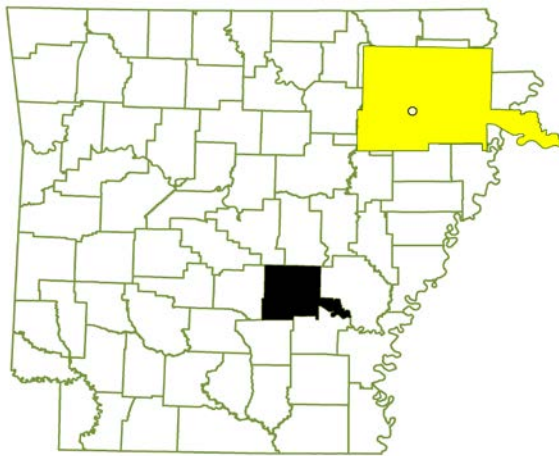


I. EASTER PROPERTY

STATE PRIORITY LIST SITE PINE BLUFF, ARKANSAS



ADEQ
5301 Northshore Drive
North Little Rock, Arkansas 72118



EPA RCRA ID No: N/A
EPA CERCLA ID No: N/A
AFIN: 35-00460
County: Jefferson
Arkansas Senate District: 23
Arkansas House District: 17
US Congressional District: 4

Current Status

A Phase I Environmental Site Assessment was completed at the I. Easter property (formerly an AP&L plant) on June 20, 2003 by the Land Recycling Company, Inc. (LRC) for the Arkansas Department of Environmental Quality (ADEQ). The property is the focus of a potential Brownfields redevelopment project. The current owner, Ratliff Brothers, LLP, purchased the property with the plan of redeveloping it, but this has not yet occurred. A Phase I Environmental Site Assessment, dated May 16, 2011, performed by EMTEC and C&L Environmental found no recognized environmental concerns on the Site.

State Priority List History

Contamination from or related to fuel oil, underground storage tanks, transformers, 55-gallon drums with unknown contents, metal business operations, and asbestos may be present on site. Extent of contamination in or on soils, sediments, waters, air and facility structures/equipment is unknown. The site was listed on the State Priority List (SPL) in 2005 so state funds would be available for a possible

Targeted Brownfields Assessment (TBA). This site was removed from the State Priority List on August 12, 2012.

Site Description

Location: The I. Easter property is located at 1400 West Fourth Avenue in Pine Bluff, Jefferson County, Arkansas. The geographic coordinates for the site are 34° 13' 33" latitude North and 92° 01' 03" longitude West.

Population: The population of the City of Pine Bluff is 55,085.

Setting: The property occupies one-half of a city block and is 0.959 acres in size. The property is currently inactive and abandoned. The property is located in an urban setting with mixed residential, commercial and some industrial use. The old AP&L plant operated as an electric generating plant and pumping station from its construction circa 1908-1913 until it was decommissioned approximately 35 years ago. Plants of this age were primarily driven by diesel engines or other kinds of reciprocating engines that fired generators. However, the stacks on the property may also indicate the use of boilers. Remnants of the former plant operations still exist in the form of a large, multi-room, multi-story building, two smoke stacks and two small outbuildings. The exterior of the large plant buildings is of brick and metal construction. The large plant building is in extreme disrepair with severe roof damage. The basement is flooded with either rainwater or ground water or both. Several damaged 55-gallon drums of unknown content were noted in the plant as was one 5-gallon container labeled "Chromium Plating Compound" during the Phase I Environmental Assessment. The plant building is filled with all manner of debris and vegetative growth and presents an attractive nuisance for neighborhood children and/or transients. The site is partially surrounded by fencing but is not secured as access can be gained via Fourth Avenue.

Hydrology: The property is located at approximately 225 feet above mean sea level. The area in which the property is located is quite flat with the topographic gradient being generally to the north and east. The property is not within either the 100-year or 500-year flood zone.

Aerial Photo: Pine Bluff, Arkansas I. Easter Property



Waste and Volumes

To date, only a Phase I Environmental Assessment has been completed for the I. Easter property. Any wastes or volumes of waste on the site is currently unknown.

Health Considerations

Unknown at this time.

ADEQ Response Actions

ADEQ's involvement at the property began on May 30, 2002 when the property owner submitted a letter of intent to redevelop the property under the Brownfields Program. A Phase I Environmental Assessment was completed for the site in June of 2003 as part of a Targeted Brownfields Assessment (TBA) requested by the City of Pine Bluff for the property owner. No other action has taken place at the

site. The property owners had EMTEC and C&L Environmental perform a Phase I Environmental Site Assessment in May 2011. This Phase I assessment concluded there are no recognized environmental concerns (RECs) at the site. The Site has been recommended for removal from the State Priority List.

ADEQ Anticipated Future Activities

The site was anticipated to be redeveloped under the Brownfields program. The property owner has not contacted ADEQ regarding further investigation of the site since the completion of the Phase I Environmental Assessment. Attempts by ADEQ to contact the property owner regarding redevelopment of the property have been unsuccessful. The current owner of the property will be notified they are no longer in the Brownfields program. ADEQ will now contact the property owner for an information request for the site under RATFA and may result in a possible enforcement action. The property owners had EMTEC and C&L Environmental perform a Phase I Environmental Site Assessment in May 2011. This Phase I assessment concluded there are no RECs at the site. The Site was removed from the State Priority List on August 12, 2012.

Site Contacts

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