Iowa Deconstruction & Recycling Inventory

Part Three: Deconstruction Strategies








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DISMANTLING FOR REUSE

April 27, 2011

To: Iowa Workforce Development
From: Center on Sustainable Communities Rehab/Deconstruction/Recycling Consortium

Final Report

A. Overview:

This report is in response to the contract signed on January 11, 2011, to complete a report describing the recommended approach to deconstruction training/education. While the original assignment for the consortium was to focus on deconstruction/recycling training and an on-line inventory mechanism and website, it is our intent to expand the recommendation to include rehabilitation, preservation and entrepreneurship opportunities and strategies. This report will provide a recommendation for identifying and promoting rehabilitation, preservation, deconstruction, recycling and entrepreneurship in Iowa communities. Our goal is to describe an approach to curriculum, suggest ways to tie the concepts to entrepreneurship in communities and suggest ways to capture and manage a building inventory system and resource website.

B. Approach:

During the four months of this contract, the members of the consortium held periodic meetings and conference calls to discuss understanding of the current industry, results of research, best practices to recommend to communities and input from individual and group interviews. During the initial meeting, we discussed the importance of including preservation, rehabilitation and entrepreneurship in the recommendation report.

In an initial strategic planning session held at COSC, the following key assumptions were determined and key points arose as items to be addressed as we moved forward:

- With Iowa's diversity in community size, the strategy chosen must focus on both urban and rural areas, where needs and capabilities may be vastly different.
    - Smaller rural communities may not have the close access to training facilities and as many trained professionals, construction companies and auditors/inspectors. On the other hand, many small communities have civic pride and the willingness to work together to complete projects. An example of this is the creation of the Plymouth County Historical Museum in Le Mars that is housed in the old high school. Many personal hours by various community volunteers went into the transformation. Key committed residents banded together to write grants, secure private funding, obtain donated materials, and personally donate time and skills to work on the labor intensive process of preserving, upgrading and rehabilitating the historic building, room by room. This project highlights an example of good communication between communities in that when Sioux City was rehabbing their Orpheum Theatre and replacing all of the seats with new; a key volunteer at Plymouth County's Historical Museum contacted the Orpheum and successfully secured the

purchase of the old seats to use in the Plymouth County Historical Museum gymnasium rehabilitation project. A perfect example of how connections can create channels for re-purposing salvaged products and materials.
    - Larger communities may have access to larger amounts of tax dollars, more government expertise such as inspectors, more construction companies and a larger potential labor pool. Larger cities may also, however; have more rules and regulations, and also more code restrictions.
    - It should be noted that some areas are simply counties, with no real town or city involvement. They would be under county jurisdiction; the regulations and oversight may vary significantly from county to county. That may be where the largest profit materials may come from; buildings such as elevators, barns, and cribs. One of the sites below (barns for sale) is enlightening. Some of these materials are the easiest to sell and the easiest to move because the roads aren't as heavily used, there may not be utility problems with moving in large pieces of equipment, etc.
- Given adequate funding, statewide coordination could be provided by an independent non-profit organization or possibly a state agency; preferred would be an agency that already provides education and/or other resources to local communities and has a track record working on similar projects.
- Given the complexity of a statewide oversight group working with individual communities, this would necessitate bringing all of the groups/players together to discuss who has expertise in and/or jurisdiction over various information, steps, grant coordination/publication, working associations specializing in building materials reuse and recycling on pilot projects, coordinating training programs, providing website support, and more.
- Given the statewide geographic educational outreach of Iowa's community colleges, it would be key to involve a collaboration between local partners and the local community college's technical education and business departments in facilitating training programs for skills training and business/entrepreneurial development.
    - While it's possible that a new curriculum may be developed specifically for this project, there are several existing curricula that any such training can follow or model after. The suggestion is that these already-available curricula should be examined before any new development occurs. These include:
        - Iowa Central Community College and the Building Materials Reuse Association (BMRA) have developed a deconstruction curriculum through a SESP grant; it could potentially be shared with other colleges and communities. One requirement of this curriculum: Any training must be done under the auspices of BMRA so that the training is consistent and of high quality.
        - The Rehab curriculum developed by Center On Sustainable Communities (COSC) under the same SESP grant is also available as a resource to other community colleges and communities. Again, this curriculum must be taught by COSC approved instructors so that it is consistent with the highest quality of content.
- Given the need for a comprehensive approach to supporting, educating, networking and overseeing individual community's efforts to inventory, assess and mange their

buildings, it would be ideal to develop a model (online materials, training) that can work in both small towns and larger cities that will show how to get all stakeholders involved. This would include economic development staff, housing organizations, community colleges, zoning and code enforcement officials, etc. In all cases, it critical that key stakeholders in each community be involved from the beginning. It will be critical for individual communities be able to identify all the stakeholders as they begin. This may be somewhat different in each community.

