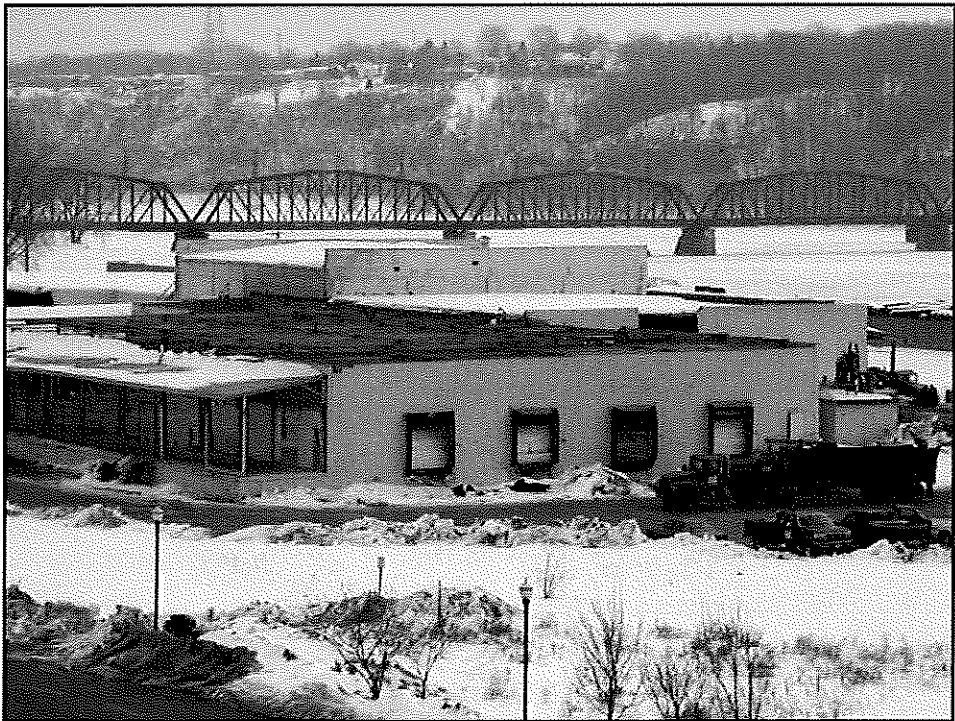


PORT OF DUBUQUE
America's River

*“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

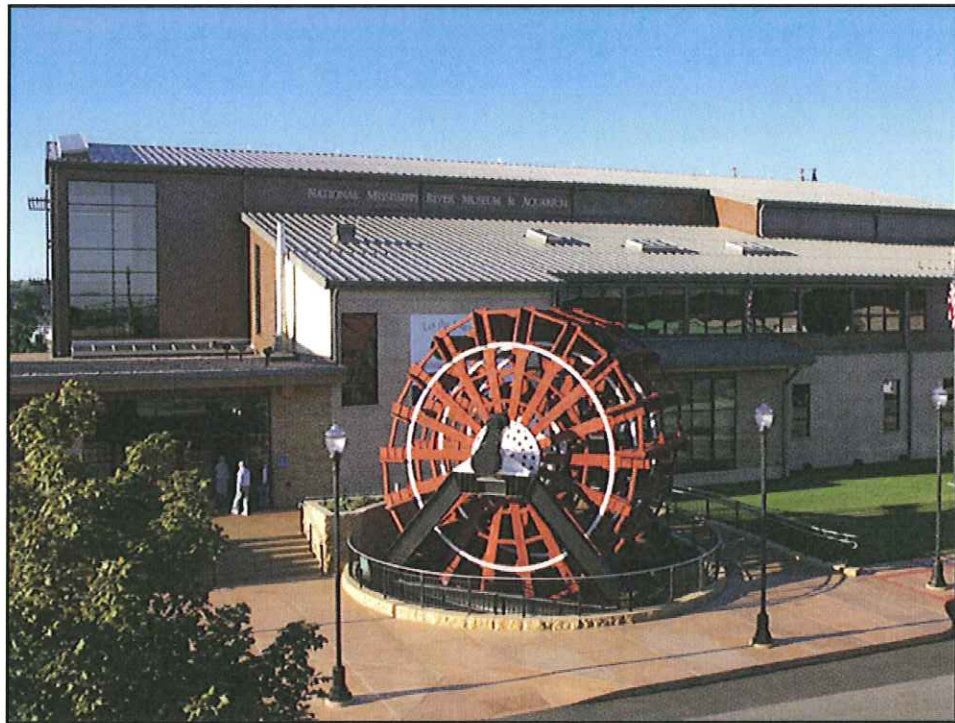
USA Weekend
May 2003

