



BROWNFIELD SUCCESS STORY

1000 Block of S 4th St, Clinton



Property History 1000 Block of S 4th St, Clinton

The site consisted of five developed parcels with five 2- and 3-story brick buildings constructed between 1868 and 1912 that were used for various retail purposes on the first floor and residential apartments on the second and third floors. The buildings were vacant, dilapidated and in disrepair having been abandoned and occupied by squatters for years. The structures were deemed unsafe with sagging roofs and unstable floors.

The City acquired the properties and boarded up the windows and doors. On August 11, 2003 a portion of the building located at 1006-1008 S 4th St collapsed. A structure engineer indicated the collapsed structure posed a significant and immediate threat to structural integrity of the connected buildings located at 1000, 1002, and 1004 S 4th St and recommended all the buildings be demolished.

The City received ECIA Brownfields Assessment funding of \$53,103 for Phase I's and IIs environmental site assessments, Site Revisioning Plan, and Traffic Study. The City obtained an asbestos inspection on 1010-1012 S 4th St that identified asbestos containing material (ACM) throughout the building structure including in the roof and floor tile. The remaining structures were not inspected due to severe deterioration of the structures.

PROPERTY DETAILS

Former Uses: Five vacant, abandon, dilapidated commercial buildings; prior uses include grocery, hardware and retail store, laundromat, barber shop, bar, restaurant, apartments

Contaminants of Concern: Asbestos containing material (ACM)
Parcel Size: 0.30 acres

PROJECT FUNDING PARTNERS

City of Clinton
East Central Intergovernmental
Association (ECIA)
Iowa Department of Natural Resources
(IDNR)
U.S. Environmental Protection Agency
(EPA)
Build to Suit, Inc.
Quad City Bank & Trust

Environmental Assessments

- Phase I ESA completed on February 3, 2017; February 12, 2018, June 10, 2022, and August 24, 2023
- Phase II ESA completed February 12, 2018

1000 Block S 4th St- Before demolition



Given the age of the buildings the structures were deemed to contain ACM and the buildings were demolished as a RACM demolition. The RACM demolition was financed with City local funds (\$100,687), EPA Brownfield Cleanup grant (\$500,000), IDNR Brownfield Funds (\$24,999), and an ECIA RLF Loan (\$441,501).



Energy Efficient Items included in Townhomes:

- LED Light Fixtures
- Energy efficient Pella Windows
- Spray foam insulation
- High Efficiency electric furnace
- High efficiency water heater



Redevelopment

The Site Revisioning Plan along with the Clinton Downtown Master Plan and Comprehensive Plan indicated that there was a shortage of good quality housing in Clinton and especially in the downtown area.

Once the RACM demolition was completed the site was seeded, graded and ready for redevelopment. The City actively searched for a developer for the site. The parcel formerly known as 1000 S 4th St was transferred to Central Siding for expansion of its business located behind the parcel. Three of the remaining parcels were sold to Build to Suit, Inc. for \$1 for the development of four new townhomes consisting of three- bedroom, two-bathroom dwelling including a secured two-car garage with 1,500 SF of living space. Prices for the townhomes start at \$274,900.

The City contributed \$100,000 into the townhome development project. The developer will provide the homebuyers with a \$7,500 homebuyer grant to be used for equity or down payment on the home. Townhomes completed May 2025. The city invested \$27,650 in a new alley, storm water drain and curb improvements and owner of private lot injected \$3,000 in sidewalk improvements. One parcel remains for sale and development.

Cleanup/Demolition commenced in August 2023 and was completed in May 2024.

Assessment and Planning Funds: \$53,103

Cleanup Cost: \$1,067,187.

Redevelopment Cost: \$1,100,00

Cleanup/Redevelopment Jobs Created: 4

Housing Units Created: 4

Total Cleanup and Redevelopment Investment:

\$2,350,940

"This project provided future economic growth and will completely transform the entrance and exit to our downtown. " Matt Brooke, city administrator



For additional information contact:
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