10/6/2022 4:30 PM
62	I don't think there should ever be a reason for a person making a right turn from S 4th st onto westbound 30 to have to stop	10/6/2022 3:51 PM
63	No need to stop for a right had turn.	10/6/2022 10:29 AM

## Q5 What improvement(s) would increase your use and enjoyment of the South 4th Street Area?

Answered: 106 Skipped: 16



ANSWER CHOICES	RESPONSES	
Landscaping	54.72%	58
Improved signage	15.09%	16
Greenspace	41.51%	44
Attractive storefronts	67.92%	72
Public benches or other sitting areas	15.09%	16
A mixture of development uses (E.g Commercial & Residential on one property)	34.91%	37
Other (please specify)	14.15%	15
Total Respondents: 106		

#	OTHER (PLEASE SPECIFY)	DATE
1	De-scurify the area -- add ammenities that will entice safe enjoyment of area. Use all effective techniques	10/12/2022 4:10 PM
2	Need parking across the street, Hyvee green space.	10/11/2022 12:48 PM
3	Safety	10/10/2022 2:45 PM
4	No more residential	10/10/2022 2:12 PM
5	Make affordable housing	10/10/2022 2:08 AM

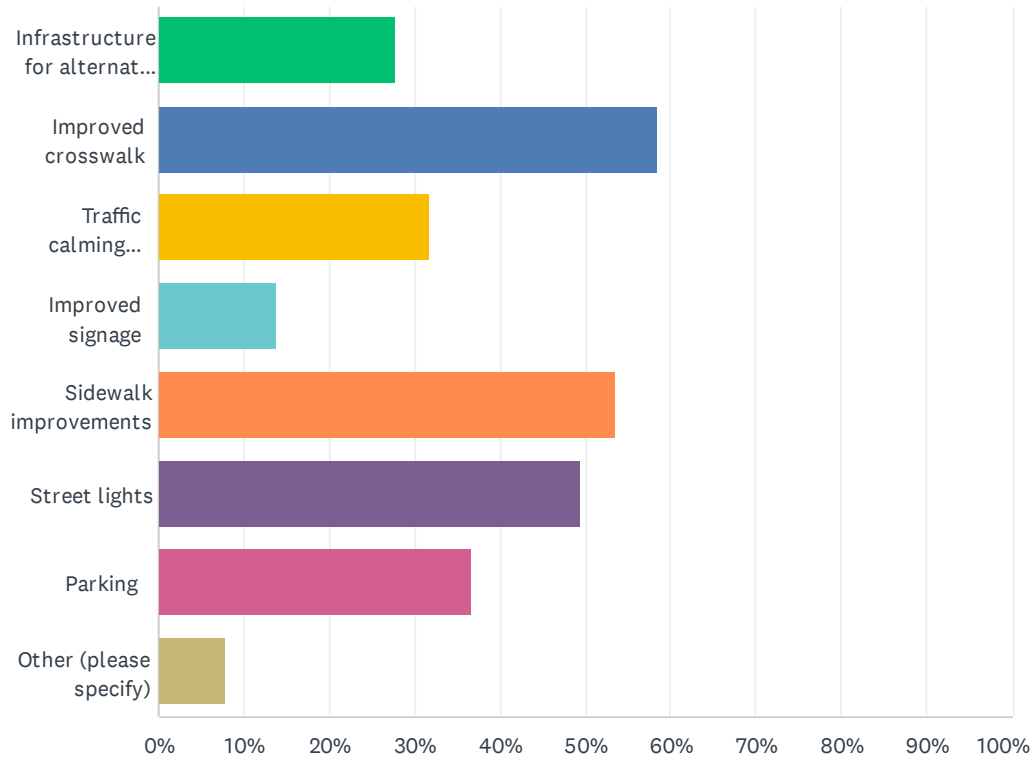


## South 4th Street Area Reuse

6	The depot! Unless the railroad is eventually tearing it down.	10/8/2022 8:07 PM
7	Address the drug houses in the area. Public safety.	10/7/2022 6:11 PM
8	As long, as it was not neglected as it has been for many decades, all of the above would work if the parking and pedestrian concerns were properly fixed. Still a high risk are for pedestrians even if it get more user friendly.	10/7/2022 11:54 AM
9	Bar, entertainment area maybe outdoor attractions	10/7/2022 10:10 AM
10	Reduce the scary people always hanging out down there.	10/7/2022 7:40 AM
11	I think it should all be torn down and made into a park or something	10/7/2022 5:59 AM
12	Please take out the existing buildings in the 1000 blk of S 4th st. They are an eyesore.	10/7/2022 5:10 AM
13	Lower the crime rate in the area	10/6/2022 9:13 PM
14	How about sweeping the area, so much dirt and debris in the curbs, street, and crosswalks. Getting rid of the weeds that grow in the cracks and on the islands would improve the appearance of the area greatly	10/6/2022 8:50 PM
15	Safer at night	10/6/2022 8:19 PM

