# Public-Sector Land Uses and Superfund Redevelopment

THE VERTAC, INC. SITE IN JACKSONVILLE, ARKANSAS

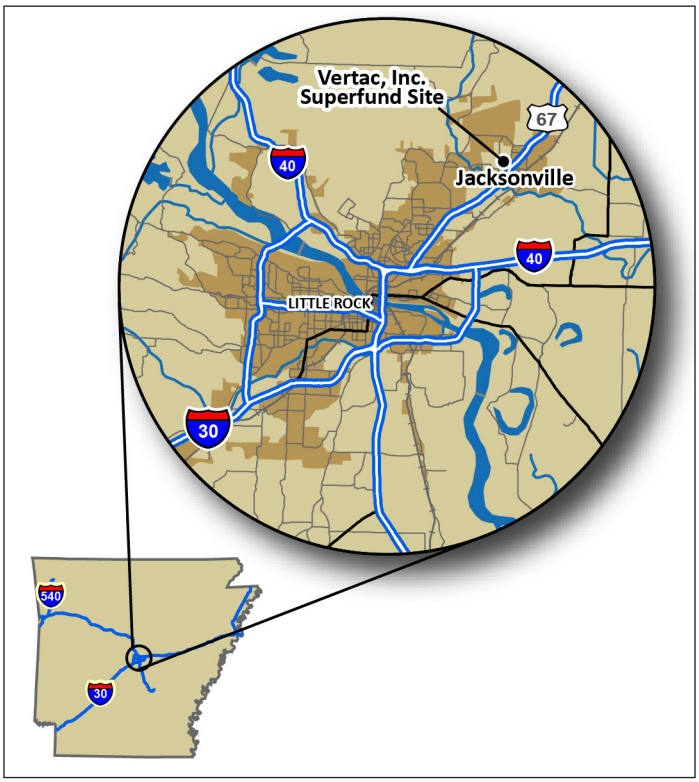
## Introduction

A once-contaminated chemical manufacturing facility in Jacksonville, Arkansas, is now a source of community pride. Between 1948 and 1986, several companies operated at the Vertac, Inc. Superfund site. Today, thanks to the sustained engagement of EPA, the Arkansas Department of Environmental Quality (DEQ) and the local government, the site provides community members, the city and surrounding areas with valuable public amenities and services. Site reuses include a recycling center, office space for the city's Street Department, a fire department training facility, a driver training pad, a recycling education park, a police firing range and space for a new public safety building.

The community and site agencies worked together in support of a coordinated approach to the site's cleanup and redevelopment. The City of Jacksonville recognized early on, for example, that retaining the site's infrastructure could serve as the foundation for the site's reuse. EPA pilot funding from the Superfund Redevelopment Initiative enabled the city to investigate reuse options thoroughly and incorporate community ideas and concerns into the redevelopment process. With EPA's support, the community's focus on restoring the site as a safe and productive resource has resulted in significant benefits for all involved.

Today, site reuses provide vital community services, including recycling services and education opportunities for area residents and state-of-the-art training opportunities for law enforcement and firefighters. These land uses include a new police and fire training center, City of Jacksonville Police Department facilities, and an emergency operations center and community safe room for use during severe weather. The city is also working on turning part of the site into community green space with sidewalks and picnic tables.

The site's reuses illustrate how Superfund redevelopment can address multiple community needs and priorities. In addition to providing needed services, for example, the city's recycling center and Street Department currently employ 40 people on site, providing annual employment income of about $1.76 million. Local police officers and agents from surrounding jurisdictions use the site's 2-acre firing range for training and the new community safety room on site is able to shelter 594 local residents in the event of severe weather.




*The Vertac, Inc. site is located in central Jacksonville in Pulaski County, Arkansas, about 15 miles northeast of Little Rock.*

This case study explores the strategies and working relationships that led to the successful cleanup and reuse of the Vertac, Inc. site. The following pages trace the evolution of cleanup and reuse efforts, highlighting local planning efforts and coordination with EPA and the City of Jacksonville in the late 1990s and ongoing cleanup and reuse activities through 2012. The case study provides information and lessons learned to parties interested in Superfund site reuse and how to address remedy and reuse considerations during the Superfund process.


