PORT OF DUBUQUE
America's River

"Will the last person to leave please turn out the lights?"

Dubuque, Iowa—1980s
"Few Iowa cities were hit harder in the `80s. Few have a better outlook now."

*Des Moines Register*

December 2002
Upper Mississippi River

Third Most Beautiful Place in America

USA Weekend
May 2003
America’s River Project
Achievement in Economic Development

*International Downtown Association*
2004
Dubuque:
Dozen Distinctive Destination 2005

National Trust for Historic Preservation
“The face of the river, in time, became a wonderful book . . .
And it was not a book to be read once and thrown aside, for it had a new story to tell every day.”

Mark Twain—*Life on the Mississippi*
Site History

Industrial uses dating back to the early 1800s
- Shipbuilding, sawmill operations, foundry,
- Salt and grain storage, bulk petroleum storage, rail shipping, river terminal,
- Brewery

Historical uncontrolled fill
- Dredged river sand, concrete rubble, and debris, sawdust, foundry residuals,
- Industrial debris, unknowns

Riverfront: frequent flooding
(Prior to floodwall construction in early 1970s)

PORT OF DUBUQUE
America's River
Birth of a Brownfield Site

Vital part of community through 1800s and into the 1900s

Steady decline beginning in 1950s

Loss of major industry after 1970s
- Minor league baseball park (1979)
- Bulk petroleum storage facility (1986)
- Brickmaking facility (1986)
- Dubuque Star Brewery (1998)
- Cold storage facility (2000)
- Bulk asphalt terminal (2000)
- Grain and salt storage facility (2002)

Potential Environmental Conditions

Suspected Environmental Impairment Associated with:
- Current and Former Petroleum Storage
- Former Foundry Operations
- Historical Uncontrolled Fill
- Historical Bulk Fertilizer Storage
- Rail Terminals
Environmental Assessment

City awarded $200,000 USEPA Brownfields Pilot Grant in 2002
- 12 Phase I ESAs
- Quality Assurance Project Plan
- Site-Specific Checklists
- 7 Phase II Site Assessments

Environmental impairment identified in soil and groundwater
- Petroleum Compounds, Arsenic, Lead

City opted to proceed with informal "Comfort Letter"

Port of Dubuque
America's River

Petroleum Cleanup Site

Former bulk petroleum storage facility with known petroleum impact to soil and groundwater
- Groundwater Phase
  - Soil Plume
  - Free Product

City awarded $200,000 USEPA Brownfields Cleanup Grant in 2003

Dual-Phase System
- Vacuum Extraction of Free Product
- Hydrogen Peroxide Injection

Port of Dubuque
America's River
The Dream of an Educational Campus

Original concept: $25 million regional River Museum, Aquarium and River Walk

Expansion to: $188 million project

- National Mississippi River Museum & Aquarium and National Rivers Hall of Fame
- Grand River Center
- Grand Harbor Resort and Waterpark
- Expanded River Walk
- Community improvements

The Dream of an Educational Campus

City of Dubuque $50 million
Private Donations $22 million
Dubuque County $1 million
Federal Funding $15 million
State of Iowa $50 million
Private Investment $50 million
TOTAL PROJECT $188 million

PORT OF DUBUQUE
America's River
Museum and Aquarium Partnerships

- U.S. Fish and Wildlife Service
- U.S. Geological Survey
- U.S. Corps of Engineers
- U.S. Coast Guard
- National Audubon Society

The Great River Road network of 58 museums is headquartered at the National Mississippi River Museum & Aquarium.

- Executive Office of the President
- Environmental Protection Agency
- Department of Agriculture
- Department of the Air Force
- Department of the Army
- Department of Commerce
- Department of Defense
- Department of Energy
- Department of the Interior
- Department of State
- Department of Transportation
- HUD
- NOAA

A Dream that Keeps Growing

1. Gulf Wing
2. Great Rivers Center
3. Large Format Theater
4. Outdoor Experience
5. Expanded Woodward Wetland
6. Small Craft Shed
7. River Research/Conservation Center
8. New Exhibits
9. Eco-tours to Mines of Spain
10. Galena Railroad Excursions

Gulf Sea Lab
A Dream that Keeps Growing

National Initiative for the Mississippi and the Gulf with 33 National Environmental Organizations
Water Quality
Hypoxia Reduction
Improved Agricultural Practices
Education
Environment
History
The future of the Mississippi River and the rivers of America

PORT OF DUBUQUE
America's River

Community Impact

The revitalization of the Port of Dubuque sparked a change in the community’s psychology...

1983...

3 building permits were issued
Unemployment reached a high of 14%
Number of people employed was 37,600

PORT OF DUBUQUE
America's River
Community Impact

The revitalization of the Port of Dubuque sparked a change in the community’s psychology...

Now...

Current unemployment rate is 3.8%

Dubuque's current workforce is 52,900

2005: 134 new residential building permits

2005: 37 new commercial/industrial permits

1999-2004: Averaged 1 million square feet of non-residential per year

Community Impact

Tourism

1.5 million visitors

More than 100 conferences

Over 50,000 delegates

$186 million to local economy
Community Impact

River Valley Initiative
5-year campaign to boost economy through job creation and new capital investment

Goal: $2 million
Raised: $2.3 million

Since January 2003
- 2,900 new jobs created
- Dubuque Country is responsible for 10% of all private sector jobs created in Iowa
- Average wage increased from $13.19 to $15.20

Looking Ahead
PORT OF DUBUQUE

America's River