- Given the need to test out the feasibility of the recommendations, we will identify possible locations for pilot projects and ongoing local training. Key communities would have solid initiatives and interest already in pursing better strategies for managing their buildings. Key communities would have strong community college programs and have rehab, preservation, and deconstruction initiatives already or have some other draw such as a strong recycling program.
- Given that many of the local contractors are involved in the local Home Builders Association, their programs should be actively integrated in the process of assisting local communities to move forward on rehabilitation and deconstruction training. Fort Dodge and Sioux City may be the first communities that will move forward with the program, and other possible key communities are listed in Point Number 8, in the Recommended Strategy Section, later in this document. An assumption can also be made that as Fort Dodge and Sioux City gain momentum, that smaller communities within their "reach" can piggyback on the resources that will become available in these larger communities. This will include trained professionals, transportation and storage of materials, and infrastructure (restores, warehouses for storing materials for cleaning before shipping, etc.). See Appendix 4 for a listing of potential sites for pilot projects and expansion of the program.
- Given that a strong website can assist in coordinating education, providing resources and helping communities make valuable connections, in planning for a web-based tool, we need to look beyond a simple a listing of old buildings. Instead, the website should be a "tool kit" helping communities with a step-by-step approach in dealing with their old buildings, integrating a decision-making branching format, with an "if this is true, then take this step" approach. It is important that there be a recognizable website for accessing tools, resources, templates, and recommended process flows. It will also be important for each local community to have easy access and management capabilities for inputting and updating information relevant to their community. Steps in a possible approach are listed in the Recommended Strategies Section, pages 4-6.
- Given the magnitude and breadth of the goals of this project, it is critical to discover what individual communities really need to get their arms around the strategic and successful management of their existing buildings. This will vary from one community to the next, but there will be common threads of what it will take to get the job done. The initial strategy we proposed to undertake was to meet with one community and as many of the potential players as possible to discuss where they are currently and what their needs are. The proposed city is Sioux City because of recent contacts with COSC and their enthusiasm to move forward on rehabilitation, education, careful deconstruction, entrepreneurship, and economic development. See Appendix 1 for the Sioux City case study summary.

- Given the goal of securing as many different perspectives on this as possible, we gathered information primarily through three methods – personal interviews, website research, and a community stakeholder meeting. The list of professionals interviewed, the list of websites researched, and information about the community stakeholder can be found in the Appendices.

C. Findings:

After many internal discussions, independent research and discussions with various stakeholders across the state, we see many challenges and opportunities for communities in the industry of rehabilitation, preservation, deconstruction, salvage, and entrepreneurship.

1. Challenges include:

- Loss of grant funding – Recovery Act (AARA) funding and projects coming to completion.
- Potential relaxing of regulations in the current economic and political climate.
- Lack of interest as the economy improves. Builders who previously looked at deconstruction and retrofit as a way to boost income are getting busier and have backed out of getting additional training. For example, some builders who had committed to Iowa Central Community College's Deconstruction program didn't attend because they are now "too busy."
- Lack of an adequately trained workforce to do trade-specific jobs required on rehab projects, particularly those involving historic renovation.
- Limited awareness at the community level of the value-added benefits of preserving and rehabbing structures in the economic development and job growth possibilities.
- Limited funds at the community level to support a preservation/rehab approach to vacant buildings instead of a demolition approach.
- Getting some of the major organizations such as Masonry Institute and Readymix Association to come on board as supporters of the program.
- Dealing with current regulations, such as asbestos abatement and lead removal. The regulations don't make it easy to choose the deconstruction option. It's easier to demolish a house than to deconstruct or retrofit, so often that is what happens, even if the contractor may wish to deconstruct.

