

Iowa Brownfield Redevelopment Program

Resources for Community Redevelopment

Mel Pins

Iowa Department of
Natural Resources



What is a Brownfield?..

“Real property, and the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contamination.”

Small Business Liability Relief and Brownfields Revitalization Act

(January 11, 2002 Amendment to CERCLA)



Common symptoms of a brownfield:

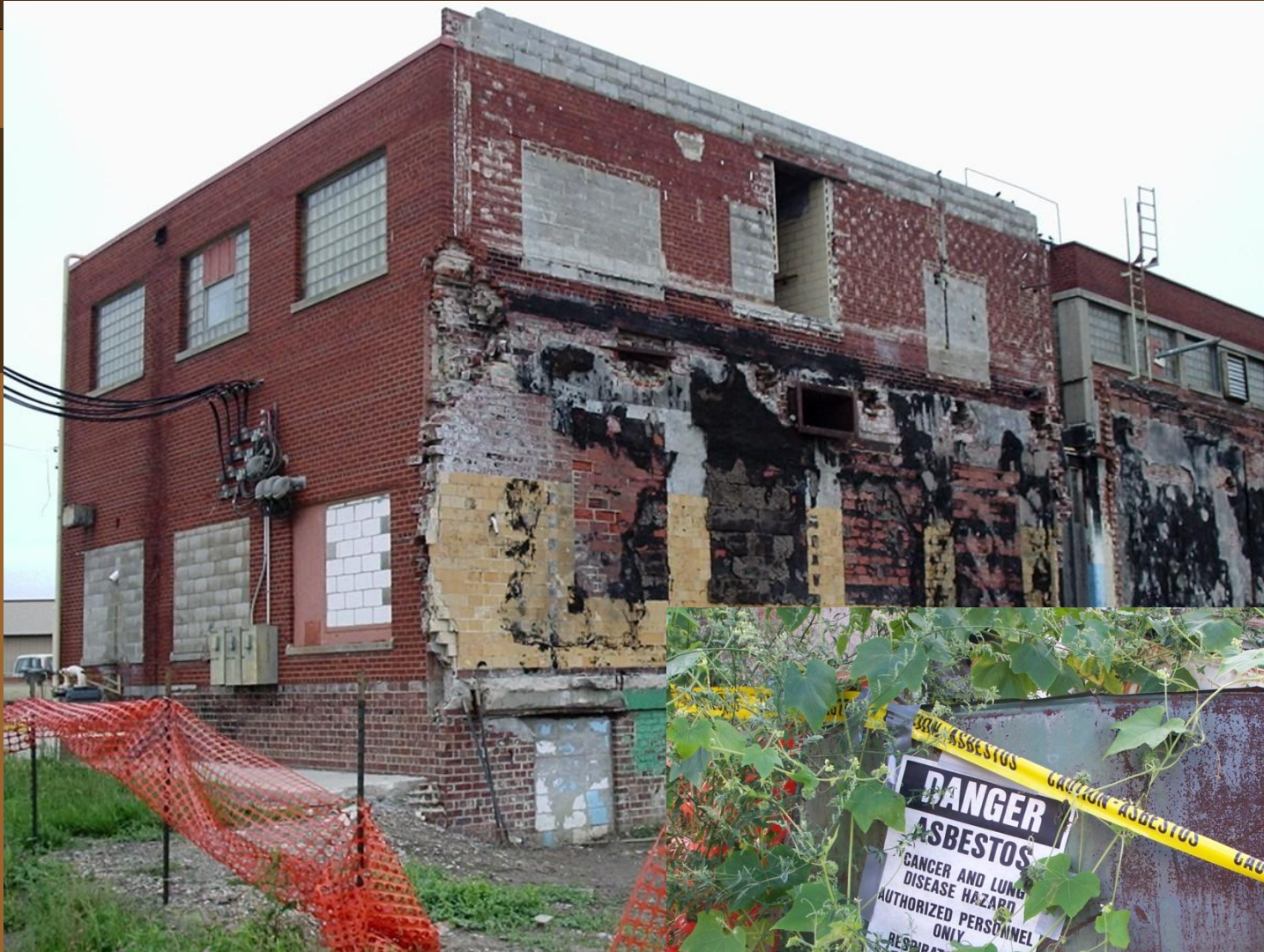
- ◆ Former industrial/commercial properties
- ◆ Abandoned or continually available for sale/lease
- ◆ Site has a “reputation” that it is contaminated (often not warranted)
- ◆ Issues of asbestos materials, buried tanks, waste disposal, etc. causes lack of interest in purchase, liability concerns
- ◆ Banks, lenders, investors leery of investment unless they are assured the site is “clean”
- ◆ Brownfields are a “syndrome” rather than a regulatory determination

WAREHOUSE
SPACE
244-0194













Iowa Brownfield Redevelopment Program

Purpose:

To help facilitate redevelopment of sites, by reducing the environmental uncertainties that are hindering interest in site redevelopment.