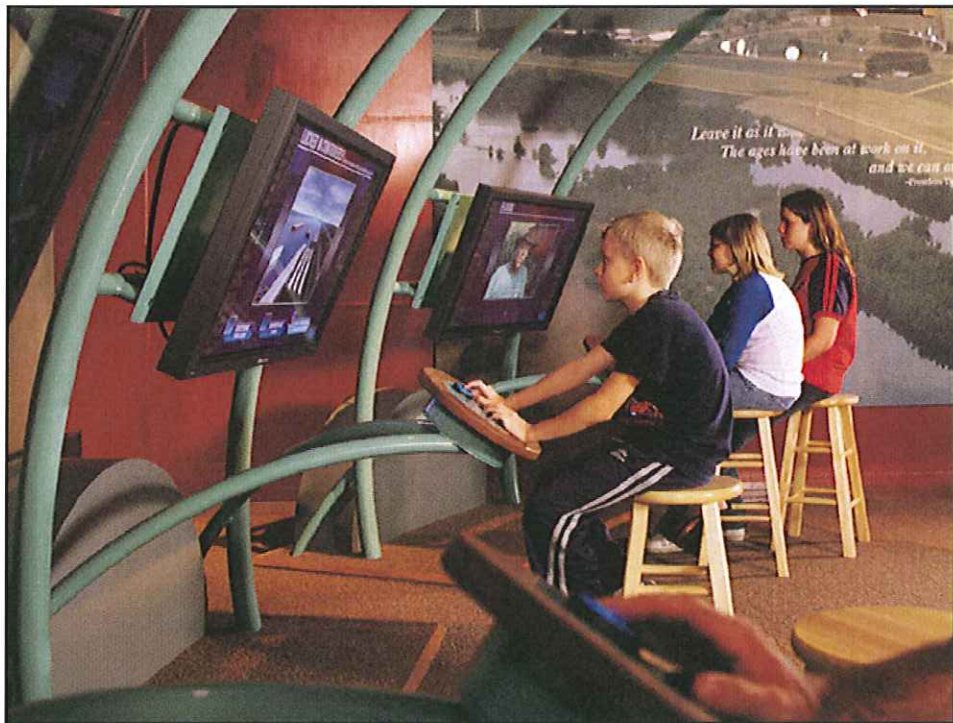




America's River Project
**Achievement in
Economic Development**

International Downtown Association
2004

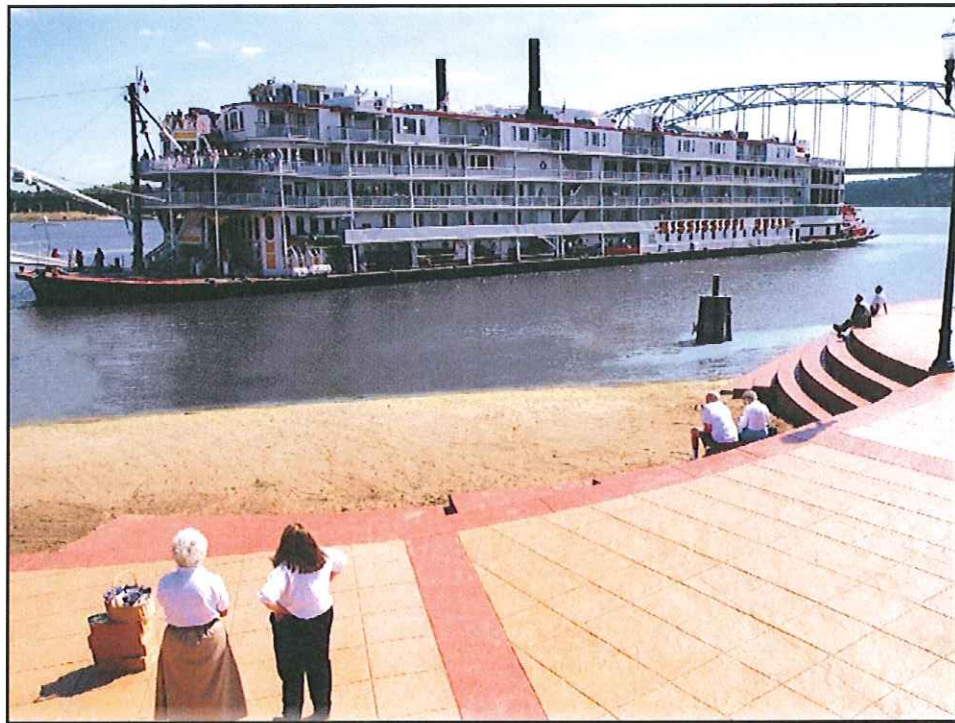






Dubuque:
**Dozen Distinctive
Destination 2005**

