ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES PLAN REVISION 0

FORMER WEST MEMPHIS COURTHOUSE
100 COURT STREET
WEST MEMPHIS, ARKANSAS 72301

EnSafe Project Number
0888838254

Prepared for:

Arkansas Department of Energy and Environment
Division of Environmental Quality
5301 Northshore Drive
North Little Rock, Arkansas 72118

June 17, 2024

5724 Summer Trees Drive
Memphis, Tennessee 38134
901-372-7962 | 800-588-7962
www.ensafe.com

creative thinking. **custom solutions.** ®

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES PLAN REVISION 0

FORMER WEST MEMPHIS COURTHOUSE
100 COURT STREET
WEST MEMPHIS, ARKANSAS 72301

EnSafe Project Number
0888838254

Prepared for:

Arkansas Department of Energy and Environment
Division of Environmental Quality
5301 Northshore Drive
North Little Rock, Arkansas 72118

June 17, 2024

Prepared by:

Dean Stoker
Project Manager/Environmental Scientist

Reviewed by:

Emily J. Brickman, PG
Senior Project Manager/Geologist

5724 Summer Trees Drive
Memphis, Tennessee 38134
901-372-7962 | 800-588-7962
www.ensafe.com

creative thinking. **custom solutions.** ®

TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 SITE BACKGROUND 3
2.1 Site Location and Description 3
2.2 Source of Contamination 3

3.0 SITE ASSESSMENT 4
3.1 Asbestos Inspection 4
3.2 Lead-based Paint Inspection 5

4.0 REGULATORY CONSIDERATIONS 6
4.1 Asbestos-containing Materials Abatement 6
4.2 Lead-based Paint Abatement 7

5.0 BROWNSFIELD CLEANUP ALTERNATIVES 8
5.1 Alternative 1 — In-place Management 8
5.1.1 Feasibility 9
5.1.2 Effectiveness 9
5.1.3 Cost 9
5.2 Alternative 2 — Encapsulation 9
5.2.1 Feasibility 10
5.2.2 Effectiveness 10
5.2.3 Cost 10
5.3 Alternative 3 — Removal 10
5.3.1 Feasibility 11
5.3.2 Effectiveness 11
5.3.3 Cost 11
5.4 Alternative 4 — No Action 12
5.4.1 Feasibility 12
5.4.2 Effectiveness 12
5.4.3 Cost 12
5.5 Selected Remedial Alternative 12

TABLES

Table 1 Analysis of Brownfield Cleanup Alternatives Plan Distribution List 1

APPENDICES

Appendix A Figures
Figure 1 Site Location Map
Figure 2 Site Layout Map
Appendix B Historical Documentation

1.0 INTRODUCTION

1.1 Distribution List

This Analysis of Brownfield Cleanup Alternatives (ABCA) Plan has been prepared for the Former West Memphis Courthouse located at 100 Court Street in West Memphis, Crittenden County, Arkansas (Site). This ABCA Plan was prepared to evaluate cleanup alternatives. Table 1 contains the distribution list of recipients of the approved ABCA Plan. The approved ABCA Plan can be provided in hard copy or electronic (PDF format) versions, as requested.

Table 1
Analysis of Brownfield Cleanup Alternatives Plan Distribution List

Name	Title	Organization	Phone	Email
Brock Huerkamp	Brownfield and Site Assessment Project Manager	ADEE-DEQ	501-682-0771	brock.huerkamp@arkansa.gov
Addie McClain	Brownfield and Site Assessment Program Supervisor	ADEE-DEQ	501-682-0616	addie.mcclain@arkansas.gov
Emily Brickman, PG	Senior Project Manager/ Contract Manager/ Project Manager	EnSafe Inc.	214-529-5600	ebrickman@ensafe.com
Dean Stoker	Site Safety Officer/ Asbestos Inspector	EnSafe Inc.	501-517-4751	dstoker@ensafe.com
Bryan Brister	Senior Environmental Technician/ Field Team Member/ Asbestos Inspector	EnSafe Inc.	901-937-4343	bbrister@ensafe.com
Frank O'Connell	Senior Environmental Technician/ Field Team Member/ Asbestos Inspector	EnSafe Inc.	901-937-4445	joconnell@ensafe.com
Dana Miller	Project Chemist/ Data Validator/ Quality Assurance Officer	EnSafe Inc.	972-865-4857	dmiller@ensafe.com
Justin Dixon	President/Asbestos and Lead-based Paint Abatement Project Manager	Snyder Environmental, LLC	501-801-2776	jdixon@snyderenvironmental.com