Assistance available to local governments and non-profits that wish to acquire and redevelop sites, as follows:

- Help determine whether an environmental hindrance exists at a site (Phase I and Phase IIs);
- Make recommendations for additional assessment, if contamination indicated; and
- Identify funding options for further assessment and cleanup assistance.



Iowa Brownfield Redevelopment Program

Funding & Services

- Program funded by \$600,000 annual grant from Federal EPA
- Allows us to fund:
 - assessments to see if contamination is present (Phase I and Phase II)
 - matching clean up grants (up to \$25,000)
 - technical and legal assistance to any government or business to help encourage brownfield reuse



Cleanup Grants

- 50% reimbursement of up to \$25,000 for eligible environmental cleanups, including:
 - Asbestos Removal
 - Contaminated Soil Removal and Disposal
 - Groundwater Cleanup
- Loans and partially forgivable loans available of up to \$250,000



Brownfields in Rural Iowa

Turning Obstacles into Opportunity

Emmetsburg, Iowa



Brownfields in the Heartland

Turning Obstacles into Opportunity

Emmetsburg, Iowa



Brownfields in Rural Iowa

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Fort Dodge, Iowa



Brownfields in Rural Iowa

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Fort Dodge, Iowa

PARK VIEW
FORT DODGE • IOWA



Brownfields in Rural Iowa

Turning Obstacles into Opportunity

Council Bluffs, Iowa



Brownfields in Rural Iowa

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Council Bluffs, Iowa



Brownfields in Rural Iowa

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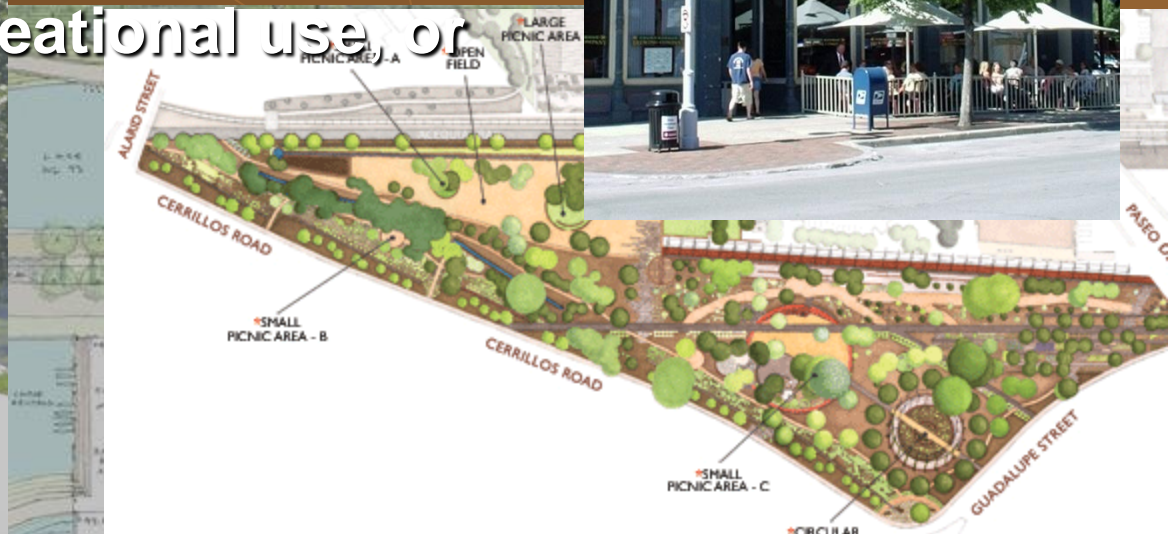
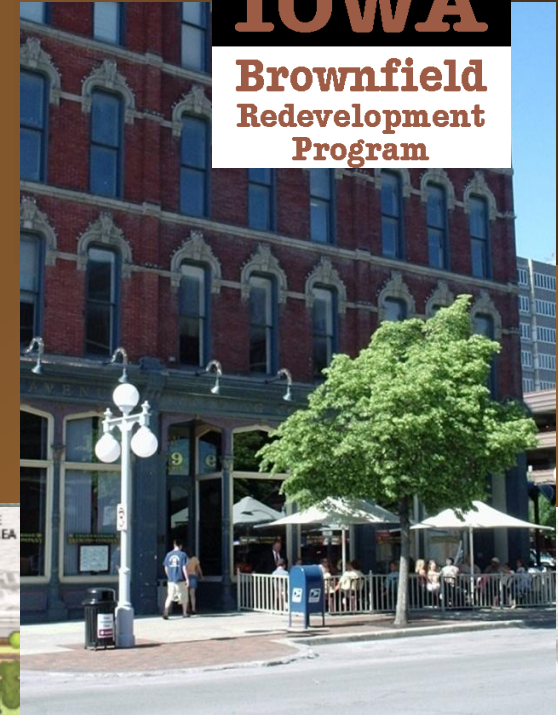
Indianola, Iowa