## Q6 What improvement(s) do you believe would improve the safety and accessibility of the development area?

Answered: 101 Skipped: 21



ANSWER CHOICES	RESPONSES	
Infrastructure for alternative transportation modes (bikes, scooters, etc...)	27.72%	28
Improved crosswalk	58.42%	59
Traffic calming measures	31.68%	32
Improved signage	13.86%	14
Sidewalk improvements	53.47%	54
Street lights	49.50%	50
Parking	36.63%	37
Other (please specify)	7.92%	8
Total Respondents: 101		

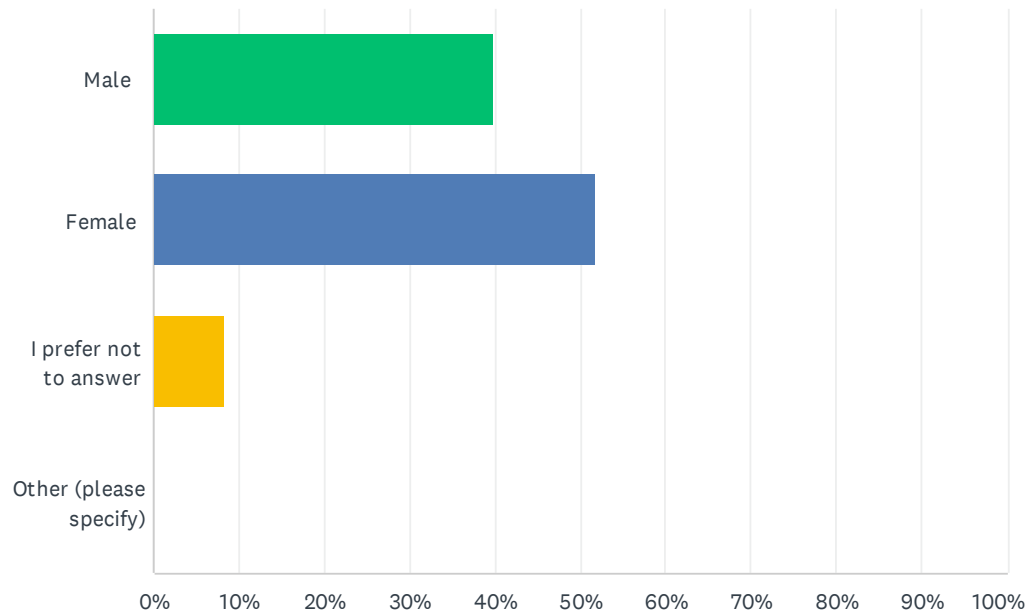
#	OTHER (PLEASE SPECIFY)	DATE
1	Don't see this area as necessarily needing to be accessible by foot -- BUT would need better navigation for cars/shoppers pulling in and out safely	10/12/2022 4:10 PM
2	Better turning lane to 30	10/10/2022 10:11 PM

## South 4th Street Area Reuse

3	No bicycles. Pleas	10/10/2022 2:12 PM
4	Work on safety.	10/9/2022 7:37 PM
5	Getting rid of congregation of drug users	10/8/2022 9:56 AM
6	Enforce drug laws.	10/7/2022 6:11 PM
7	It is to busy of a street to do much with it. I say tear it down, make some green space and focus on revitalizing our downtown and Lyons businesses	10/7/2022 5:59 AM
8	The right turn in red gets blown through all the time. However I'm not sure what could be done for that situation? I am NOT suggesting a round about.	10/6/2022 7:51 PM