*Site reuses include a drive-through recycling center, a recycling education park and a police firing range. Construction of the site's public safety building (far right) was completed in February 2013.*

## Site History, Contamination and Remediation

The federal government built the first industrial facilities at the site during the 1930s and 1940s as part of the sprawling Arkansas Ordinance Plant munitions complex. Over the next four decades, chemical manufacturing facilities also produced insecticides and herbicides on site. Decades of improper waste disposal and production control practices led to widespread soil and ground water contamination at the site, as well as contamination of sediment, water and public utilities beyond the site's boundaries.

Site investigations found that exposure to drummed wastes, contaminated building structures and utilities, and affected soil, ground water, surface water and sediments posed unacceptable human health risks. Primary contaminants of concern included dioxin-related wastes, chlorinated benzenes, phenols and other herbicide production wastes. Following initial environmental investigations, EPA placed the site on the Superfund program's National Priorities List (NPL) in September 1983.

Vertac, Inc., Hercules Incorporated (Hercules) and Uniroyal (also known as Crompton) were identified as the parties responsible for site contamination. In July 1986, Vertac, Inc. established a $10 million trust fund to remediate portions of the site. Within months, however, the company declared insolvency and abandoned the site; EPA stepped in to take the lead. From the late 1980s through the mid-1990s, Hercules also contributed to site investigation and cleanup activities.

*The site's cleanup included the construction of this above-ground vault known as the "Mount Vertac" landfill. It contains tons of contaminated soil and debris generated during site cleanup activities. Fencing restricts area access, landfill leachate is captured and treated, and ground water monitoring is ongoing.*

The site's cleanup included several stages, beginning with a court-ordered Resource Conservation and Recovery Act (RCRA) remedy in 1984. Site investigations and cleanup activities focused on four areas, which EPA refers to as operable units, or OUs: OU1 (on-site above-ground media), OU2 (on-site soil, curbs, foundations and underground utilities), OU3 (ground water) and OU4 (off-site contamination). Cleanup activities included:

- *Off-site cleanup:* excavation of Rocky Branch Creek floodplain soils and sediments, removal of dioxin-contaminated sediments from local sewer lines, and excavation of off-site residential soils, with materials placed in two on-site landfills.
- *On-site cleanup*: incineration of 10,000 cubic yards of highly contaminated waste, demolition of buildings and equipment, consolidation and disposal of waste and debris, and excavation and on-site disposal of about 20,000 cubic yards of dioxin-contaminated soils in two on-site landfills.
- *Ground water cleanup*: installation of extraction wells to contain contaminated ground water and the use of deed restrictions to prohibit water supply wells on site.

On June 24, 1998, EPA conducted its final site inspection. On September 1, 1998, the community and site agencies celebrated the completion of the site's cleanup during a ceremony at City Hall. In 2005, after years of litigation, federal courts upheld a final $220 million judgment against Hercules and Uniroyal to help recover site cleanup costs. Today, ground water extraction and treatment is ongoing, with routine site maintenance performed by Hercules to ensure the continued effectiveness of the site's remedy.

# Project History

## Early 1990s - 1998

***Assessing Contamination, Addressing Community Concerns***

In the early days of site investigations and cleanup, reuse was not a priority. The community was extremely concerned about protecting public health and making sure the site's cleanup adequately addressed contamination. "Most people were very skeptical at first," recalled EPA Project Manager Philip Allen. "They did not believe that the cleanup would be sufficient to protect the health and safety of the community."