Note:
ADEE-DEQ = Arkansas Department of Energy and Environment, Division of Environmental Quality

Information provided by the Arkansas Department of Energy and Environment, Division of Environmental Quality (ADEE-DEQ) indicates the building is planned for renovation as a museum. The renovation project will require remediation and/or management of identified asbestos-containing materials (ACM) and lead-based paint (LBP). This project will help facilitate renovation of the

building, as well as support the goals of the ADEE-DEQ and United States Environmental Protection Agency (U.S. EPA) Brownfield Programs. This ABCA Plan includes information regarding:

- The characteristics of the building and the environmental issues that have been documented, including identification of contaminants, potential exposure pathways, sources of contamination, applicable or relevant and appropriate laws, and regulations and standards

- Analysis of potential cleanup alternatives, including *no action* as an alternative

- A discussion of the proposed scope of cleanup activities to be considered in evaluating and recommending the cleanup plan

- A determination of what controls will be required to implement the cleanup

2.0 SITE BACKGROUND

EnSafe has been contracted by the ADEE-DEQ to complete an ABCA Plan to cover the remediation and/or management of ACM and LBP identified at the Site.

2.1 Site Location and Description

The Site property consists of a 2-acre parcel (identified as Crittendon County Parcel Number 392002000000) at 100 Court Street in West Memphis, Arkansas.[1] Figure 1 (Appendix A) is a topographic map showing the location of the Site.

EnSafe understands the original two-story Former Courthouse Building was constructed in 1936 with several additions through the years and has been vacant since 2021. The building formerly housed the municipal court system, the city jail and police and fire headquarters, and City Hall. Based on review of aerial imagery, the Site building is surrounded by grass-covered landscaped areas to the north and west and concrete- and asphalt-paved parking areas to the east and south. Court Street borders the subject property to the north; commercial storage businesses adjoin the Site on the west and east; and West Polk Avenue adjoins the subject property to the south. Figure 2 (Appendix A) is an aerial image showing the Site and its relationship to surrounding properties.

The City of West Memphis applied to be part of the Arkansas Brownfield Program, with the application completed by Raymond Whiteside, dated July 25, 2023.[2] Historical application information and property access documents are provided in Appendix B.

2.2 Source of Contamination

The former courthouse building, known as the Bollinger Building, was constructed at a time when asbestos-containing building materials and LBP were widely used in construction. Previous inspections and surveys have identified the presence of ACM and LBP, as summarized in Section 3 of this report.

[1] Parcel data retrieved from Regrid Parcel Data website (https://www. https://app.regrid.com/us/ar/crittenden#b=admin) on August 28, 2023.

[2] Arkansas Brownfield Program Application Form; submitted by Mr. Raymond Whiteside (870-732-7521, rwhiteside@westmemphisar.gov), City of West Memphis Community Development Specialist, on July 25, 2023.

3.0 SITE ASSESSMENT

This section presents previous assessment activities conducted in preparation for future planned building renovations. The following summary was prepared based on findings presented in the EnSafe Pre-renovation Lead-based Paint Survey Summary Letter (EnSafe 2024), Snyder Environmental and Construction, LLC's (Snyder) Asbestos Inspection Report dated June 2023, Snyder's Lead-based Paint Inspection Report dated November 2023, and email communication from the ADEE-DEQ.[3]

3.1 Asbestos Inspection

An asbestos survey conducted by Snyder in June 2023 included the collection of 82 suspect ACM bulk samples which were submitted to the Environmental Enterprise Group in Russellville, Arkansas, for analysis by polarized light microscopy. Snyder's June 2023 asbestos inspection identified 16 homogeneous areas of ACM (materials containing greater than 1% asbestos) in building materials and included mastic, window glazing, mudded joints, and pipe insulation in a variety of locations including bathrooms, storage rooms, roofing, windows, offices, foyer, kitchen, and interior hallways. In total, the following approximate amounts of ACM were identified:

- 4,352 square feet of asbestos-containing multi-layered flooring/mastic (Category I Non-Friable)
- 105 linear feet of roof flashing mastic materials (Category I Non-Friable)
- 10 mudded pipe joint insulation materials (regulated ACM [RACM])
- 160 linear feet of asbestos-containing steam pipe and mudded elbow insulation materials (RACM)

[3] EnSafe Inc. *Pre-renovation Lead-based Paint Survey, Bollinger Building, Former West Memphis Courthouse, 100 Court Street, West Memphis, Arkansas.* Memphis, Tennessee. 2024, January 16.
Snyder Environmental and Construction, LLC. *Asbestos Inspection Report, Former West Memphis Courthouse, 100 Court Street, West Memphis, Arkansas*. North Little Rock, Arkansas. June 2023.
Snyder Environmental and Construction, LLC. *Lead-based Paint Inspection Report, Former West Memphis Courthouse, 100 Court Street, West Memphis, Arkansas*. North Little Rock, Arkansas. November 2023.
Mr. Brock Huerkamp. (email notification regarding LBP encapsulation and Operations and Maintenance (O&M) program as a third alternative to LBP abatement). Arkansas Brownfield & Site Assessment Project Manager, ADEE-DEQ. 2024, April 11.