2. Opportunities include:

- The potential to partner with a multitude of organizations such as:
    - Building Materials Reuse Association to pilot their curriculum in select Iowa communities.
    - One or more nonprofit groups or agencies already involved in the deconstruction field to provide education for various professional sectors as well as consumers and city personnel.
    - Local communities to revitalize city centers. Many towns (such as Fort Dodge) want to keep their downtowns viable rather than have another parking lot on Main Street. Bill McAnally, McAnally Associates, a statewide building/deconstruction expert, believes there is a huge untapped opportunity.

Small to medium size towns present the biggest opportunity. He believes this connection alone could drive the deconstruction program's success.

- There is a huge amount of interest from communities who want to get rid of old buildings in their area, especially as noted above. The push for a solid deconstruction program may come from "the ground up" as communities demand assistance.
- There is a great deal of interest in the Retrofit/Remodeling portion of the Iowa Central Community College's program (the program being developed by COSC as a part of the SESP grant). With that in mind, portions of the deconstruction curriculum will still be relevant to those entering this program.
- Master Builders of Iowa has companies waiting to hire employees coming out of the ICCC deconstruction program. That bodes well for getting more students enrolled in future courses.

D. Recommended Strategies:

- There needs to be a process of contacting the right person within each community, whether it's within an organization, a city staff person, or someone else who is the mover and shaker to get things done. When the community identifies this person (or group) the information can flow to and from him/her/them and something will happen. This is the hardest part. There are a lot of names floating around in various communities, but in each case, the right person needs to get involved, connected, and impassioned. These people could be listed on the website as the "go to" people in that community. They also can be contacted by the coordinating agency to provide details of interest, such as training sessions, grant opportunities, etc. How to get these names? Perhaps through the same method that IWD got the listing of old buildings, by contacting a specified group of agencies within each county and asking them to enter data into a website form. There is interest out there, so perhaps those same communities would figure out who the contact(s) will be in their area and provide that information to the central managing group. The "right" person may be someone unexpected.
- There also needs to be someone in charge of managing the information flow. Right now, there are a lot of people doing little bits and pieces, but no real coordination statewide (DNR, IDED, many local groups, etc.). This in-charge group will have to have some access to funding, whether it's grants, appropriations, or other funding streams in order to begin the coordination process and move it forward. Many of the other functions listed would fall within the scope of this group's tasks, such as developing and maintaining the website, working with the communities, coordinating activities, helping groups make connections and moving the entire industry forward.
- As the industry progresses, a speaker could be made available to provide awareness programs to local communities for Chamber and Economic Development group meetings, to talk in schools, etc. It's possible that this could be a speakers' bureau with several speakers located in various portions of the state. A human touch is often the impetus to get things moving and to help folks see the potential. Talks could include success stories, basic how-to start a local program, and answering questions local residents might have about such a program.

- A detailed website is a critical component to sharing information. The step-by-step approach will include the following components, and potentially more as communities and stakeholders identify critical areas of need. Each of the topic areas listed directly below will include a list of how-tos, contact information for local experts and supporting organizations, and a flow chart for action (if this is the case, then follow this step next). These are the topic areas and some basic questions/subcategories to be covered in each:
    - **Identifying buildings.** Include information on how to identify buildings for deconstruction, rehab, and/or demolition.
    - **Structural analysis.** This may include contact information of experts who can help with this question: Is the building structurally sound so that rehabbing it is a possibility? Compile and include a list of structural and soil engineers, especially those who may be available for smaller projects. It is often difficult to find someone who will work with smaller structures; most want to focus on large projects.
    - **Historic evaluation**. Areas of exploration here include these questions and details. What is the date of the building? Is it registered on the historic preservation rolls? The site must address the amount of research needed and the time frame needed for the application and approval process to be completed. There should be a list of specific sites in the Midwest that are sources for historical training on topics such as windows, etc. It is very difficult to find experts who will train on these topics.
    - **Brownfield evaluation**. Questions that must be addressed in this topic area include the following. Is the building on a toxic site? Do local, state and federal regulations apply? Is there federal money available to aid in mitigation?
    - **Legal evaluation.** In this section, it is important to address several questions, including the following. Are there liens? Who owns it?
    - **Case studies.** These should be from both urban and rural areas. This section of the website would include project details such as:
        - Photos of the project, before/during/after, and shots of work being done to document how/what was done. Pictures are very important in showing how things are done, as well as the potential value of the reclaimed products (showing old boards cleaned up, for example, and how beautiful they can look with very little work). Dan Oswald (Iowa Central Community College) is documenting their first projects; Bill McAnally (McAnally Associates, Fort Dodge) may have some, also. We would request that communities keep good documentation and share it as they proceed. Some photos and information can also come from sources outside Iowa, too.
        - A suggestion for communities and local experts to search for historical items, such as vintage photos, architects' drawings, etc. Check historical museums, local theme restaurants, private individuals, city planning and zoning offices, etc. In rare cases, materials lists may also be available in these locations. That would make the job of deconstruction easier and the provenance details may make the materials even more valuable for resale.