National Trust for Historic Preservation

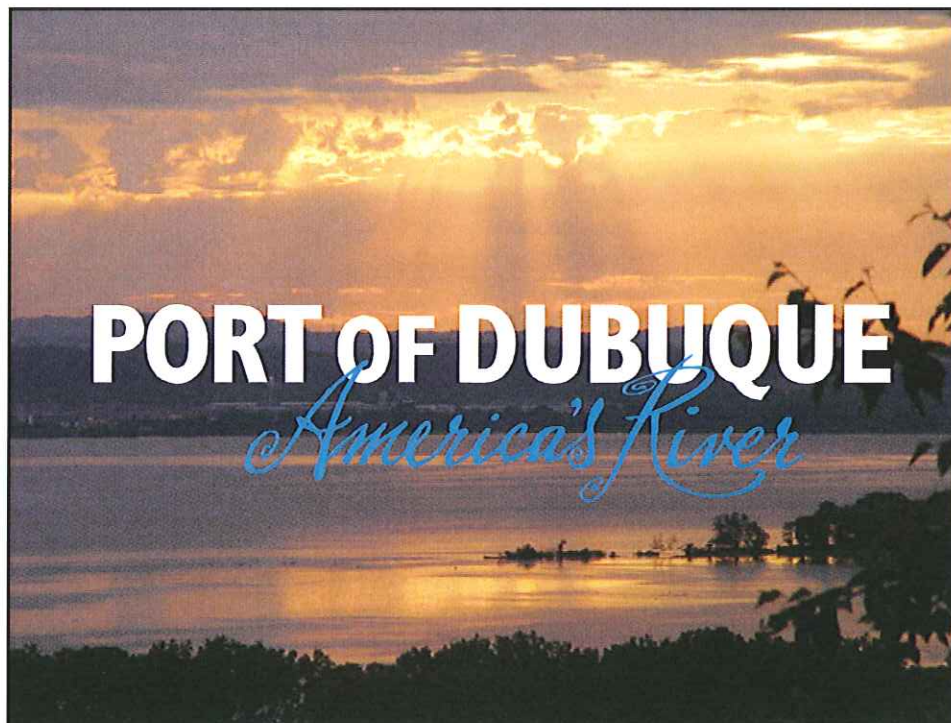


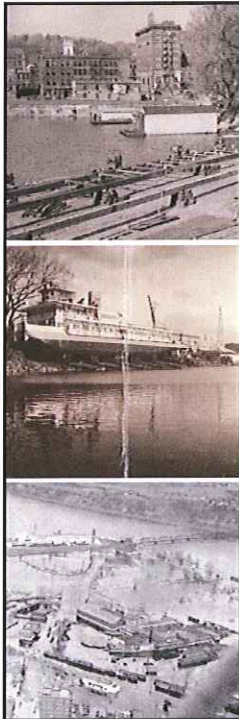


“The face of the river, in time,
became a wonderful book . . .