## Q7 What is your gender?

Answered: 108 Skipped: 14

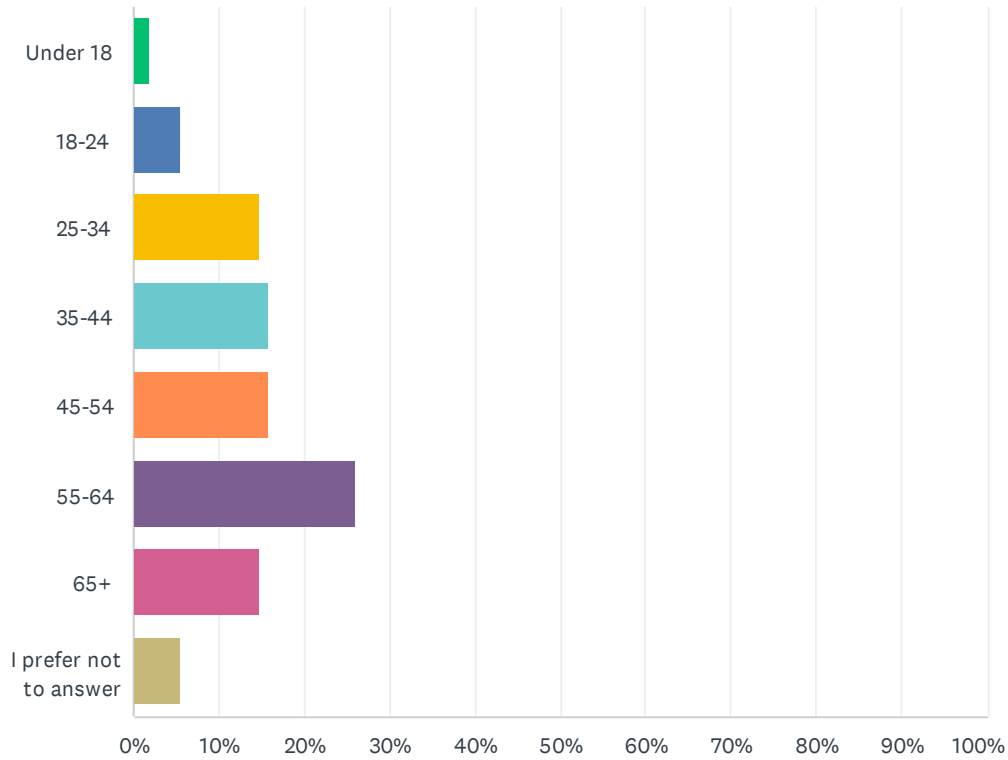


ANSWER CHOICES		RESPONSES	
Male		39.81%	43
Female		51.85%	56
I prefer not to answer		8.33%	9
Other (please specify)		0.00%	0
TOTAL			108

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q8 What is your age?

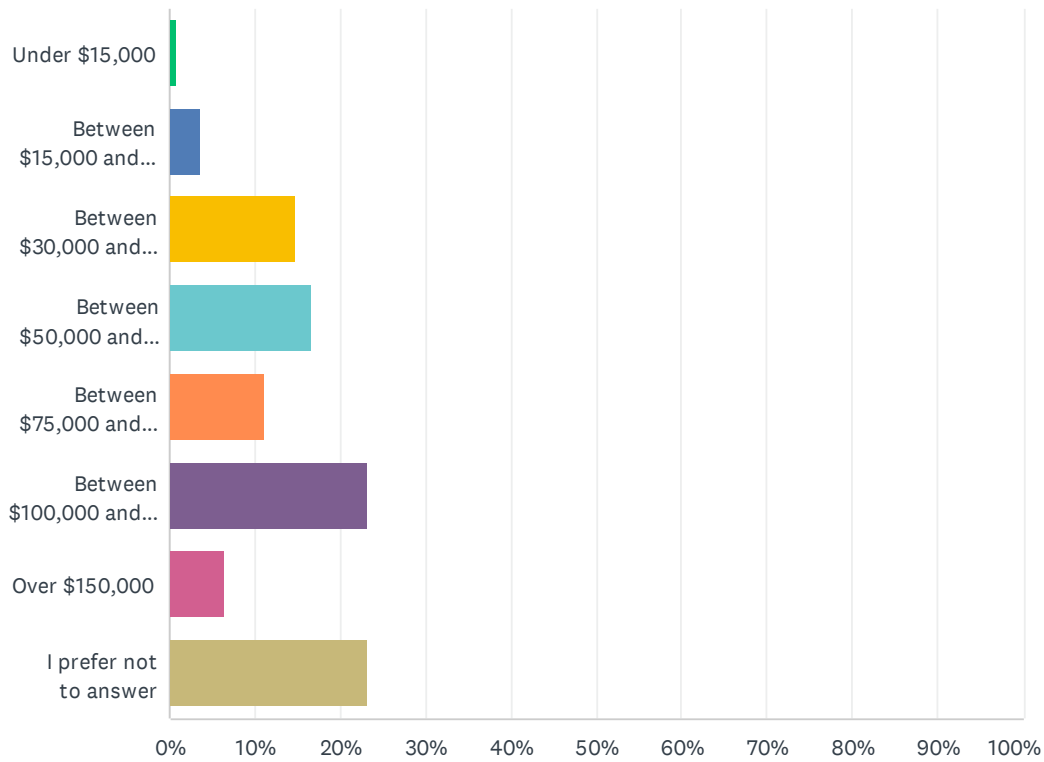
Answered: 108 Skipped: 14



ANSWER CHOICES	RESPONSES	
Under 18	1.85%	2
18-24	5.56%	6
25-34	14.81%	16
35-44	15.74%	17
45-54	15.74%	17
55-64	25.93%	28
65+	14.81%	16
I prefer not to answer	5.56%	6
TOTAL		108

