



Brownfield Redevelopment

Restoring Properties, Restoring Communities

What are brownfields?

Brownfields are “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Brownfields can adversely impact human health, decrease the value of surrounding properties, deter potential investments, and represent a significant safety hazard to the community if left unaddressed.

Brownfield sites can include residential, commercial, or industrial parcels of land. Common examples include properties with former uses such as:

- dry cleaners
- automotive repair shops
- service stations
- industrial manufacturers
- illegal dump sites
- railroad facilities
- warehouses
- landfills

EPA Brownfields Program

The Environmental Protection Agency (EPA) established the Brownfields Program to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. The EPA Brownfields Program provides technical and financial assistance for brownfields activities through an approach based on four main goals: protecting human health and the environment, sustaining reuse, promoting partnerships, and strengthening the marketplace.

The EPA Brownfields Program provides direct funding to eligible recipients for brownfields assessment, cleanup, revolving loans, and environmental job training. The City of Waterloo received a \$200,000 Brownfields Hazardous Substances Assessment Grant and a \$200,000 Brownfields Petroleum Assessment Grant in 2010. These funds allow the City to inventory, characterize, assess, and conduct cleanup planning on brownfield sites.

Abandoned industrial facilities often pose significant redevelopment challenges due to perceived contamination and liability concerns.

Environmental Site Assessments

Environmental Site Assessments (ESAs) allow individuals to satisfy All Appropriate Inquiry (AAI) requirements pursuant to obtaining innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) guidelines. The referenced protections help minimize risk for current or potential land owners allowing for the redevelopment of brownfields properties.

A Phase I ESA is a non-intrusive evaluation of environmental conditions at a property. Phase I ESAs accumulate data on the present conditions and historical uses of a property and nearby properties to assess the potential for adverse environmental impacts. This research involves visiting the property, interviewing individuals familiar with the property including current and past owners/operators/occupants and local officials, conducting an environmental records search for the property and surrounding vicinity, and reviewing historical documents related to the area such as fire insurance maps, topographical maps, aerial photographs, and city directories. An environmental professional compiles the information into a report and concludes either 1) no environmental concerns identified or 2) the presence of a recognized environmental condition (REC) warrants further investigation in the form of a Phase II ESA. An REC is defined as “a presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.”

A Phase II ESA involves collecting soil and groundwater samples to identify the types and concentrations of contaminants, if any, and the areas of contamination needing cleanup, if necessary. The resulting report compares contaminant levels to regulatory standards for an evaluation of concerns for human health and the environment. This information ultimately allows the environmental professional to make recommendations for future property re-use and can facilitate a property’s eventual enrollment in Iowa’s Land Recycling Program. A Phase II ESA may also include asbestos and lead-based paint surveys and hazardous materials inventories.

Benefits of Brownfields Redevelopment

Brownfields Assessment Grants help return properties exhibiting signs of potential contamination back to a productive reuse. This process helps achieve the following community benefits:

- facilitates job growth
- stems urban sprawl by reducing development pressure from agricultural lands
- avoids costly infrastructure extensions required to serve new greenfield development
- protects human health and the environment
- strengthens and stabilizes neighborhoods
- spurs additional redevelopment activities
- increases the local tax base
- eliminates eyesores and safety hazards
- empowers affected areas
- engages stakeholders from various backgrounds

Brownfields Assessment Grants can help clear the way for the redevelopment of underutilized properties.



Did you know?

Waterloo has received significant funding.

The EPA has awarded 12 EPA Brownfields Grants to the City of Waterloo since 2000. This has resulted in **\$2.25 million in federal funding** to protect human health and the environment within our community!