        - Lists of partners, and information about possible pitfalls as well as costs and benefits, so that cities could get an accurate view of what can be done and what the reality is.
        - Listing of experts and resources utilized for the project.
        - Options for communities facing a variety of circumstances.
        - Links to other websites that contain valuable information. It might be links to experts, links to outlets to sell materials, etc. See Appendix 2 for the links to sites we have checked out.
- One concept discussed after the Sioux City meeting is to consider utilizing city/county assessor websites as a method of streamlining the process of obtaining information about abandoned/available buildings. Al Jordan, the assessor at the meeting, suggested that it would take the inclusion of just a few extra fields in the program to gather the appropriate details. After discussion, our thoughts on this are both pro and con. While it would be easy and offer local control and easy local access, the government staff might not remember or want to input the data and keep it up to date. We also discussed the option of linking the assessor information on particular properties to our website. However, that would mean that someone would have to provide us with the information. Another downside: If we post addresses (always included on assessors' sites), that might encourage vandalism. If we go this route, or include addresses, we would have to have a "closed" portion of our site that could only be accessed by valid professionals or someone who has been vetted to access addresses and information we wouldn't want the general public to obtain.
- It is critical to obtain good PR. This can be done by selectively starting a few projects that are high profile and/or with high economic returns and publicizing them so that residents get the idea that recycling and/or preserving is the most natural and most economically advantageous option. Several examples are:
    - The Iowa Central Community College deconstruction training performed on the church they deconstructed, received extensive television and newspaper coverage. In addition, the instructor and students utilized some of the wood salvaged from the church to build some memento tables and other gifts to give back to the church community.
    - Old barns have high value. When they can no longer be maintained and fall into disrepair, the components can be sold. Old barns can also be deconstructed, moved and re-built in another location such as the Marty family barn; this is very labor intensive and requires a real commitment to the project. This project also received a lot of coverage in the press. Check out this site on salvaging old barns: http://www.iowabarnsavers.com/.
    - Publicizing information like this may create entrepreneurship in the value-added area: Bill McAnally keeps in touch with a former student who is an expert cabinet-maker. He has been making money by using old lumber from a church to create beautiful furniture. For example, a table made from old 2x4s recently sold for $695. Another example, Dan Oswald salvaged old flooring. He sold it at a very good price to an architectural salvage company in Des Moines, with no time invested in cleanup or fixing. Bill is currently cleaning old 2x12 floor joists He spends just 8 minutes per board and is tripling the value of the wood, because he is selling it to be used as flooring, not joists.

- Check out models that work. In Iowa, Amish communities have deconstructed barns and other old buildings for many years. Granted, they don't have to abide by OSHA regulations, but they have more practice in this area than anyone else. Observing their methods might provide good training for others.
- Establish strong community pilot projects, working through community colleges. Discussions would have to be held with the communities to be sure there is strong support throughout the community. Once the curriculum is developed and the website is pulled together, these would be good options for sharing the expertise. Note: This list also appears as Appendix 4.
    - **Fort Dodge:** already working in this arena because of the deconstruction curriculum
    - **Sioux City:** much interest and some projects beginning
    - **Spirit Lake**: strong recycling/resale center
    - **Burlington**: a large volume of historic structures that need to be renovated or deconstructed
    - **Dubuque**: many historic homes in this city and a need for renovation expertise
    - **Ottumwa**: Indian Hills Community College already has a good construction program focusing on energy efficient new construction. They may be interested in incorporating other renovation and deconstruction components in the future.
    - **Council Bluffs**: Iowa Western Community College currently has certificate programs for weatherization and energy efficient renovation. This would be a natural outlet for providing outreach to local communities.
    - **Des Moines**: Des Moines Area Community College offers a high school carpentry program at its Carroll campus partnering with local RECs. Offering a similar program in the Des Moines area might include partnership with an investor-owned utility. This would also be a good program to approach about deconstruction and retrofit options within the curriculum.
    - **Cedar Rapids**: This community offers a possible case study regarding the lack of deconstruction availability following the flood. The study could include lessons learned. Kirkwood Community College has a very good carpentry program and a strong construction management program, which could be expanded to include deconstruction management.
    - **Peosta:** Northeast Iowa Community College has certificate programs for weatherization and energy efficient renovation, providing outreach opportunities.