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

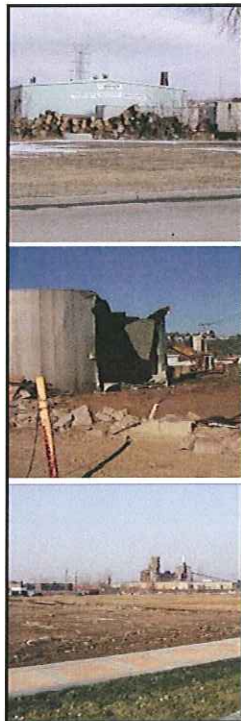
Historical uncontrolled fill

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)

PORT OF DUBUQUE
America's River



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

PORT OF DUBUQUE
America's River

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 Plume

– 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



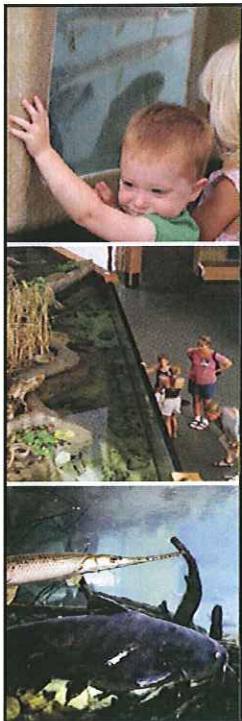
The Dream of an Educational Campus

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

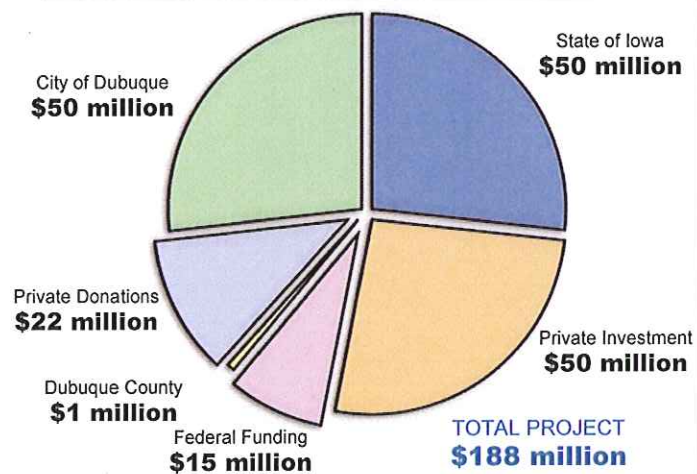
Expansion to: \$188 million project

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

PORT OF DUBUQUE
America's River



The Dream of an Educational Campus



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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

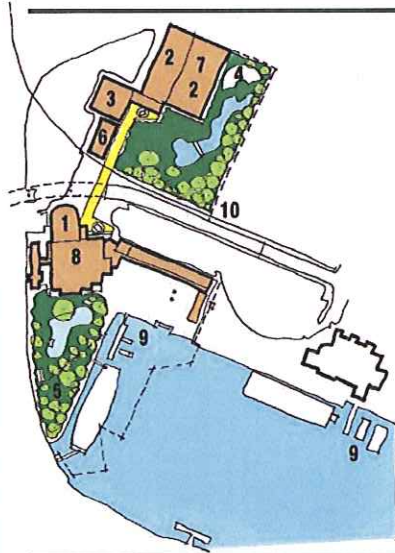
The Great River Road network of 58 museums is headquartered at the National Mississippi River Museum & Aquarium.