2000- \$200,000 Pilot Project Assessment Grant- Rath Neighborhood
2001- \$350,000 BCRLF Loan- Former Construction Machinery Company site
2002- \$150,000 Supplemental Assistance Grant- Rath Neighborhood
2003- \$200,000 Hazardous Substances Assessment Grant- Former Chamberlain Manufacturing Company site
2003- \$100,000 Petroleum Assessment Grant- Former Chamberlain Manufacturing Company site
2005- \$50,000 Hazardous Substances Assessment Grant- Former Chamberlain Manufacturing Company site
2005- \$200,000 Cleanup Grant- Former Construction Machinery Company site
2006- \$200,000 Hazardous Substances Assessment Grant- Downtown Waterloo
2006- \$200,000 Petroleum Assessment Grant- Downtown Waterloo
2008- \$200,000 Hazardous Substances Cleanup Grant- Former Chamberlain Manufacturing Company site
2010- \$200,000 Hazardous Substances Assessment Grant- Highway 63 Corridor
2010- \$200,000 Petroleum Assessment Grant- Highway 63 Corridor
Total Funding: \$2,250,000

Success Stories:

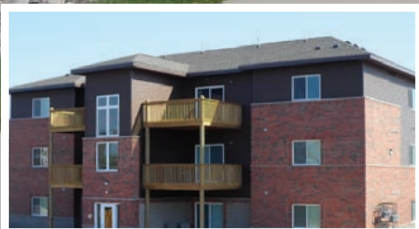
Riverfront Housing

The City entered into a development agreement with Dolly James LLC to construct residential housing on a former brownfields site in January 2012. The \$7 million “River Trail Development” project features six three-story 12-plexes located downtown on the banks of the Cedar River. Each of the 72 new rental units includes two bedrooms, two bathrooms, a washer and dryer, and a garage. The City donated the land, demolished two buildings, and provided a 10-year tax rebate as part of the agreement. “River Trail Development” opened in the fall of 2012.

Riverfront housing helps the City achieve its Downtown Master Plan goal of increasing the number of individuals living within the community’s urban core. The venture also represents a significant link in improving the vitality of downtown Waterloo. The property compliments nearby improvements completed as part of the Riverfront Renaissance Plan such as the RiverLoop Amphitheater, Arts Mall, Splash Pad, and Public Market. It also abuts the new Riverwalk Trail System which winds along the Cedar River providing inspiring views of the city.

The City utilized its Assessment Grants to conduct Phase I and Phase II ESAs on the properties bound by Sycamore Street, East 6th Street, the Cedar River, and East 8th Street. Light industrial uses historically operated in the area including a sheet metal shop, lumber company, plumbing company, and warehousing operations. The assessment activities eliminated perceived contamination issues associated with the referenced businesses and cleared the riverfront area for re-use. The work also allowed the City to satisfy its due diligence and purchase the properties without fear of any environmental cleanup liabilities.

The City used the EPA Brownfields Grants to leverage funds to acquire and assemble land for the project. This includes a \$691,750 Iowa Department of Economic Development (IDED) Iowa Brownfields Grant and a \$1 million Economic Development Administration (EDA) Grant.



A new walk-able riverfront neighborhood replaced several decrepit light industrial uses.

Did you know?

Web resources are available.

The City of Waterloo and HR Green, Inc. partnered to create www.thenewwaterloo.com as a public outreach tool in 2007. The highly interactive website provides insight into the progressive brownfields redevelopment taking place in our community. Check back as the City updates the website in conjunction with key milestone events!



Cedar Valley Sportsplex

The City broke ground on its \$27.5 million “Cedar Valley Sportsplex” in April 2012. The 130,000 square-foot facility is a critical component in helping area residents maintain a healthy lifestyle by enhancing physical fitness opportunities for both children and adults. Amenities will include a large synthetic turf for soccer and baseball, a two-court gymnasium space, locker facilities, multi-purpose meeting space, child care, kid’s gym, fitness studios, golf practice area, weights and cardio workout area, a four lane running track, and offices for the Waterloo Leisure Services Division. The City has plans to add a pool during a later phase of the project. City officials envision the Cedar Valley Sportsplex will open in the fall of 2013.



Redeveloping flood-damaged properties advanced the City’s desire to create an “Entertainment/ Sports Zone” as identified in its Downtown Master Plan.

EPA Brownfields Assessment Grants allowed the City to assess the two blocks of properties bound by West First, West Third, Jefferson and Washington streets in downtown Waterloo. Previous uses in the area included a bulk oil storage facility, railroad operations, automotive service and repair shops, and several leaking underground storage tanks which raised the potential for adverse environmental conditions. Moreover, severe flooding in 2008 left many of the commercial properties damaged, underutilized and/or vacant.