- Seven windows containing asbestos-containing glazing compound materials (Category II Non-Friable)[4]

Snyder's asbestos inspection report concluded that all RACM must be removed prior to renovation activities, and recommended Category I and II Non-Friable ACM also be removed prior to renovation activities.

3.2 Lead-based Paint Inspection

Snyder conducted a LBP inspection in November 2023, the results of which are summarized in EnSafe's Pre-renovation Lead-based Paint Survey summary letter.[5] The LBP inspection identified the presence of LBP (exhibiting greater than 0.5% lead by weight) in two areas, with at total area of 10,692 square feet) within the building in the following areas:

- Off-white paint on detention area walls (2,392 square feet) in poor condition and exhibiting chipping, peeling, and cracking

- Blue paint on metal components of detention area cells (8,300 square feet) in good condition

There is a high probability of the LBP areas to become crumbled, pulverized, or reduced to dust by forces expected to be acted upon the material in the course of renovation activities. Based on the findings of EnSafe's LBP survey, EnSafe recommended that any LBP in poor condition be stabilized, properly abated, and disposed in accordance with State of Arkansas regulations if it is to be disturbed during renovation activities.

[4] Category I Non-Friable ACM means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos as determined by laboratory analysis utilizing polarized light microscopy.

Category II Non-Friable ACM means any material, excluding Category I Non-Friable ACM, containing more than 1% asbestos as determined by laboratory analysis utilizing polarized light microscopy.

Regulated ACM (RACM) means friable asbestos material; Category I Non-Friable ACM that has become friable; Category I Non-Friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading; Category II Non-Friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations; Category I Non-Friable resilient floor covering which contains ACM that will be or has been removed by sanding, grinding, cutting, or abrading; or category II mastic which contains ACM that will be removed by sanding, grinding, cutting, or abrading.

[5] EnSafe Inc. *Pre-renovation Lead-based Paint Survey, Bollinger Building, Former West Memphis Courthouse, 100 Court Street, West Memphis, Arkansas.* Memphis, Tennessee. 2024, January 16.

4.0 REGULATORY CONSIDERATIONS

ADEE-DEQ, U.S. EPA National Emissions Standard for Hazardous Air Pollutants, Asbestos Hazard Emergency Response Act, Occupational Safety and Health Administration (OSHA), U.S. EPA Lead Renovation, Repair, or Painting Program, and Arkansas Department of Health laws and regulations are applicable to the proposed remedies and are outlined herein. Below is a summary of applicable regulatory requirements considered pertinent to the proposed remedies.

4.1 Asbestos-containing Materials Abatement

- The presence of ACM (including Category I and II Non-Friable Materials) must be determined prior to any renovation or demolition activities in regulated structures, as mandated in 40 Code of Federal Regulations, Part 61, Subpart M, Section 61.145, Paragraph (a).

- Friable ACM Category I and II Non-Friable ACM in poor condition, and Category I and II Non-friable ACM that becomes friable during renovation or demolition activities present in quantities greater than 160 square feet, 260 linear feet, or 35 cubic feet are considered to be RACM; federal, state, and local regulations are applicable to removal, containerization, and disposal of RACM.

- Additionally, ACM that will be removed by sanding, grinding, cutting, or abrading shall be considered RACM per ADEE-DEQ Rule 21, and shall be removed prior to any renovation or demolition activities.

- Removal of RACM from regulated structures will follow U.S. EPA, ADEE-DEQ, and OSHA regulations. The removal of these materials must be performed by an asbestos abatement contractor licensed by the ADEE-DEQ who employs properly trained and certified workers and personnel.

- A written asbestos abatement design is required by the ADEE-DEQ prior to renovation, demolition, or response action that is not a small-scale short-duration activity or minor release episode that involves RACM. The project design must be a written document, specific to the job in question. A copy of the design must be maintained at the job site and be made available to regulatory agency representatives upon request.