## Q9 What is your income level?

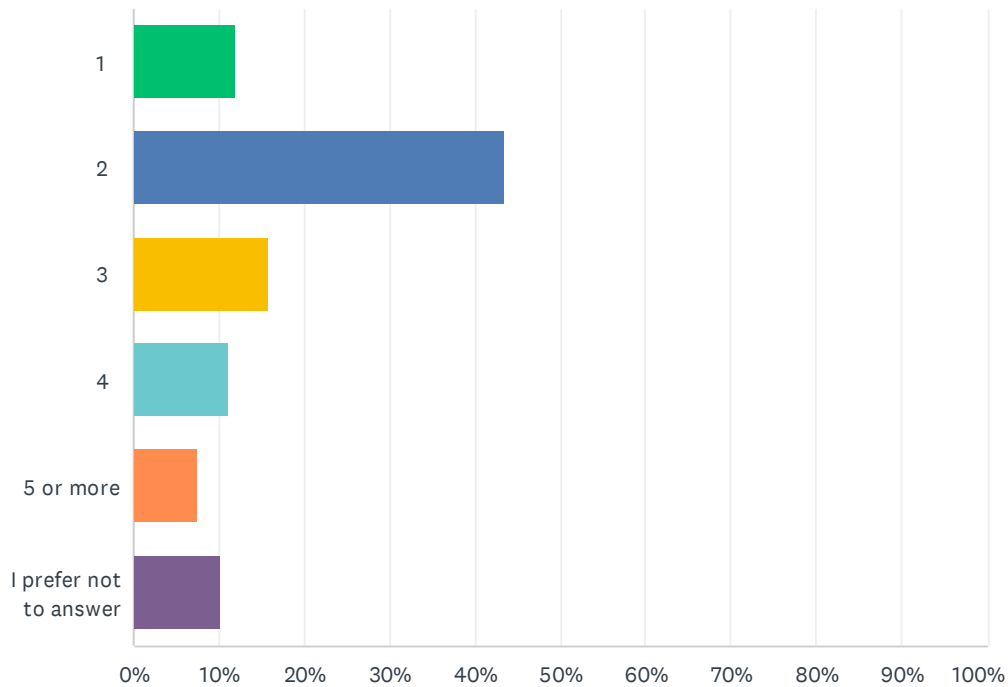
Answered: 108   Skipped: 14



ANSWER CHOICES	RESPONSES	
Under \$15,000	0.93%	1
Between \$15,000 and \$29,999	3.70%	4
Between \$30,000 and \$49,999	14.81%	16
Between \$50,000 and \$74,999	16.67%	18
Between \$75,000 and \$99,999	11.11%	12
Between \$100,000 and \$150,000	23.15%	25
Over \$150,000	6.48%	7
I prefer not to answer	23.15%	25
<b>TOTAL</b>		<b>108</b>