Phase II ESAs completed for the area did not detect any compounds greater than their respective Statewide Standard. Based on the results of the data collected and the county-wide ordinance prohibiting the installation of drinking water wells, no impact was revealed. This work and subsequent finding permitted the City to purchase the area for redevelopment into a community recreational center.

Private donations and grants are paying for a majority of the costs associated with the construction of the facility. The City leveraged \$5 million in gaming revenue from the Isle Hotel and Casino of Waterloo, \$4 million from the McElroy Trust, \$3 million from John Deere, \$2 million from the Young Family Foundation, \$2 million from the estate of Carlton and Thelma Winter, \$750,000 in Vision Iowa funding, and many other private donations to complete the project.





The new Public Works facility provides a sense of stability in a neighborhood formerly plagued by a large-scale brownfields site.

Public Works Building (Former Construction Machinery Company site)

The City is constructing a new \$7.4 million Public Works Building on a vacant manufacturing operation located at 625 Glenwood Street in 2012. The 130,000 square-foot structure features storage room for 150 vehicles, including motor pool cars, garbage and dump trucks, and motor graders, and will house the street department and central garage operations. Future plans include consolidating traffic operations and building maintenance into the facility.

Initial environmental investigations of the 11.4-acre former Construction Machinery Company (CMC) began in January 2001. The manufacturer closed its operations in the late 1990s abandoning approximately 20 buildings in a predominately residential neighborhood. A lack of upkeep caused the vacant site to become blighted and a frequent target of arson fires and vandalism. Likely contamination issues associated with past operations including painting, steel casting, metal staging and cutting, raw and finished product storage, patterns shop work, and sand blasting further inhibited its redevelopment.

Assessment Grant funding permitted the City to complete Phase I and Phase II ESAs at CMC. The work uncovered two 8,000-gallon underground tanks contaminated by tetrachloroethene (PCE) and 1,2,4-trimethylbenzene and a 500-foot long by 15-foot wide waste disposal trench/burn pit area containing buried paint waste and other related debris along the northwest corner of the property. Extensive groundwater and soil sampling identified concentrations of benzo(a)pyrene, arsenic, and lead above state standards. A 2008 EPA Brownfields Cleanup Grant facilitated the removal of the contaminants and the implementation of engineering and institutional controls to limit future exposure. The City's proactive cleanup removed a significant health and safety concern for area residents and cleared the way for the community to re-invest on the site.

The City leveraged a \$400,000 IDED Iowa Brownfields Grant to demolish site structures and a \$350,000 EPA Brownfields Cleanup Revolving Loan Fund (BCRLF) loan and a \$200,000 EPA Brownfields Cleanup Grant to remediate the site. The City also secured a \$5 million I-JOBS Grant and a \$1 million grant from the Black Hawk County Gaming Association to match bond funds allocated for the construction of the Public Works facility.

Chamberlain Manufacturing Company

The City recently completed asbestos abatement and demolition activities at the former Chamberlain Manufacturing Company located at 550 Esther Street. The sprawling 22-acre complex contained 24 buildings totaling 580,000 square-feet of space in a predominately residential area. Previous environmental investigations, coupled with the referenced work, advanced the community's goal of transforming the derelict property into a re-use that is environmentally sustainable, compliments existing surrounding neighborhoods, and serves as a source of pride. The City will actively engage the neighborhood in redevelopment planning once the Chamberlain Manufacturing Corporation and EPA determine an acceptable final remediation solution.

Chamberlain Manufacturing Company was an important industrial plant home to hundreds of employees prior to closing its operations in the mid-1990s. Andrew Chamberlain founded the business in the early 1900s to service the butter-separation industry. The company later evolved to produce creamery separators, washing machine wringers, aluminum awnings, refrigerator shelves, and sprayers. Chamberlain re-adapted its machinery to manufacture artillery shells during World War I and II. Duchossois Industries purchased the company in 1978 and it operated as a major contractor for the U.S. Department of Defense until its closure. These past uses hindered site

reinvestment and created significant health concerns for area residents.

