

Brownfield Cleanup Grant



Former Greenleaf Healthcare Facility



Property History

1935

Original building is constructed.

1946

Building becomes multi-family housing units.

1971

Greenleaf Nursing Home begins operations.

2014

Nursing home closes and building is vacated.

2015

Fort Dodge acquires property through Iowa's abandoned buildings law.

Brownfield Redevelopment

2021

Asbestos inspection confirmed wide-spread presence of asbestos.

2022

Fort Dodge awarded \$250,000 EPA Brownfields Cleanup Grant.

2023

Preparation of asbestos bid docs and contractor procurement.

2023

Complete abatement of asbestos containing materials.

2024

Building is planned for demolition.

You might be asking...

What is an EPA Brownfield Cleanup Grant?

Brownfield Cleanup Grants administered by the Environmental Protection Agency (EPA) are utilized for applicants to address known contamination on one or multiple blighted properties. Contamination could include petroleum, hazardous substances, and/or other pollutants. Fort Dodge was awarded a \$250,000 Brownfield Cleanup Grant to abate asbestos from the former Greenleaf Healthcare Facility in 2022. Funds and technical assistance provided by the EPA allowed for Fort Dodge to proactively plan for redevelopment of this site. Removing environmental, legal, and fiscal barriers associated with the site has enabled Fort Dodge to further protect human health and the environment, and attract economic opportunities.

Why was the Former Greenleaf Healthcare Facility selected for a grant?

Vacant properties are more vulnerable to vandalism, arson, and other criminal activities. Having been constructed in 1935, the Greenleaf Healthcare Facility also had a significant amount of asbestos containing materials (ACM). When ACM are disrupted through new construction, renovation, or demolition, asbestos dust poses a significant public health hazard as a known human carcinogen. The vacant and deteriorating building was quickly becoming a health and safety threat to the adjacent residential neighborhood and children walking to nearby Dodger Stadium and Cooper Elementary.



Was demolition the only option?

Before demolition was even considered, the City had to decide whether to move forward with asbestos abatement or simply secure the facility and allow the property to sit vacant. An in-depth Analysis of Brownfield Cleanup Alternatives (ABCA) was completed to determine a proposed plan. The “no-action” scenario would have cost the City \$36,000 annually. Razing the structure would allow for residential homes to be constructed, bringing an estimated \$16,000 in new property tax to the City per year.

Instead, the City proactively sought state and federal grants to assist with asbestos abatement. Thanks to a proven track record of successful brownfield assessment and cleanup grants dating back to 2000, the City was awarded \$250,000 for cleanup of the Greenleaf Healthcare Facility in 2022. The City provided \$50,000 in required matching funds.

Total abatement of asbestos was completed in August 2023 for a total cost of approximately \$317,000. The building is slated for demolition in 2024. Once the building is leveled, single family houses may be constructed on the site or it may be dispersed to adjacent owners.



Where was asbestos found?

A total of 265 building materials at the Greenleaf Healthcare Facility were analyzed for asbestos, of which 66 tested positive. Asbestos containing materials (ACM) included floor tile and floor tile mastic, drywall compound, wall and ceiling texture, linoleum flooring and linoleum adhesive, glazes, and numerous other building materials. A total of 87.03 tons of asbestos containing materials were removed. That's 174,060 pounds!

Questions? Contact us!



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