## Q10 How many people live in your household?

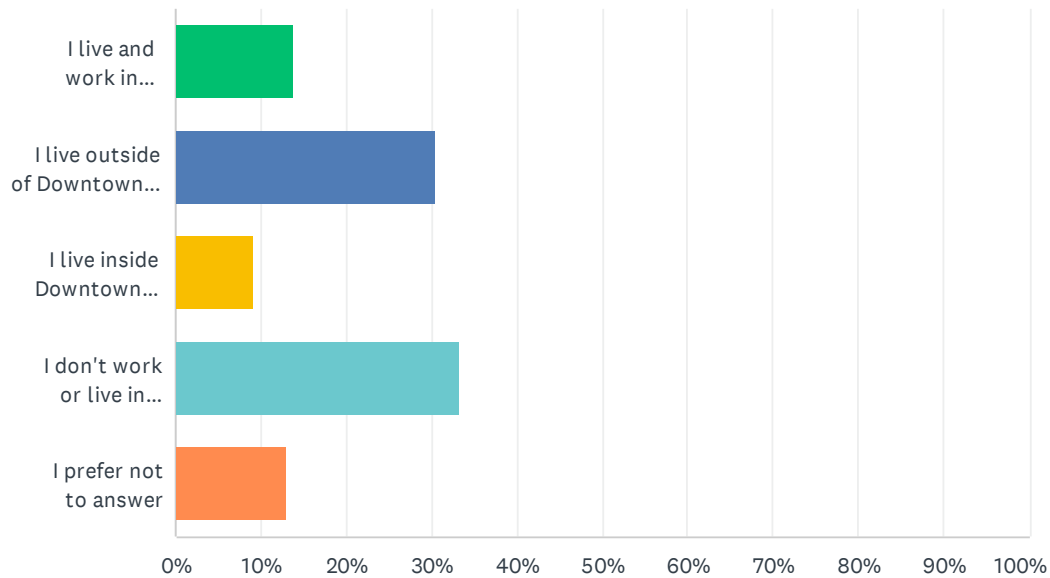
Answered: 108   Skipped: 14



ANSWER CHOICES	RESPONSES	
1	12.04%	13
2	43.52%	47
3	15.74%	17
4	11.11%	12
5 or more	7.41%	8
I prefer not to answer	10.19%	11
TOTAL		108

## Q11 Where do you live and work?

Answered: 108   Skipped: 14

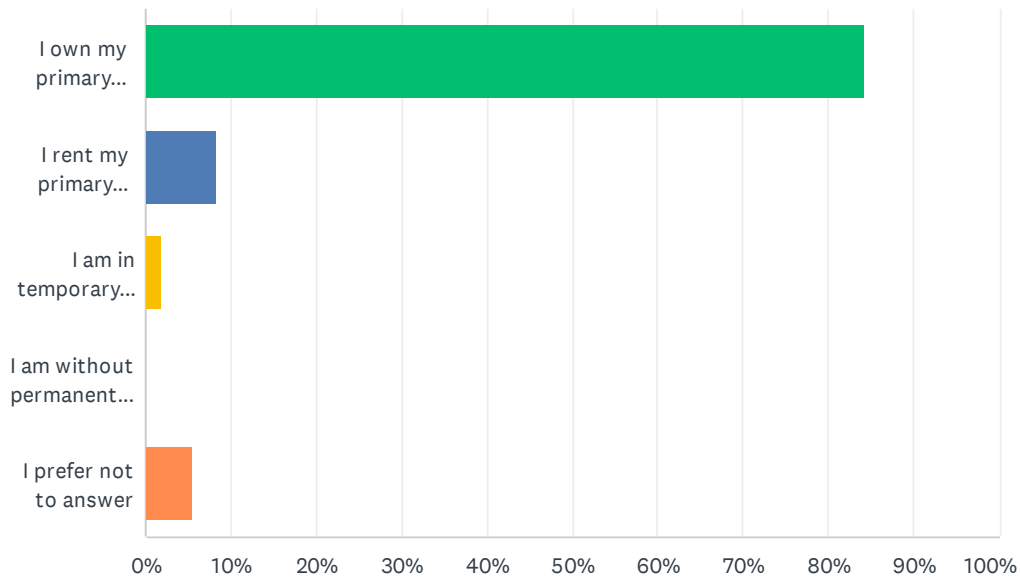


ANSWER CHOICES	RESPONSES	
I live and work in Downtown Clinton	13.89%	15
I live outside of Downtown Clinton but work in Downtown Clinton	30.56%	33
I live inside Downtown Clinton but work outside of Downtown Clinton	9.26%	10
I don't work or live in Downtown Clinton	33.33%	36
I prefer not to answer	12.96%	14
TOTAL		108