The City took ownership of the property after completing Phase I and II ESAs in May 2004 and January 2005, respectively, under an EPA Brownfield Assessment Grant. Phase II ESAs identified levels of trichloroethylene, chloroform, tetrachloroethene (PCE), 1,1,2-trichloroethane, and vinyl chloride that exceeded health risk-based screening levels for drinking water. Chamberlain Manufacturing Corporation has since agreed to voluntarily complete most of the remaining cleanup and site investigation activities after the conclusion of the Phase II ESA, a Supplemental Phase II ESA (September 2005), and Baseline Monitoring (March 2006). The City is currently removing floor slabs and footings to further assist in its redevelopment potential.

The City secured a \$150,000 IDED Iowa Brownfields Grant to complete Phase I demolition of the site buildings. Phase II of the demolition project, which also involved asbestos removal, included a \$177,792 Iowa Brownfields Grant, a \$308,700 U.S. Department of Housing and Urban Development (HUD) Economic Development Initiative (EDI) Grant, and a \$200,000 EPA Brownfields Cleanup Grant. Funding leveraged for Phase III of the demolition includes a \$215,000 IDED Iowa Brownfields Grant and a \$307,700 HUD EDI Grant.

Rath Brownfields Redevelopment Area

The Rath Meatpacking Plant was once an integral part of Waterloo's industrial capacity. Its closure in 1985 eliminated approximately 1,000 jobs and left over 2 million square-feet of vacant industrial space along the Cedar River. Moreover, it directly contributed to long-term severe disinvestment in the surrounding area. The EPA awarded the City a \$200,000 Brownfields Assessment Pilot Grant in 2000 to begin its preliminary investigation of the 350-acre area bound by East Sixth Street and Martin Luther King Drive to the northwest, Linden Avenue to the east, and the Cedar River to the southwest. Activities completed under the grant and subsequent other Assessment Grants enabled several land transfers that created new jobs, provided important social services to the community in a convenient manner, increased the local base, and stabilized a once declining neighborhood.

- The City entered into a development agreement with Crystal Distribution Services, Inc. to construct a refrigerated food processing facility expansion in November 2012. The \$2 million building will double the company's current refrigerated storage capabilities which were damaged during a 2008 flood event. Officials expect the 11,000-square-foot project to be complete in the spring of 2013. The City took ownership of the expansion property after completing Phase I and II ESAs to satisfy All Appropriate Inquiry requirements. The City will donate the land and receive a former distribution center/warehouse as part of the agreement. The City intends to demolish the referenced structure located at 105 East 10th Street for a future riverfront housing initiative.

Crystal Distribution Services, Inc. previously purchased a 600,000 square-foot former Rath Meatpacking Plant building and converted the structure into cold storage and warehousing. The company also constructed a 55,000-square-foot freezer and office building on the corner of Sycamore and Vinton streets in 1999. Crystal Distributions Services, Inc. will have invested over \$7 million in the Rath area after the completion of its newest development.

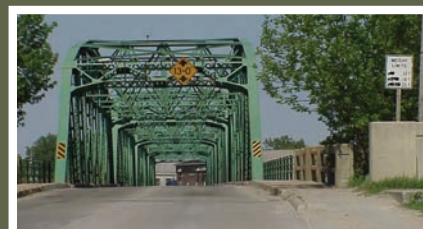
- City officials facilitated the creation of a “Human Services Campus” in the Rath Brownfields Redevelopment Area by donating land and vacating a street in 2009. These actions allowed several social-service providers to co-locate in one area.



The City's diligent efforts to investigate and remediate Chamberlain will eventually lead to a more appropriate site re-use as determined by the community.