- The abatement design for this project will be prepared by an Arkansas-licensed Asbestos Abatement Designer; for this project, Snyder Environmental will provide these services.

- Final clearance air sampling is required by the ADEE-DEQ for all contained work areas when regulated materials are removed. Final clearance air monitoring for this project will be performed by an Arkansas-licensed Air Monitor.

- As required by ADEE-DEQ Regulation 21, an appropriate 10-day notification for the project will be filed with the ADEE-DEQ.

- The disposal of RACM is regulated by the ADEE-DEQ Solid Waste Division and must be transported and disposed of as an asbestos-containing waste at a Class I licensed and permitted landfill. Disposal of Category I and II Non-Friable ACMs in good condition can be disposed of at either a Class I or Class III licensed and permitted landfill.

4.2 Lead-based Paint Abatement

U.S. EPA and Arkansas Department of Health laws and regulations relating to LBP activities were promulgated for projects that disturb LBP in homes, child-care facilities, and preschools built before 1978. Based on the planned future use of the former courthouse as a public museum, the building is exempt from these regulations. However, the proposed LBP activities are subject to the following:

- All work that disturbs surfaces that are coated with LBP must be performed in accordance with U.S. EPA 40 CFR Part 745 (Lead Regulation) and OSHA Standard 29 CFR 1926.62 (Lead Exposure in Construction), both of which detail the required training, proper work methods, engineering controls, use of personal protective equipment, and air monitoring requirements for construction projects where lead is present. Additionally, the OSHA Construction Standard (29 CFR Part 1926), as well as 29 CFR Part 1910, promulgates a permissible exposure limit for lead (50 micrograms per cubic meter averaged over an 8-hour period) in workers performing demolition, salvage, or renovation of lead-containing materials.

- All waste generated as part of the project will require testing to determine the classification of the waste. The U.S. EPA defines hazardous waste as waste containing the minimum concentration of a contaminant identified by the Toxicity Characteristic Leaching Procedure. The U.S. EPA regulatory level for lead (D008) is 5 parts per million.

- The handling, storage, transportation of lead or lead-contaminated waste must be conducted in accordance U.S. EPA hazardous waste regulations. Hazardous waste regulations specific to this project include 40 CFR Parts 260 through 265, as well as land disposal restriction notification as required by Part 268.

5.0 BROWNSFIELD CLEANUP ALTERNATIVES

ACM and LBP has been identified in the former courthouse building that will require remediation and/or management prior to renovation. Four remedial alternatives were identified for this project:

Alternative 1: In-place management of the ACM and LBP
Alternative 2: Encapsulation of the ACM and LBP
Alternative 3: Removal of ACM and LBP
Alternative 4: No action

The remedial alternatives were evaluated with consideration of the following:

- Feasibility
- Effectiveness
- Cost

The feasibility of an alternative involves a determination whether the alternative is a practical solution for addressing the cleanup objective. The factors associated with the feasibility of the alternatives considered included:

- Technical feasibility
- Administrative feasibility
- Community and regulatory acceptance

The effectiveness of an alternative involves its ability to meet the objectives of the overall project. The criteria considered in evaluating the effectiveness of the alternatives included:

- Protection of public health and the environment
- Compliance with applicable or relevant and appropriate regulatory requirements
- Long-term effectiveness and permanence
- Reduction of the hazard
- Short-term effectiveness

5.1 Alternative 1 — In-place Management

Alternative 1 consists of in-place management of ACM and LBP. This option does not include removal of any of the ACM or LBP.

5.1.1 Feasibility

The proposed work at the Site involves renovation of buildings for future use as a public museum; in-place management of ACM and LBP in the current state and condition is not considered technical or administratively feasible. Regulatory constraints designed to protect workers who may disturb these materials, along with the general public, prevent building renovation where RACM and non-friable ACM that may become friable are present. Therefore, in-place management is not a feasible alternative for addressing the cleanup objectives for the Site.

5.1.2 Effectiveness

While the in-place management alternative could be in compliance with regulatory requirements, the in-place management of ACM and LBP would not reduce the associated hazard and would not be protective of human health for the long term. This cleanup alternative would be ineffective in preventing exposure to the identified ACM and LBP, would not provide long-term effectiveness, and would hinder planned renovation and future use of the building.

Alternatively, in-place management, encapsulation, and implementation of an operation and maintenance (O&M) plan to ensure protection of human health for the long term has been considered a cost-effective option to archive cleanup goals for LBP and is described further in Section 5.2 below.

