

August 27, 2025

227 LECLAIRE LLC
PETE STOPULOS
620 HOLMES ST
BETTENDORF IA 52722

Subject: **Riverwatch, 227 LeClaire St., Davenport IA 52801**
Contaminated Sites Database ID No. 12
Land Recycling Program Enrollment Application

Dear Mr. Stopulos:

The Iowa Department of Natural Resources Contaminated Sites Section (Iowa DNR) received the Land Recycling Program (LRP) Enrollment Application on May 23, 2025 with addendums on July 2, 2025 and clarifications throughout August 2025. This site had historically been the location of foundry and lumberyard companies before becoming a hotel. Previous investigations show metals and Polycyclic Aromatic Hydrocarbon (PAH) contamination in soil and groundwater. The site has previously closed under the Iowa DNR State Lead program in 2005 but additional work is being done to ensure the site is ready for future redevelopment.

After reviewing the application, the site is approved for enrollment pending completion of a successful Participation Agreement. It is understood the focus of this enrollment is to evaluate risk associated with historic release(s) of metals and PAHs. It is expected that all potential soil, groundwater, and indoor air concerns will be assessed (and fully delineated) and addressed throughout the LRP process with the end goal being commercial redevelopment. Please note, naturally-occurring arsenic levels in soil vary across the state and are oftentimes above the Iowa DNR Statewide Standard of 1.9 mg/kg. It is recommended that each LRP site establish a background arsenic concentration as part of their assessment efforts. Please review 567 IAC 137.10(4) for information regarding background standards in soil.

The next step in the LRP process is to complete the [Participation Agreement](#) (PA) in accordance with [567 IAC 137.3\(4\)](#). Please submit this document and attachments to my attention within **30 days**. Among other information, the Participation Agreement will request details about Project Scope and timelines (Section V). Please pay special attention to this section and create an Appendix to provide the requested information. Attached is a list of Typical LRP Site Activities for your reference.

Brad Davison will be the Iowa DNR Solid Waste & Contaminated Sites Project Manager for this site. I will review the PA and can answer general LRP questions, but I would encourage you to reach out to him to discuss the site specifics. You can contact him at [515-415-1331](tel:515-415-1331) or by email at brad.davison@dnr.iowa.gov.

Sincerely,

Shelly Nellesen
Environmental Specialist Senior
Solid Waste & Contaminated Sites Section
Iowa Department of Natural Resources
Shelly.Nellesen@dnr.iowa.gov
[\(515\) 669-5494](tel:5156695494)

ATCH: Signed LRP Enrollment Application
Table of General LRP activities

cc: Michael Sullivan
Iowa DNR
502 E 9th St
Des Moines, IA 50319

Iowa DNR Field Office #6, Washington