## Q12 What best describes your current living conditions?

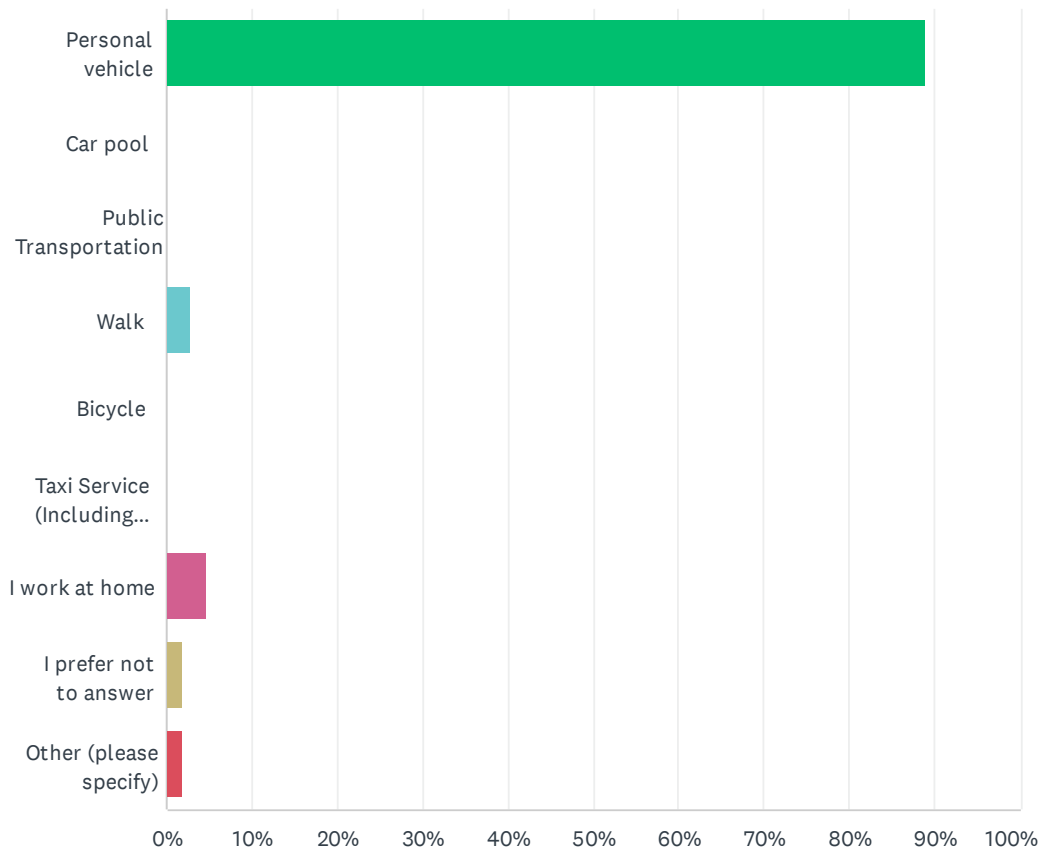
Answered: 108   Skipped: 14



ANSWER CHOICES	RESPONSES	
I own my primary residence	84.26%	91
I rent my primary residence	8.33%	9
I am in temporary housing (Staying with friends, hotel..etc)	1.85%	2
I am without permanent shelter	0.00%	0
I prefer not to answer	5.56%	6
TOTAL		108

## Q13 What is your primary form of transportation to work

Answered: 108 Skipped: 14



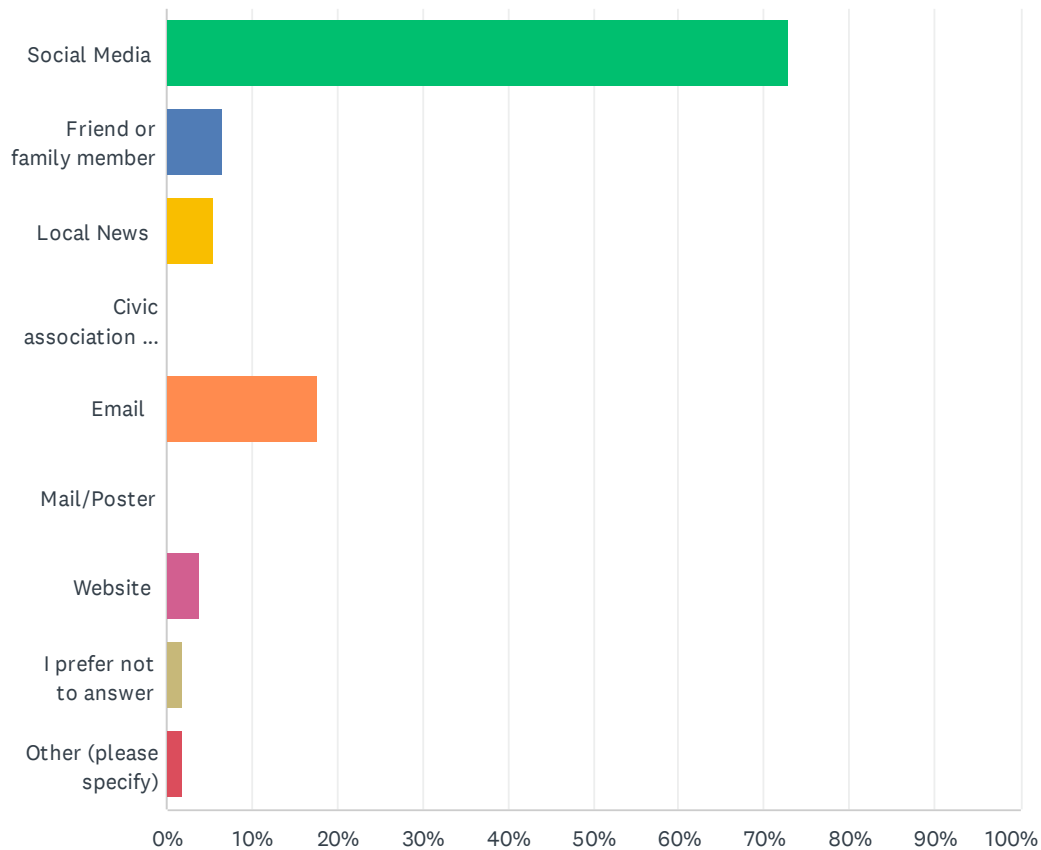
ANSWER CHOICES	RESPONSES	
Personal vehicle	88.89%	96
Car pool	0.00%	0
Public Transportation	0.00%	0
Walk	2.78%	3
Bicycle	0.00%	0
Taxi Service (Including Uber, Lyft...etc)	0.00%	0
I work at home	4.63%	5
I prefer not to answer	1.85%	2
Other (please specify)	1.85%	2
<b>TOTAL</b>		<b>108</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't work	10/10/2022 11:09 AM