E. Other Suggestions Worth Exploring Later

- Early education. Educate students about different types of buildings, the construction trade, and which buildings should be preserved that represent our architectural heritage and culture.
- Salvaging. Promote this option before a building is torn down, such as donating bricks to community members who will haul them away, allowing community members to take memorabilia items (mascots, school desks or blackboards, etc.), selling old boards or windows for crafting projects, check into options for grinding concrete into gravel and wood into mulch.

- Liability Issues. Property ownership, dangerous conditions, health concerns/risks, etc. will need to be explored and documented.
- Community Spirit and Awareness. Look for ways to involve the community in planning, carrying out and endorsing all efforts.

F. Summary/Conclusion:

This was a fun and fascinating project for the consortium to tackle. It was also encouraging to see how excited communities and educators were to share their perspectives on how to approach the challenge. It is our conclusion that there is definitely a need out there at the community level to have access to good training, resources and funding to support a more methodical approach to dealing with degrading and abandoned buildings. As communities look for ways to distinguish themselves to attract employers and residents, a good place to start is in preserving their building stock, both residential and commercial, whenever possible. Having a centralized, accessible source for finding local expertise and guidance as well as visual examples of success from other communities is something all of our contacts were looking for.

Developing and managing a website as a resource is a critical part of the process, as it can provide a how-to and a guide as communities progress along the path of renewing their communities. The site may become a community exchange, with various Iowa communities sharing their successes (and possibly a few failures, too).

The opportunities for preserving the essence of communities, improving specific skills in the trades through good education, rejuvenating downtowns through new entrepreneurship possibilities and economic growth, were all encouraging reasons to take the next step in determining how to solidify this support.

Appendix 1, Interviews Conducted
These people gave us their thoughts and advice on how to proceed, and what steps they thought are logical moves for our project.

- Bill McAnally, McAnally Associates, Fort Dodge
- Dan Oswald, Iowa Central Community College, Fort Dodge
- Dave Bennink, ReUse Consulting and BMRA board member, deconstruction expert who trained the Fort Dodge crew for the BMRA curriculum
- Jeff Geerts, Iowa Department of Economic Development
- Jim Golden, Reuse Store, Spirit Lake
- Justin Rasch, Rasch Construction, Fort Dodge (site work and building demolition and deconstruction)
- Shelly Codner, Iowa Waste Exchange, Iowa DNR
- Siobhan Spain, Center On Sustainable Communities Communications Director (website possibilities)
- Tim Gailey, Midwest Construction Services (he tore down a church in the Fort Dodge area)

Appendix 2, Website Resources

Inventory websites:

- Building Inventory – Bloomfield, Iowa (a 2005 listing of all buildings in Bloomfield, square footage, owner. Includes a listing of all vacant buildings.) http://www.bloomfieldmainstreet.com/Market%20Summary/Building%20Inventory.htm
- Buildings of Ireland – National Inventory http://www.buildingsofireland.ie/niah/highlights.jsp?county=LC
- Build.Recycle.Net is a used building materials sharing site: http://build.recycle.net/a/0120.html
- Chisago County Building Inventory (chart of buildings, rent/lease, contacts, pricing, etc.) http://www.chisagocounty.org/bldginventory.htm
- Colchester, Conneticut – Historic Resources Inventory (listing of buildings available and includes a written description of each and what makes them unique) http://www.colchesterct.gov/Pages/ColchesterCT_BComm/HDC/HDCLocations/Main Street/84
- EcoBusiness Links. A listing of companies providing salvaged materials. http://www.ecobusinesslinks.com/recycled-building-materials.htm
- Green Eco Services, a California site for materials http://www.greenecoservices.com/salvage-reclaimed-fsc-wood-used-building-materials-california-82408/
- Iowa Department of Economic Development Location One Information System (LOIS). While this site has a different focus than listing buildings available for deconstruction, the searching abilities and structure of the site may provide some insights into our website development. http://www.iowalifechanging.com/toolbox/lois.aspx
- Iowa Waste Exchange. While Shelly Codner believes this is not a good model for this project to follow, it still provides some basic information that may be useful in developing a good website http://www.iowadnr.gov/waste/iwe/index.html
- Old Barn Wood http://www.oldbarnwoodsite.com/old_barns_for_sale_.htm (note that the second one on the list is in Iowa)
- Restoration Trades Directory. An architectural salvage site with dealer listings. Note that the Iowa Barn Salvage company is listed on this site: http://www.restorationtradesdirectory.com/architectural_salvage
- Wisconsin's Creating a Building & Business Inventory (a how-to guide for developing and maintaining a database) http://www.uwex.edu/ces/cced/downtowns/dma/1.cfm
- Wisconsin Woodchuck http://www.wisconsinwoodchuck.net/products.htm