1. The City purchased a commercial trucking business at 123 Stanley Court in 2011 as part of a development agreement to relocate the Cedar Valley Food Bank. The organization is constructing a new, more accessible \$6.5 million building for its users. The 45,000 square-foot facility will feature an efficient freezer and cooling area, a full-service kitchen, and a community room. The donation center has 200 member agencies and serves approximately 40,000 people from 16 different Iowa counties annually. Officials anticipate the Cedar Valley Food Bank will open in the spring of 2013.
 2. Operation Threshold constructed a new \$3.9 million central office building at 1535 Lafayette Street after 2008 flooding damaged its downtown facility. Operation Threshold is a local Community Action Agency that serves Black Hawk, Buchanan, and Grundy counties and provides services such as the Low-Income Home Energy Assistance Program, Women with Infant Children (WIC), Weatherization, Housing and Fair Lending Counseling and Family Development services. The 27,671 square-foot building will provide its users with an additional 10,000 square-feet of space compared with its former location. Operation Threshold hired 25 individuals in conjunction with the move. The City leveraged funds from I-JOBS, the Black Hawk County Gaming Association, and the Isle Casino Hotel to help facilitate the construction of the facility.
 3. The Iowa Department of Correction's Waterloo Women's Center for Change is a new \$6 million facility located at 1515 Lafayette Street. The 45-bed halfway house, completed in 2011, is designed to increase the number of women served by community-based corrections and to ease overflow conditions at other Waterloo locations. Officials hope to open the building in late summer of 2013. The Center for Change will create 19 new area jobs upon its opening.
- The City reconstructed the 18th Street Bridge in the fall of 2006 as a redevelopment catalyst for the Rath Brownfields Redevelopment Area. The \$5.9 million project included 1,740 feet of new roadway to provide direct access to Highway 218/Interstate 380 and to safely allow heavy truck traffic to serve local businesses. The previous bridge severely limited area access due to its low clearance and deteriorated decking.
- The City received a \$2.2 million Iowa Department of Transportation (IDOT) Revitalize Iowa's Strong Economy (RISE) Grant and a \$1 million IDOT Bridge Grant to complete the project. The City petitioned the IDOT to grant bonus points for redeveloping a brownfield area to secure the RISE Grant funding.



Replacing the deficient 18th Street Bridge has helped spur numerous redevelopment opportunities.

Frequently Asked Questions

Am I eligible to participate?

- Sites are generally eligible if they are abandoned or underutilized and have real or perceived environmental contamination issues. The City of Waterloo will submit a site eligibility request form to the EPA (and also to the IDNR for Petroleum Assessment Grant requests) to confirm the eligibility of a site prior to conducting any environmental site assessment activities.

Why should I participate?

- The EPA Brownfields Assessment Grants provide property owners with a chance to assess contamination concerns free of charge. Phase I ESAs typically cost between \$2,000 and \$10,000 depending on the size of the property and the number and size of buildings on-site. Phase II ESAs can cost between \$10,000 and \$80,000 depending on property size and chemical testing.
- Environmental Site Assessments provide property owners with a clear understanding of the environmental condition of their property. The reports help a property owner to identify what conditions may cause problems when trying to sell a property. More importantly, they will understand the necessary steps required to manage and clear the issues. This situation will ultimately increase the “sell-ability” and value of the property. Finally, most lending institutions will require a Phase I ESA before loaning money for property acquisition or redevelopment.

How much will a Phase I and a Phase II ESA (if recommended) cost me as a property owner?

- Nothing. The City’s EPA Brownfields Assessment Grants cover all costs associated with conducting the Phase I and Phase II ESA activities. Money is also available to conduct risk assessments, preparation for clean-ups, and redevelopment planning. Both Assessment Grants expire on September 30, 2014; however, the City anticipates requesting further funding to continue its redevelopment initiative at that time.

What if contamination is found?

- Instances of perceived contamination occur much more frequently than instances of actual contamination being found. If elevated levels of contamination are found, a copy of the report is sent to the Iowa Department of Natural Resources (IDNR) Brownfield group for opinion of hazardous conditions. The IDNR is often able to issue a letter stating conditions do not appear to present a hazard and that no additional work is required. If contamination levels are a potential hazard, the IDNR may require additional assessment. This assessment can be completed using grant funds. If additional assessment warrants cleanup, funding may be available through IDNR and EPA cleanup grants. Property owners may be responsible for the cleanup if their site activities led to the contamination. With Brownfields sites, the contaminating activities are generally from the past property uses

Contact Information

Please contact one of the following individuals for additional information on the brownfields program or on HR Green’s community redevelopment services:

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