## Q14 How did you learn about this project?

Answered: 107   Skipped: 15



ANSWER CHOICES	RESPONSES	
Social Media	72.90%	78
Friend or family member	6.54%	7
Local News	5.61%	6
Civic association or club	0.00%	0
Email	17.76%	19
Mail/Poster	0.00%	0
Website	3.74%	4
I prefer not to answer	1.87%	2
Other (please specify)	1.87%	2
Total Respondents: 107		

#	OTHER (PLEASE SPECIFY)	DATE
1	Steve Thacker	10/11/2022 12:52 PM



## Q15 Thank you for participating in our survey. Please provide us with any additional comments on the Proposed Development or the survey questions.

Answered: 24 Skipped: 98

#	RESPONSES	DATE
1	Seems like site might be advantageous for a tourism welcome center -- very visible and on highly traveled routes! A great HELLO to enter the Downtown and Iowa	10/12/2022 4:14 PM
2	Address the safety of downtown, bring some restaurants and businesses that create more buzz downtown, and you should see a happier community with downtown!	10/11/2022 8:58 PM
3	On the block 4th st Take the rest down also where Smith Brothers going north. And the green space on camanche ave lets get going on that. Taxpayers pay to mow. What a waste of money.	10/11/2022 12:58 PM
4	I would love to see all those run down buildings demolished and that area start to be cleaned up.	10/10/2022 5:27 PM
5	We have a lot of empty buildings in downtown Clinton at this time. I would prefer to see us work on filling in the empty spaces in the center of downtown and leave that area as greenspace until the time is that we are in need of its use to grow. These buildings lie on what I would call the outskirts of the downtown area. We need to start from the center and work our way outward.	10/10/2022 2:28 PM
6	We need more small office space and shopping in a safe environment	10/9/2022 7:38 PM
7	There's no point in trying to make something out of that area. None of the stuff that has been improved ever gets used in the nice areas of town, let alone the ADM part of town Don't waste money there. The river die bandshell gets used like three or four times a year. Everything that gets improved in Clinton, the level of usage doesn't warrant the expense. Never seen a bicycle on fourth street or fifth ave south. Enough!!	10/9/2022 3:38 PM
8	U guys should tear down all those empty buildings down there it looks stupid with only smith bros gone	10/9/2022 6:45 AM
9	I am looking forward to improvements to this area of town. It is a gateway on and off the highway 30 bridge. It should be much more welcoming encouraging those traveling through town to stay for awhile	10/7/2022 2:43 PM
10	It is a relief that this is finally being addressed because this area is what most tourists see first and it is embarrassing for all of us. Also, please work on Eagle Point park. It is so neglected and the castle is awful. The shape it is in is awful and dangerous. The view is almost totally obstructed and the playground landscaping is washing away. The whole park needs to be repaired. The lilacs were almost chopped down. Landscaping is hideous.	10/7/2022 12:00 PM
11	All them buildings need to go. They clutter up our town. I've live here all my life and that's the worst it's ever looked.....	10/7/2022 10:01 AM
12	For demographics, I live in Clinton but work out of town (Davenport) should be an answer.	10/7/2022 7:28 AM
13	Please do not use this area to construct additional housing. We have so many housing developments currently, and with this being such a heavily trafficked area, a business could benefit more from the already zoned commercial space.	10/7/2022 7:19 AM
14	Keep the charm of the old brick facade. Not everything has to be a steel building.	10/7/2022 6:54 AM
15	The clientele that lives in that area are not going to take care of anything new. I am sorry to say but it is a very trashy area. That is why I say turn it into greenspace and focus on ALL the existing empty buildings we have downtown and in Lyons. Make those areas great FIRST, then	10/7/2022 6:03 AM

## South 4th Street Area Reuse

turn your attention to other areas. I am born and raised here and it is terrible what has become of this town!!!

