



August 1, 2024

**REVIEW REQUEST**

Matt Graesch  
Solid Waste and Contaminated Sites  
Iowa Department of Natural Resources  
6200 Park Avenue Ste 200  
Des Moines, Iowa 50321

RE: Phase II Review for 107 N. Garnavillo St, Anamosa IA , 52205(Former Rockwell Collins)

Dear Matt:

ECIA has been assisting Jones County Economic Development with a brownfield property located at 107 N Garnavillo St, Anamosa IA 52205. With US EPA Brownfields funds, ECIA funded environmental assessments through its Brownfields program. The Arts Court Visual & Performance acquired the property in 2022 and plans to do abatement of asbestos containing material found in the structure. Once the building is abated the owner plans to renovate the basement and first floor for community use and the upper level for residential.

The following assessments were prepared by Blackstone: Phase I dated 12/29/23 and a Phase II dated 7/29/24. The Phase I recommended additional assessment based on historic prior use of the site as a dry cleaner and clothing manufacturer until it was converted to a radio manufacturer. Based on these uses there was a concern for vapor encroachment. The Phase II findings indicated VOCs and RCRA metals were present on the property but detected below IDNR SWS with the exception of arsenic which results were not above IDNR background level of arsenic in shallow soil of 17 mg/kg. Blackstone did not recommend any further investigation based on their findings. Given the owner wants to use the property as public community space and utilize one floor for residential in the building the owner would like the DNR to review Blackstone's reports for concurrence on the findings and determine if any additional assessment is needed prior to the owner starting renovation of the property. On behalf of the owner, Jones County Economic Development has asked me to forward the reports to you and would like to request a formal review of the Phase II from the DNR.

If you have any questions or need anything else, please call me. Thank you.

Sincerely,

Dawn Danielson  
ECIA-Brownfields Project Manager

CC: Derek Lumsden, Jones County Economic Development