Iowa Brownfield Redevelopment Program Community Vision & Planning

Communities should identify key brownfield sites they wish to acquire and prepare for one of the following reuse options:

- resale for redevelopment, and creation of tax base and jobs
- a public reuse of the site of significant value to the community (e.g. - new library), or
- creation of greenspace, recreational use, or natural habitat restoration



Iowa Brownfield Redevelopment Program Community Vision & Planning

- Communities should have the primary investment in capital and resources needed to move the site back into reuse
- DNR Brownfield assistance designed to provide solutions to questions that have hindered interest in reuse
- Getting the first dollar into a project is often the catalyst to focus interest and investment for a site

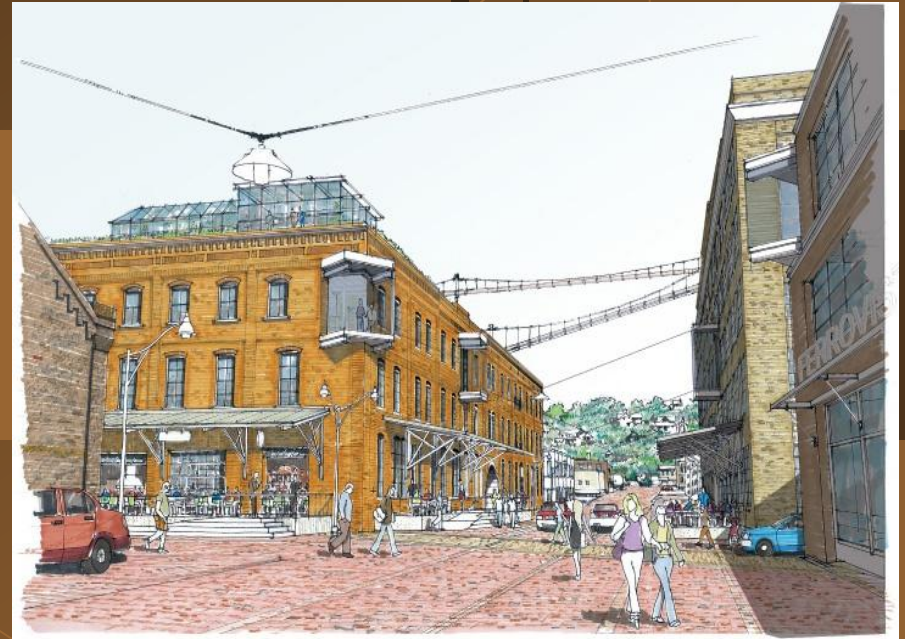


Iowa Department of Economic Development

Brownfield Tax Credits

- For purchase, assessment, and cleanup costs
- 24% of qualifying expenses, up to \$500,000, for qualifying projects
- Designed for private sector and non-profits. Cities and counties not directly eligible.

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IDED brownfield tax credits are helping to redevelop Dubuque's Millwork District

IOWA *economic* DEVELOPMENT

Brownfields in Rural Iowa

Turning Obstacles into Opportunity



Revitalizing a brownfield site can make a big difference in your community.

Your EPA and state brownfield program advisors are here to help you realize your goals!



For more information contact:

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