5.1.3 Cost

The in-place management of ACM and LBP was not considered as a viable remedy, and estimated costs for this remedy were not evaluated due to the fact that this remedy would not include consideration of costs associated with the possibility of future abatement needs relating to ongoing building maintenance activities.

5.2 Alternative 2 — Encapsulation

Alternative 2 consists of encapsulation of the ACM and LBP confirmed in the Site building. This option does not include removal of identified ACM and LBP. Encapsulation could consist of initial stabilization of identified areas (as necessary) and then application of a primer coat to encapsulate the ACM or LBP material.

For this Site, encapsulation was identified as an ideal cleanup alternative to target LBP. The in-place management of LBP is considered a feasible option, following stabilization, encapsulation, and coordination with a properly executed O&M plan to ensure the long-term good condition of the encapsulated LBP.

5.2.1 Feasibility

The encapsulation cleanup option would prevent exposure to the ACM and LBP, would be technically and administratively feasible, and would be in accordance with state and federal requirements.

5.2.2 Effectiveness

While this alternative would comply with regulatory requirements, the encapsulation of ACM would not completely reduce the associated hazard and would not be protective of human health for the long-term management of the building unless there was implementation of an O&M plan. As the proposed work involves renovation of the building, encapsulation of the ACM has not been selected as the most effective cleanup option.

The proper stabilization and encapsulation of LBP would be considered an effective option to clean up the approximately 10,692 square feet of off-white and blue LBP identified on the detention area walls and metal cells. The encapsulation of LBP would be conducted by trained personnel in accordance with federal and state regulations as they relate to worker protection. The long-term management of the encapsulated LBP would be evaluated via the implementation of an O&M plan to ensure the long-term good condition of the encapsulated LBP and protection of human health. Encapsulation of LBP may also be the most cost-effective solution for long-term reduction to exposure of the hazard.

The ADEE-DEQ considered encapsulation of LBP and implementation of an O&M plan an effective option for the long-term in-place management solution for LBP hazard reduction.

5.2.3 Cost

The encapsulation of ACM was not considered as a viable option for cleanup, and estimated costs were not evaluated.

The encapsulation of LBP followed by a properly executed O&M plan was considered as a viable option to clean-up LBP at the Site. The total project costs including the stabilization/encapsulation and in-place management of LBP with the implementation of an O&M plan is approximately $95,000 and is considered to be the most cost-effective remedy for the identified LBP.

5.3 Alternative 3 — Removal

Alternative 3 consists of removal of all ACM and LBP.

5.3.1 Feasibility

The removal of all ACM and LBP would provide a long-term solution to prevent exposure to the ACM and LBP and would be completed in accordance with state and federal requirements. Removal is technically and administratively feasible and has community and regulatory acceptance.

The removal of ACM would be achieved by installation of a negative pressure containment, ACM abatement via removal, and proper transportation and disposal of generated waste material.

The removal of LBP could be achieved by the selection of one of the two of the following options:

1) Option 1 includes the complete removal of the detention area wood and drywall and the complete metal component removal of the detention are jail cell components. Option 1 is estimated to take 2 weeks to complete removal.

2) Option 2 includes the complete removal of the detention area wood and drywall and the removal of LBP of the detention cell components via the use of a chemical stripper and/or media blasting. The jail cell metal would remain in place after the application of a stripper or media blasting. Option 2 is estimated to take 3 weeks to complete removal.

Both options include the installation of negative pressure containment and the abatement, packaging, transport, and proper disposal of the identified LBP.

5.3.2 Effectiveness

The removal of all ACM would be the most effective remedial option as it provides a long-term solution to protect public health. Additionally, the removal of all ACM would eliminate the potential for future exposure to the hazard if additional renovations of the Site's building are completed in the future.

Although the complete removal of all identified LBP (either through complete component removal or stripper/blasting) would be considered an effective remedy, the cost constraints of these options outweigh the effectiveness. The ADEE-DEQ did not provide community and regulatory approval of the LBP removal option due to the cost-prohibitive nature of these options.

5.3.3 Cost

The removal of identified ACM is considered the most cost-effective remedy. The total cost to remove the ACM is estimated at $100,000.

The total estimated project costs including the removal of LBP range from $155,000 to $265,000, and are estimated below:

- Option 1 is the complete metal component removal with an estimated cost of $155,000.
- Option 2 is the use of a chemical stripper and/or media blasting with an estimated cost of $265,000.