Preservation websites:

- Connecticut Trust for Historic Preservation – Restoration Services Directory http://www.cttrust.org/index.cgi/105
- Preservation Alliance of Minnesota http://www.mnpreservation.org/resources/sustainability/

Deconstruction and materials reuse websites:

- Building Salvage Specialists (a commercial company) http://www.btnsalvage.com/
- Connecticut Trust for Historic Preservation – Deconstruction vs. Demolition http://www.cttrust.org/12278
- National Trust for Historic Preservation – Deconstruction http://www.preservationnation.org/issues/sustainability/position-statements/position-statement-deconstruction.html
- Pathnet – An Overview of Deconstruction with a Focus on Community Development Opportunities (while this is an older resource from 2000, it has a good way to handle case studies, which may be valuable) http://www.pathnet.org/sp.asp?id=979
- Planet reuse, a Midwest salvage brokerage and consulting company http://www.planetreuse.com/
- Whole Building Design Guide, from the National Institute of Building Science. Includes case studies, sample contract, publications, other resources http://www.wbdg.org/references/mou_cw.php Within this site, there is also technical guidance: http://www.wbdg.org/references/fhpsb_guidance.php

Assessor sites:

- Plymouth County Assessor – Search http://plymouth.iowaassessors.com/search.php?mode=search
- Polk County Assessor – Search http://www.assess.co.polk.ia.us/
- Sioux City Assessor – Property Search http://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=2&PageID=204

Commercial companies and nonprofit websites:

- Building Materials Reuse Association http://www.bmra.org/
- Deconstruction Institute: http://www.deconstructioninstitute.com/links.php
- The Reuse People. TRP provides deconstruction and salvage services, training, news releases and clippings, and more. http://thereusepeople.org/
- WasteCap: training, webinars and more http://www.wastecap.org/

PowerPoint Presentations:

- Connecticut state government: http://ct.gov/dep/lib/dep/waste_management_and_disposal/solid_waste_management_plan/may09/mrn-deconstruction_presentation_5.26.09.pdf

Government websites:

- EPA brownfields http://www.epa.gov/brownfields/sustain_plts/reports/langdale.pdf
- EPA conservation http://www.epa.gov/waste/conserve/rrr/imr/cdm/programs.htm

Miscellaneous websites:

- A 2004 research report: http://www.cga.ct.gov/2004/rpt/2004-R-0911.htm
- Old Barn Wood site. Using old wood to make furniture: http://www.old-barn-wood.com/barnwood_furniture_.htm. Another section is on reclaimed wood: http://reclaimed-lumber.com/

Appendix 3, Sioux City Case Study
Before the meeting:

Strategy
At the strategic planning session, it was determined that there is a need to find out what communities really need and want. To begin the dialogue, this group met with one representative community to determine where this statewide project should go from here. Here are the invited organizations/individuals and the questions we feel need to be answered by any interested group.