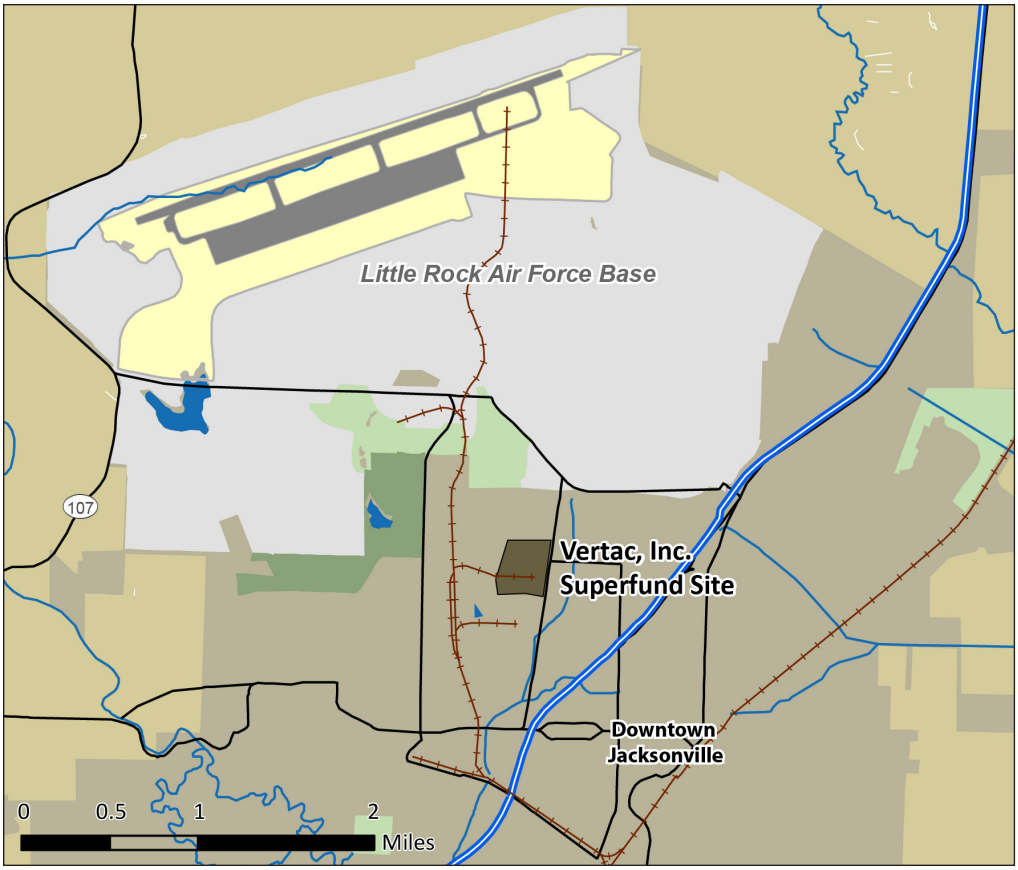
To address community concerns, staff from EPA and Arkansas DEQ coordinated with the city to host a series of public meetings. "We [city staff] shared the community's concerns and did what we could to help the situation," said former Jacksonville Mayor Tommy Swaim. "The public meetings made a big difference." The meetings provided an opportunity for community members to share their concerns, ask questions and receive feedback and updates concerning the cleanup process from EPA and Arkansas DEQ.

On behalf of the city, the Mayor also exercised due diligence to make sure the remedy selected would be safe and effective. "I visited two other Superfund sites where incinerators and landfills were used [for cleanup]. I saw for myself that the approaches worked and were safe for those involved," said Mr. Swaim. Over time, the city's cleanup research and the regular scheduling and open communication and transparent information sharing of the public meetings built a foundation for community trust. Early coordination also established strong working relationships between the city and the site agencies.

According to the city's former Mayor, initial community interest in reusing the site came into focus as the site's cleanup made visible and significant progress. In total, more than 29,000 drums of waste were eventually incinerated in the early and mid-1990s, removing a highly visible eyesore. In the late 1990s, the city began to work with EPA and Arkansas DEQ to ensure the success of the selected remedy and consider reuse during the cleanup process. "The agencies were very supportive of the city's goal to reuse the site," recalled Mr. Swaim. "It wasn't immediately clear to any of us how cleanup and reuse options were going to fit together."

At first, parties focused on the reuse implications of specific cleanup design decisions. For example, the city found the

***Site Location Map***




*Residential and industrial land uses surround the site, which is located about one mile north of downtown Jacksonville and one mile south of Little Rock Air Force Base, a U.S. Air Force facility and training base.*

location planned for the second on-site landfill was elevated and highly visible and could limit future use opportunities. "It would have reminded the community every day that there was a contaminated site next door," recalled Jacksonville Public Works Director Jimmy Oakley. For EPA and Arkansas DEQ, this helpful feedback led to a series of discussions with the city. The parties developed an approach that ensured the protectiveness of the site's remedy and addressed community concerns. The landfill would be situated in a less visible place and mostly buried underground, reducing its profile on site. "Siting the landfill illustrates why considering remedy and reuse makes sense," said EPA's Philip Allen. "We [EPA] were focused on protecting human health and the environment, but we were also able to incorporate the community's priorities as part of the cleanup process."