Although the complete removal of all identified LBP (either through complete component removal or stripper/blasting) would be considered an effective remedy, the cost constraints of these options outweigh the effectiveness. The cost for complete LBP component removal, under either option, is greater than the proposed cost to encapsulate the LBP and implement an O&M plan. Additionally, the ADEE-DEQ did not provide community and regulatory approval of the LBP removal option due to the cost-prohibitive nature of these options.

5.4 Alternative 4 — No Action

Alternative 4 consists of no action related to remediation of ACM and LBP. This option does not include removal or encapsulation of any of the ACM or LBP, but instead would leave the confirmed ACM and LBP in place.

5.4.1 Feasibility

This option is not suggested as it would leave the confirmed ACM and LBP in place, would not eliminate the potential exposure scenario, would prevent additional renovation of the building, and limit future use of the structure. No action does not achieve community and regulatory acceptance.

5.4.2 Effectiveness

This alternative would be ineffective as it does not adequately protect human health, does not achieve compliance with applicable or relevant requirements, or provide reduction of the hazard.

5.4.3 Cost

The total cost for no action is estimated to be $0. The estimate does not include costs associated with future building maintenance or future renovation activities.

5.5 Selected Remedial Alternative

The selected remedial alternative for the confirmed ACM is Alternative 3 (Removal), and the selected remedial alternative for the confirmed LBP is Alternative 2 (Encapsulation).

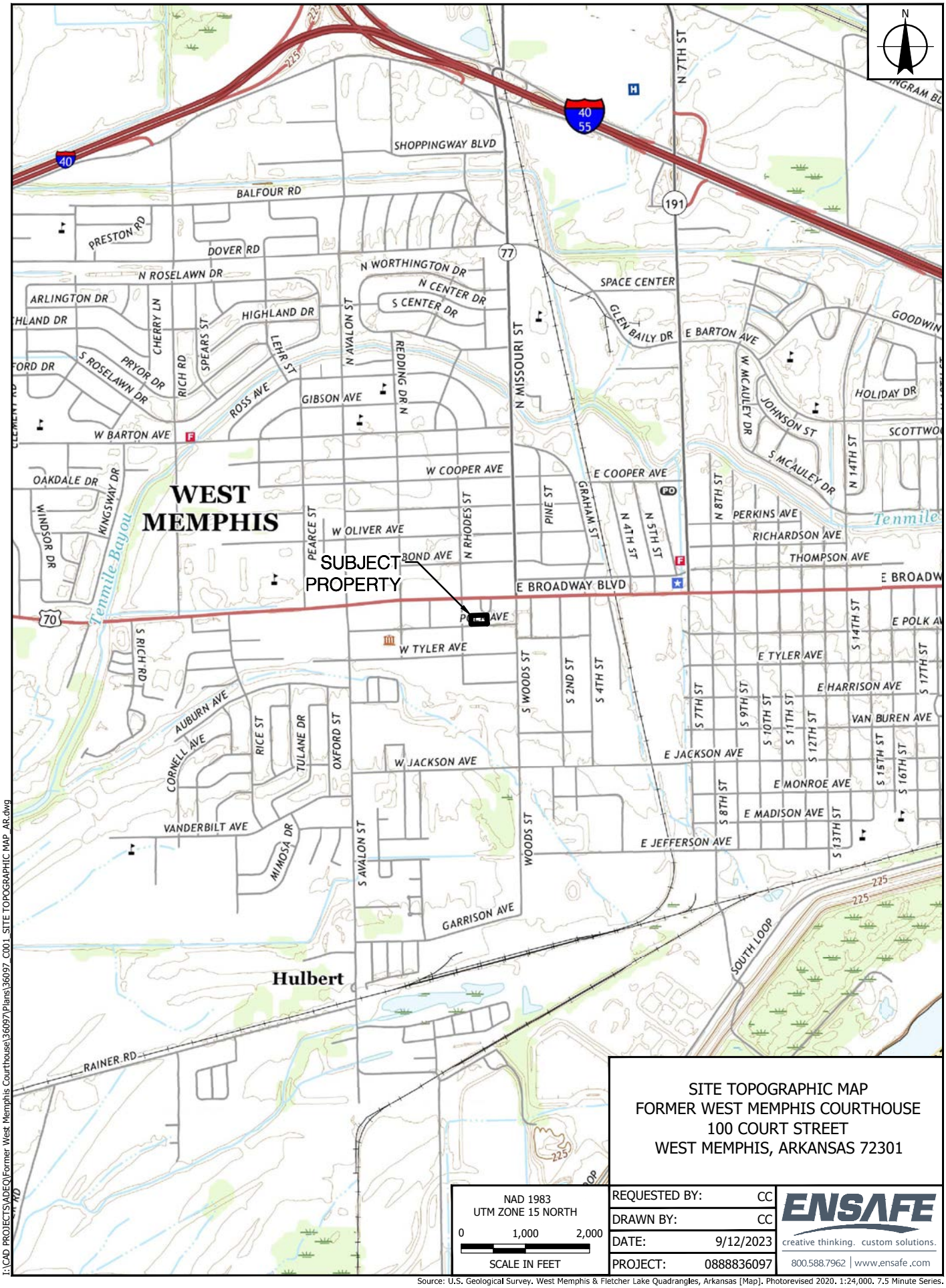
Specific tasks involved in the selected remedies include:

- Preparation of cost estimations and planning documents such as this ABCA, a Quality Assurance Project Plan, ACM and LBP Project Designs, and applicable O&M Plans
- Removal, containerization, and disposal of ACM
- Stabilization (as necessary) and encapsulation of LBP and preparation and implementation of an O&M plan for long-term in-place management
- Project summary reporting

The total estimated costs developed by EnSafe for the ADEE-DEQ, as presented in the Scope of Services and Fee Estimate dated May 3, 2024, for the selected ACM and LBP remedial alternatives is approximately $197,621.10 to implement these tasks.[6]

[6] EnSafe Inc. *Scope of Services and Fee Estimate – Asbestos and Lead-based Pain Abatement, Revision 1, Former West Memphis Courthouse, 100 Court Street, West Memphis, Arkansas 72301. AFIN: 16-01916, Contract No: 4600054169.* Memphis, Tennessee. 2024, May 3.

Appendix A
Figures



SITE TOPOGRAPHIC MAP
FORMER WEST MEMPHIS COURTHOUSE
100 COURT STREET
WEST MEMPHIS, ARKANSAS 72301

NAD 1983
UTM ZONE 15 NORTH

0 1,000 2,000
SCALE IN FEET

REQUESTED BY:	CC
DRAWN BY:	CC
DATE:	9/12/2023
PROJECT:	0888836097

ENSAFE
creative thinking. custom solutions.
800.588.7962 | www.ensafe.com

I:\CAD PROJECTS\ADEQ\Former West Memphis Courthouse\36097\Plans\36097_C001_SITE TOPOGRAPHIC MAP_AR.dwg

Source: U.S. Geological Survey. West Memphis & Fletcher Lake Quadrangles, Arkansas [Map]. Photorevised 2020. 1:24,000. 7.5 Minute Series.

SITE LOCATION MAP
FORMER WEST MEMPHIS COURTHOUSE
100 COURT STREET
WEST MEMPHIS, ARKANSAS 72301

LEGEND

APPROXIMATE SUBJECT PROPERTY BOUNDARY

NAD 1983 STATE PLANE
ARKANSAS NORTH FEET

0 60 120

SCALE IN FEET

REQUESTED BY:	CC
DRAWN BY:	KMB
DATE:	9/12/2023
PROJECT:	0888836097

ENSAFE
creative thinking. custom solutions.
800.588.7962 | www.ensafe.com

I:\CAD PROJECTS\ADEQ\Former West Memphis Courthouse\36097\Plans\36097_B001_SITE_FMR_WMEMPHIS_COURTHOUSE_AR.dwg

Appendix B
Historical Documentation

ARKANSAS BROWNFIELD PROGRAM

APPLICATION FORM

APPLICANT INFORMATION

APPLICANT NAME: City of West Memphis

ALT. CONTACT NAME (if applicable): Raymond Whiteside

APPLICANT BUSINESS: Civic Government

PHONE NUMBER: (870) 732-7521 **FAX NUMBER:**

EMAIL ADDRESS: rwhiteside@westmemphisar.gov

STREET ADDRESS: 205 S. Redding St.

CITY: West Memphis **STATE:** AR **ZIP CODE:** 72301 **COUNTY:** Crittenden

PROPERTY/FACILITY INFORMATION

PROPERTY/FACILITY NAME: Bollinger Building/Old Courthouse, City Hall, Police Station

STREET ADDRESS: 100 Court St.

CITY: West Memphis **STATE:** AR **ZIP CODE:** 72301 **COUNTY:** Crittenden

PROPERTY SIZE (acres): 2

PROPERTY/FACILITY LOCATION:

The Bollinger Building is located along Historic Downtown West Memphis near the Chamber of Commerce, Delta Arts, Civic Auditorium, and current City Hall.