16	Fix the dam streets in town before bringing up another "Jason Craft" project...that doesn't fit Clinton and that WE do not need or want.	10/7/2022 5:37 AM
17	Around all of Clinton please improve the sidewalks as someone who rides Electric Scooters the sidewalks in lots of town are bumpy and not safe. Please fix the sidewalks	10/6/2022 11:01 PM
18	There are empty storefronts in town as it is so it feels Like adding more commercial retail space is redundant.	10/6/2022 9:24 PM
19	I would really like to see the old buildings come down and a nice well thought out infrastructure go in. It doesn't need name brands it needs to be Clinton.	10/6/2022 9:03 PM
20	4th st. between 8th Ave and 11 Ave are dirty, unkept areas. The area has a low income, blighted area feel to it.	10/6/2022 8:57 PM
21	I strongly think the best alternative for these buildings is to be demolished. It was a shame to see Smith brothers go. But He did not update the building. These Buildings have been empty, and been in disrepair for years. My point being, before it's too late let's work on the Lafayette and the train depot. 2 historic buildings crying to be saved. I know it takes time and money. But these building don't fall into pieces overnight. it's a shame to watch it happen over the years. Let's get some inspectors who know something. When is the volkman building gonna be pieced back together? Another downtown Clinton nightmare. Going on 3 years! How can you renew a permit that long?	10/6/2022 7:58 PM
22	I think if you are going to revitalize that area you need to include the whole area. The housing around the main project would need to be taken care of in order for it to be aesthetically appealing also.	10/6/2022 4:45 PM
23	Clinton needs more white collar higher tech companies to come in. Without that, we're going to continue to see the blight that has been continuing to spread since the 1980s	10/6/2022 3:54 PM
24	I would like to see more life and small business drawn in to Clinton. Creating cleaner spaces with the charm of older business could lead to better interest drawn in. Restaurants, breweries/bars, boutiques, anything that would add value to the town overall.	10/6/2022 9:56 AM



# Clinton South 4th Street Area Revisioning Input Session

PUBLIC INPUT - INFORMATIONAL SESSION

## Where:

Clinton City Hall,  
611 S 3rd St,  
Clinton, IA 52732

## Take the survey:

Use the link below or scan the  
QR code with your phone.

<https://www.surveymonkey.com/r/BT3CNWS>

## When:

5:00-7:30 p.m.,  
October 19th,  
2022

## Contact Us:

- ✉ [ddanielson@ecia.org](mailto:ddanielson@ecia.org)
- ✉ [tammyjohnson@cityofclintoniowa.us](mailto:tammyjohnson@cityofclintoniowa.us)







## Office of the City Administrator

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P. O. Box 2958  
Clinton, IA 52733-2958  
[mattbrooke@cityofclintoniowa.us](mailto:mattbrooke@cityofclintoniowa.us) [www.cityofclintoniowa.us](http://www.cityofclintoniowa.us)

November 15, 2022

EPA  
Office of Brownfields and Land Revitalization  
1200 Pennsylvania Ave., NW  
U.S. EPA (510IT)  
Washington, DC 20460

RE: Brownfields Cleanup Grant Application

To Whom it May Concern:

The City of Clinton is submitting a Brownfields Cleanup Grant application to conduct cleanup activities on City-owned property in the 1000 block of South 4<sup>th</sup> Street. The 1000 block of South 4<sup>th</sup> Street is at the intersection of Camanche Avenue/Liberty Avenue/Highway 30 – a highly traveled transportation route in the City. Camanche Avenue/Liberty Avenue/Highway 30 have over 10,000 vehicles every day, and vehicles are often traveling along the corridor from Illinois or other states. The block currently has several blighted properties that are in dire need of Brownfields remediation and demolition.

Remediation efforts along this corridor would not only help protect the public from contaminants, but would help the area and the region see revitalization and commercial redevelopment in a part of the City that has been blighted for decades. Remediation and redevelopment would not be possible without the EPA's partnership and support.

The City is dedicated to remediating contamination and blight along this corridor and has allocated \$316,408 to assist with the same. A grant award would truly transform this area.

We thank you for your time and consideration. Please do not hesitate to reach out with any questions.

Sincerely,

Matthew Brooke, City Administrator