1. Get all of the players together to discuss their needs, constraints, etc.
Lynnae set up the meeting through Paul Barnes and Jim Jung, sent a formal invite letter for them to send out, and suggested they invite key stakeholders from the community. During the meeting it was determined that these are the folks who should be invited to join any efforts in community-wide collaboration on managing existing buildings (quite an extensive list):

- Architects
- Bankers
- City Staff
  - Assessor
  - Economic Development
  - Housing Agency personnel
  - Inspectors/Code Enforcement
  - Planners
- Commercial Building Owners
- Community College Instructors - Western Iowa Tech
  - Business Department representatives
  - Technical Education Department representatives

  Note: WIT is doing more hands-on than in the past. This part of the state is also good because of possible future partnerships with South Dakota and Nebraska.
- Developers
- Downtown Partners
- Economic Development/Main Street Groups
- Go Group
- Habitat for Humanity
- High school remodeling programs
- Home Builders Association
- Housing Authorities
- Landfill Staff
- Landlord Association and Individual Landlords
- Leadership Siouxland
- Neighborhood Associations
- Preservationist group
- Real Estate Professionals
- Recycling Handler Staff
- Residents
- Small Business Development/Entrepreneurial groups

- Utilities
- Young Business Professionals Groups

2. Topics of discussion to include:

- What is their status? Have they started any projects? What is their knowledge/skills base?
- What are their goals?
- What would be most advantageous in getting started in working with their old buildings? Training? Website? Funding? Other?
- What outside assistance is needed vs. skill sets that are already present in the area?
- What would they need training on?
- What features would be most useful in a website?
- How would they approach funding? (Are there sources available to cities, to community colleges, etc. that they could creatively draw on?)
- Are there builders/demolition companies that might be interested in working with them? Do they see enough work that entrepreneurs may be drawn to the area?
- Do you see any state/federal regulations that either should be strengthened or loosened to make deconstruction/retrofit/recycling feasible/sustainable for the community?
- Components may include: value-added, job creation, economic development, preservation, developing trade-specific classes to integrate with long-term goals. Discuss what might be helpful to have for each of these (and any other) goals.

Meeting Notes

In attendance:

While the organizers invited quite a few more stakeholders, these are the actual attendees.

- Al Jordan - City Assessor
- Amy Tooley – Housing Services Division Manager
- Cathy Olson – Sioux City Community Development Director
- Dale McKinney – M+ Architects
- Darrel Bullock – Sioux City Inspection Services Supervisor - Red Tag Program
- Edward Storm – FEH Associates, Inc.
- Jeffrey Hanson – Sioux City Community Development Operations Mgr.
- Jim Jung – Historic Preservation
- Lynnae Hentzen – COSC - Facilitator
- Paul Barnes – Sioux City Neighborhood Services Supervisor – couldn't actually attend the meeting because he was ill, but he helped set the meeting up and we had preliminary discussions.
- Rob Allen – Sioux City Inspection Services Manager

Progress Made/Resources Sioux City Has Available

- Historic 4th Street is done and the city is now working on old buildings on Pearl Street. The infrastructure is at least 100 years old in this area. Sioux City has used public dollars to redo the infrastructure in this area, which has to be done to attract developers.
- In the West End development, property owners are serving as the city's sounding board. The city's goal is to get them to take the private sector owners or developers to take the lead on development.

- Sioux City has developed design guidelines for façade improvements in neighborhoods.
- The city can provide some expertise to trades people and homeowners on what is salvageable. Currently, the inspections division, their rehab techs and a few local professionals assess the building's condition.
- The city Housing Authority does provide remodeling counseling.
- The Home Builders Association offers education programs for residential homebuilding and there is a Remodeler's Council that is a part of the HBA that offers some education sessions.
- The Master Builders of Iowa offer commercial education programs.
- Home Builders and Western Iowa Tech Community College offer a Youth Build program that allows high school students to learn construction techniques. They build one home a year. This is a great example of a current practical mentorship program.
- 5% of work being done on properties in Sioux City is remodeling due to the economy.
- Revitalization program has a 3 year, 100% tax break for new construction or remodel, or a 10 year graduated tax break.
- My Pad is a program that will assist citizens with down payment assistance when purchasing a home. $5,000 in a non-urban renewal area, or $10,000 in an urban renewal area. This program is available to anyone not currently owning a home. http://www.sioux-city.org/pdflib/DC1144DD3A524DB3B9888E41C5885B04.pdf
- The city's economic development department has a website, Snap Shot, that emails highlighted projects going on in the city. It is sent to thousands of consumers that have registered their email addresses. http://community.icontact.com/p/wwwlocatesiouxcity/newsletters/april282010/posts/sioux-city-snapshot-9810