PROPERTY/FACILITY MEASUREMENT (decimal degrees):

Latitude: 35.145 Longitude: -90.186

PROPERTY/FACILITY LEGAL DESCRIPTION:

The original two-story building was constructed in 1936. There have been several additions (jail, courtroom) throughout the years. It has housed City Hall, Police HQ, Fire HQ, and District Court. It was vacated in 2021.

Are there any storage tanks located at this property? ☐ **YES** ☑ **NO** ☐ **UNKNOWN**

If **YES**, please complete the information requested below:

OWNER'S NAME:

FACILITY NAME:

NUMBER OF TANKS: **DATE(S) INSTALLED:** **CAPACITY:**

SUBSTANCE STORED: **STATUS OF TANK(S):** ☐ **IN USE** ☐ **NOT IN USE**

PREVIOUS INVOLVEMENT WITH PROPERTY & PLANNED USAGE

Has the applicant been actively involved as owner/operator of the facility at any time?

☑ YES ☐ NO If **YES**, in what capacity? City Hall, Police HQ, Jail, Fire HQ, Courtroom

Did the applicant generate any hazardous substances disposed of at the facility?

☐ YES ☑ NO

Did the applicant transport any hazardous substances disposed of at the facility?

☐ YES ☑ NO

Did the applicant have any business associations with previous owner/operators of the facility?

☐ YES ☑ NO

If **YES**, please describe:

What is the intended use for this property? Museum

Has a site assessment (Phase I or Phase II) **been completed on this property?**

☑ YES ☐ NO If **YES**, please provide dates: June 22, 2023

HISTORIC USES OF THE PROPERTY

Please see attachment.

OWNERSHIP HISTORY (IF KNOWN)

City of West Memphis

WASTE TYPES (IF KNOWN)

(e.g., chemicals used at the site or waste produced at the site)

NA

REGULATORY INVOLVEMENT (IF KNOWN)

Has the facility ever held an environmental permit (e.g., hazardous or solid waste, air, water)? Was there any number of enforcement or investigation activity?

No

CERTIFICATION OF TRUTHFULNESS

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision according to a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information in this application, the information submitted is to the best of my knowledge and belief true, accurate, and complete.

NAME: Raymond Whiteside

TITLE: Community Development Specialist

CORPORATION NAME: City of West Memphis

SIGNATURE: [signature] **DATE:** 7/25/23

PROCESS COMPLETION

Send completed application to:

Arkansas Energy & Environment, Division of Environmental Quality,
Office of Land Resources, Brownfield Program
5301 Northshore Drive, North Little Rock, AR 72118

CONTACTS

ARKANSAS BROWNFIELD PROGRAM
t: 501.682.0872
e: Brownfields@adeq.state.ar.us
www.adeq.state.ar.us/hazwaste/bf

ENVIRONMENTAL QUALITY

CITY OF WEST MEMPHIS ARKANSAS

PROPERTY ACCESS AGREEMENT

Property Name: Bollinger Building **Date**: 07/24/2023

Address: 100 Court St., West Memphis, Crittenden, Arkansas, 72301

Property Description: Former city hall, police headquarter, jail, courtroom, municipal building

---

CONSENT FOR RIGHT OF ENTRY TO PERFORM A PHASE I ENVIRONMENTQL SITE ASSESSMENT AND/OR A COMPREHENSIVE SITE ASSESSMENT

I, Mayor Marco McClendon, owner of the above-referenced property, do hereby GRANT RIGHT OF ACCESS to Arkansas Energy and Environment, Division of Environmental Quality (DEQ), its contractors and subcontractors, agents, employees, and authorized representatives (who may include state, federal, or local agencies and officials), the right to enter and have access upon the above described property, for the following purpose set forth herein:

> Entry to perform assessment and/or cleanup activities pursuant to the Brownfield redevelopment programs authorized in Ark. Code Ann. §8-7-1101 et seq. and 42 U.S.C. §9601 et seq. and the regulations promulgated thereunder.

I give this consent to enter upon the above-described property for the length of time necessary to complete the assessment and investigation necessary to protect human health and the environment subject to my continued ownership and use of the property. The access granted herein is for the limited purpose of performing assessment and/or cleanup activities as requested by the Brownfields Participant, the City of West Memphis, and is based upon my inability to perform the services requested.

Please contact me or Raymond Whiteside, our city's community development specialist, at (870) 732-7521 or rwhiteside@westmemphisar.gov with any questions you may have.

Sincerely,

Marco McClendon

Mayor Marco McClendon
City of West Memphis
(870) 732-7500
mmclendon@westmemphisar.gov