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



PORT OF DUBUQUE
America's River

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

PORT OF DUBUQUE
America's River

A Dream that Keeps Growing



NOAA Science on a Sphere



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
Now... *change in the community's psychology...*

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

PORT OF DUBUQUE
America's River

Community Impact

Tourism

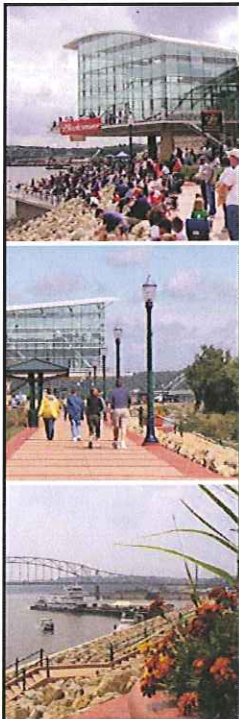
1.5 million visitors

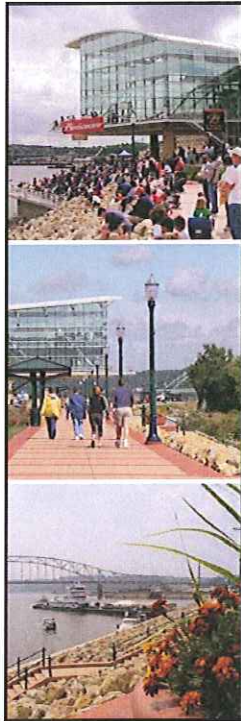
More than 100 conferences

Over 50,000 delegates

\$186 million to local economy

PORT OF DUBUQUE
America's River





Community Impact

River Valley Initiative

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

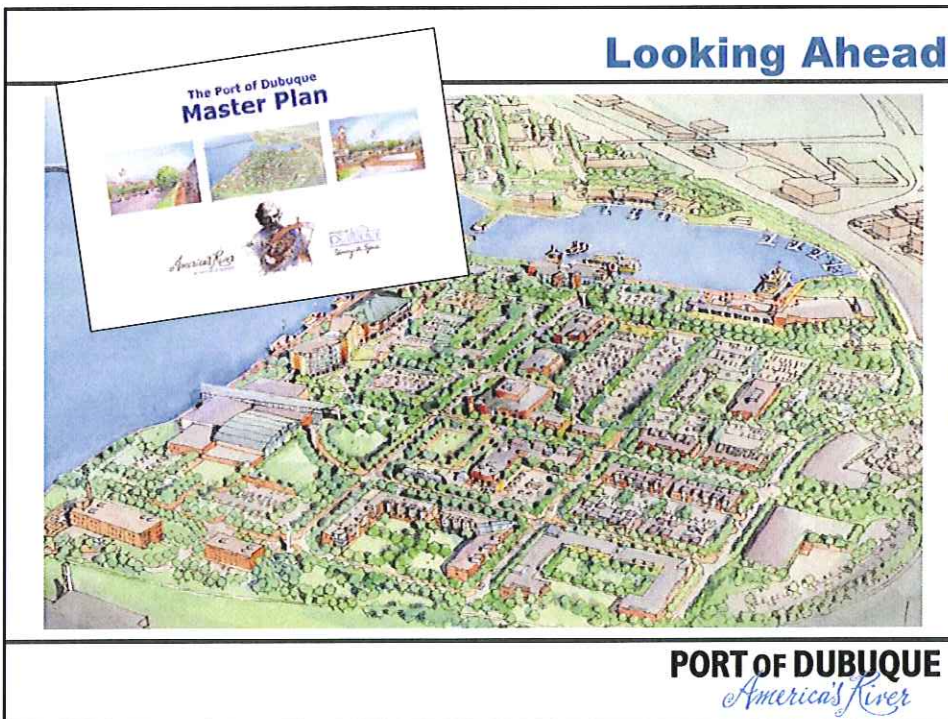
Goal: \$2 million

Raised: \$2.3 million

Since January 2003

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

PORT OF DUBUQUE
America's River



Looking Ahead

PORT OF DUBUQUE
America's River

PORT OF DUBUQUE
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