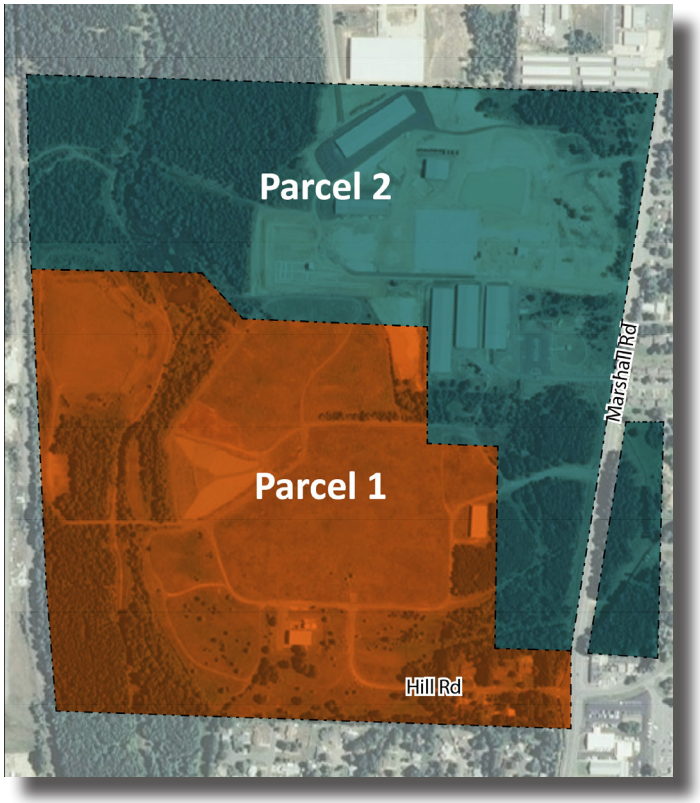
> *"EPA was very helpful. They did a great job helping us understand that cleanup and reuse could work together."*
>
> *– Bob Johnson, Chairman of the Concerned Citizens Coalition*

Over time, it became clear that the northern, 100-acre portion of the site – also known as Parcel 2 – was particularly well suited for reuse, as it was highly visible and easily accessible from Marshall Road, a main city thoroughfare. The city identified that reusing the property would provide a unique opportunity to expand their recycling department. In contrast, the southern, 93-acre portion of the site – Parcel 1 – would likely not offer similar opportunities, due to the construction of landfills for contaminated materials and the ongoing need to treat and monitor ground water. Fences and locked gates currently restrict access to the area. EPA Project Manager Philip Allen noted that "existing infrastructure and the prime location of Parcel 2 added to the city's motivation to reuse the property. While Parcel 1 is not available for reuse, the careful management of the area ensures the protection of human health and the environment."

In 1998, with all parts of the cleanup in place, one reuse opportunity in particular leapt from the drawing board. As part of initial cleanup efforts, EPA had built several drum storage sheds and other structures on site. In August 1998, the Agency determined that the buildings were no longer needed and officially released them for reuse. "We realized they could provide ready-made cover for city equipment and vehicles," stated current Jacksonville Mayor Gary Fletcher. "The sheds could provide protection from the elements and extend the usable life of the equipment. Building new structures similar to those already on site would have been cost prohibitive." And, the Mayor added, "It seemed fitting to use a Superfund site as the city's new place to recycle."

Before that could happen, however, the city needed to own part of the site.

*Historical aerial photo of the site.*




*Current aerial view of the site and approximate parcel boundaries.*

## Timeline of Events

| | |
|---|---|
| ***1930s*** | Arkansas Ordinance Plant begins operating on site |
| ***1948 - 1950s*** | Reasor Hill purchases site property and begins production of insecticides and herbicides |
| ***1961 - 1979*** | Hercules, Uniroyal, Transvaal and Vertac, Inc. operate on site producing "agent orange," pesticides and herbicides |
| ***1979*** | State of Arkansas issues order to Vertac, Inc. to improve hazardous waste practices |
| ***Jan. 1982*** | Former site owners and operators sign a Consent Decree with EPA for site investigations and remedy selection |
| ***Sept. 1983*** | EPA lists site on NPL |
| ***1984 - 1987*** | Initial cleanup activities underway |
| ***1987*** | State of Arkansas involuntarily acquires tax-delinquent site property |
| ***1990 - 1998*** | Final remedies selected and implemented for all parts of the site |
| ***Jun. 1998*** | EPA conducts final site inspection |
| ***Aug. 1998*** | EPA releases former drum storage sheds for reuse |
| ***Aug. 1998*** | EPA issues Preliminary Close Out Report |
| ***Sept. 1998*** | EPA declares site construction complete at community ceremony at Jacksonville City Hall |
| ***Dec. 2000*** | State of Arkansas transfers ownership of Parcel 2 to the City of Jacksonville |
| ***2001*** | City of Jacksonville begins using former drum storage shed as new drive-through recycling center |
| ***2002*** | City of Jacksonville applies for EPA pilot project funding to evaluate site reuse options |
| ***Sept. 2003*** | City finalizes site redevelopment plan |
| ***2007*** | Recycling education park opens on site |
| ***2010*** | Police firing range opens for local and regional use; city's fire training burn tower completed; construction of driving pad completed |
| ***2011*** | City's Street Department moves into former EPA drum storage building on site |
| ***Oct. 2011*** | Ground breaking for city's public safety building |
| ***Dec. 2012*** | Scheduled completion of city's public safety building |
| ***Feb. 2013*** | Construction of city's public safety building completed |

