



# EPA Brownfields Program

## Redevelopment in Fort Dodge, Iowa



*Vacant brownfield properties*  
Source: Adobe Stock

### *What is the EPA Brownfields Program?*

The Environmental Protection Agency (EPA) facilitates states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is 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.



*Downtown Fort Dodge, Iowa*  
Source: Impact76

### *Why Fort Dodge?*

Fort Dodge has an abundance of large, older buildings concentrated in the downtown area that suffer from disinvestment by absent owners or present owners that simply are not economically positioned to make the investments needed. The City of Fort Dodge has prioritized redevelopment of brownfield properties for economic development and increased livability for its residents.



*Wahkonsa Annex building*  
Source: Impact76

### *What Has Already Been Completed?*

Fort Dodge was first awarded an Assessment Grant in 2013, which was used to determine the extent of brownfield properties in the community. The City's first major cleanup project was the Wahkonsa Annex, an abandoned hotel in the heart of downtown. Abatement of all asbestos materials within the hotel, with the exception of window glazing, was completed in 2022.

The City was awarded \$250,000 from a pool of nationwide applicants for Brownfield Cleanup funding in the 2022 competition. The funds will be used to investigate and remediate public health hazards (i.e., asbestos containing materials) posed by the former Greenleaf Healthcare Facility located at 1305 N 22nd Street. After cleanup, planners will determine the best reuse of the site.



*Flip over to learn more about the Greenleaf cleanup!*

# Former Greenleaf Healthcare Facility

## Brownfields Cleanup Project



### *About the Property*

Built in 1935 as a nursing home, the facility operated as a 75-bed facility until it closed in 2012. Since then, the property sat vacant and began deteriorating, becoming a health and safety threat to the neighborhood and children walking to nearby Dodger Stadium and Cooper Elementary. The City of Fort Dodge acquired the abandoned property in 2016 under Iowa Code Chapter 657A.

### *What is the Goal of the Project?*

While the end use of the property is yet to be determined, the immediate goal of the project is to permanently eliminate the potential exposure of asbestos to the public through full abatement of all asbestos containing materials (ACM). The City of Fort Dodge is also committed to protecting human health and the environment during remediation through air quality monitoring and proper disposal of all waste products.

### *What is the Cost of Remediation?*

This brownfield project considered two alternatives: full abatement of ACM and a “no action” option. Based on a previously completed ACM inspection of the property, which discovered 45 out of 175 different building materials were positive for asbestos, full abatement is estimated to cost over \$260,000. This option permanently eliminates all human health risks and allows for the property to be safely redeveloped. Conversely, the “no action” alternative is estimated to cost \$36,000 annually to keep the building secure. This option prohibits redevelopment and maintains existing exposure risks to residents and the environment.

### *Project Timeline*

#### **Late 2022**

Develop Community Involvement Plan, Quality Assurance Project Plan, and outreach materials.

#### **Winter 2022**

Evaluation of historic preservation characteristics, preparation of Green & Sustainable Remediation Plan, and complete Alternatives Analysis

#### **Spring 2023**

Preparation of ACM remediation bid documents, procure contractor

#### **Summer/Fall 2023**

Complete abatement of ACM, project oversight and air monitoring, and final cleanup documentation.

For more information, please contact the City of Fort Dodge’s Development Services Department.

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