General Observations

- The city assessor is responsible for all properties within the city limits; the county assessor is responsible for all county buildings outside the city limits.
- Sioux City does offer curbside recycling
- Landfill services are contracted from Nebraska – potential new business opportunity
- Sioux City identified these key stakeholders: realtors, contractors, appraisers, city staff, city planners, lenders, architects, community college staff, housing agencies, landlord associations, housing choice voucher holders, Leadership Sioux City, Design West, Mid American Energy, HUD, Homebuilders Association.
- Topic of discussion: Homeowners of a property that are being demolished may not be aware that all material on the site is the property of the company doing the demo.
- Blighted homes cause devaluation of other homes in the area.
- The loss of a few large businesses has greatly impacted the community. There is a shortage of jobs in town to support homeownership.
- Rental properties are inspected every 5 years.

Next Steps

- Maintenance of the bricks/mortar in the older buildings in town, particularly downtown.

- The city would like to develop a mentor program to cultivate their own trained professionals for brick, mortar and terra cotta work to help with the maintenance of those old brick/mortar buildings.
- The city needs a strategy to get trades people involved in the restoration movement.
- The city's current system of "red tagging" homes discourages bank financing. One suggestion is to develop a different system to be less detrimental to financing and to allow the potential homeowners to obtain financing. One note: Many red-tagged buildings are residential rental units. Profit potential drives restoration of red tagged properties.
- To develop a plan to register vacant properties to know the status and identify who to contact (owners/banks/foreclosure agents, for example) and who to deal with. For example, it's sometimes hard to even know who to send notices out to. The city council would have to change the municipal code to make this work.
- The city and Community College are interested in the rehab curriculum COSC is developing.
- The city assessor's web page needs to be updated, including style of home, if it's historic or even on the historic register and whether it's vacant or occupied. The database hasn't been updated since 1987.
- Check out these funding sources: CDBG, IFA and HOME
- Consider whether high schools can/should offer tech classes.
- Figuring out a way to match homeowners who care about rehabbing with properties that are demolition candidates.

Challenges/Opportunities

- The same 2-4 developers seem to be the only ones the city can get to do any of the projects.
- The area needs more skilled labor for brick, mortar and terra cotta work. Currently, the city uses a Sioux Falls firm for restoration but it would benefit the city to cultivate their own trained professionals for this type of work.
- If there is no federal money injected into any of their projects, that means there are also no regulations. How can the city then motivate the developers and craftspeople to choose to restore the buildings to a certain standard? Will there be funds available to do this?
- Today's banking climate makes it very difficult to obtain any financing relating to redevelopment. Commercial projects have an even more difficult time securing funding through banks.
- Sometimes the Inspections Division has its hands tied with regulations. The division has no rights to go in and repair buildings, thus the buildings decay even further. There is no penalty or way to keep buildings from being abandoned.
- The city does not want to maintain empty buildings; it is costly to do so.
- Larger homes that have been developed into multiple units are now required to have sprinkler systems. Sprinklers are not affordable, causing homeowners to walk away from the properties. The city has had to demolish some of these.
- Commercial and Residential properties operate under different codes. (IVC and IRC).

- Contractors definitely need more education on salvaging materials. This could boost their income and save useable items from the landfill. There are also opportunities here for new businesses in town.

Appendix 4, Possible Future Sites for Program Expansion and Pilot Projects

- **Fort Dodge:** already working in this arena because of the deconstruction curriculum
- **Sioux City:** much interest and some projects beginning
- **Spirit Lake**: strong recycling/resale center
- **Burlington**: a large volume of historic structures that need to be renovated or deconstructed
- **Dubuque**: many historic homes in this city and a need for renovation expertise
- **Ottumwa**: Indian Hills Community College already has a good construction program focusing on energy efficient new construction
- **Council Bluffs**: Iowa Western Community College currently has certificate programs for weatherization and energy efficient renovation. This would be a natural outlet for providing outreach to local communities.
- **Des Moines**: Des Moines Area Community College offers a high school carpentry program at its Carroll campus partnering with local RECs. Offering a similar program in the Des Moines area might include partnership with an investor-owned utility.
- **Cedar Rapids**: This community offers a possible case study regarding the lack of deconstruction availability following the flood. The study could include lessons learned. Kirkwood Community College has a very good carpentry program and a strong construction management program, which could be expanded to include deconstruction management.
- **Peosta:** Northeast Iowa Community College has certificate programs for weatherization and energy efficient renovation, providing outreach opportunities.







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