*EPA drum storage sheds prior to their reuse by the City of Jacksonville.*

*Drum storage sheds now in reuse for city storage.*

## 1998 - 2003

***Looking at the Big Picture, Planning for the Future***

By the late 1990s, with the site's cleanup in place, the community could focus its full attention on its reuse. "Two big things needed to happen," said City Engineer Jay Whisker. "We needed to address the site's ownership, so that the city could help make reuse happen. And we needed a plan for moving forward that addressed the big picture."

At the time, Parcel 2 had been tax delinquent and then owned by the State of Arkansas for years. Under 1987 Arkansas Code Annotated (ACA) § 26-37-101, the State of Arkansas involuntarily acquired the Vertac, Inc. site property in 1987. As is often the case with contaminated lands, the state was unable to find a purchaser for Parcel 1 or Parcel 2 at public auction. As the city explored options for acquiring the 100-acre site property, it coordinated closely with EPA and state agencies to address its liability concerns.

The Arkansas Commissioner of State Lands Office and EPA Region 6 both indicated that involuntary acquisition was covered by an explicit liability exemption under CERCLA. "The guidance of the state and EPA was essential," said former Jacksonville Mayor Tommy Swaim. "With their help, the city felt it could proceed with acquiring the property."

In late 2000, the Arkansas Commissioner of State Lands Office officially transferred Parcel 2 to the City of Jacksonville under ACA § 20-80-402. The section of the state legislation applies specifically to urban property involuntarily acquired by the state due to tax delinquency and retained following public auction.

"It was an exciting time," recalled Mr. Swaim. "Once the city owned the property, we knew we could proceed. We wanted to make it usable in a way that would reassure the community that the cleanup and reuse were positive things. The opportunity to procure such a large piece of property for public benefit at no cost does not come along very often."

Once the city acquired Parcel 2, the reuse of EPA's former drum storage sheds could move forward. The city moved its recycling center operations onto the site in 2001, providing the community with much-needed facilities in a central location. The drive-through center accepts paper, cardboard, paper and plastic bags, aluminum cans, and plastic bottles for recycling. Its "Green Station" recycles used oil, gasoline, antifreeze and compact fluorescent lights. The center also hosts electronics recycling for computers, copiers, printers, televisions, VCRs, phones, microwaves and ovens. Facilities for tire disposal and construction and demolition debris drop-off are also provided.

"The recycling center started bringing our ideas to life," recalled Jacksonville Public Works Director Jimmy Oakley. "It was a physical, daily reminder of what was possible." With the center taking up only a small part of the property, the need for a comprehensive reuse planning process was clear. Over the next 18 months, the city applied for grant funding and other resources. In July 2002, EPA awarded the city $50,000 in Superfund Redevelopment Initiative pilot funding. The project's goal – to evaluate reuse options for the site that would be compatible with the remedy and ensure the long-term protection of public health and the environment.

The city contracted with ETC, an engineering and technical consulting company, and developed a planning process with three central components: public engagement and outreach, site and community research, and the development of detailed reuse scenarios with cost estimates. Community engagement and project research efforts unfolded simultaneously, with the city hosting presentations and public meetings to raise local awareness of the project and gather community input. "The city's goal was to make sure everyone had an opportunity to share their thoughts," said Mayor Gary Fletcher. "Community engagement was at the heart of the project." Project research focused on site conditions such as topography, drainage and available infrastructure as well as local land use trends and economic conditions.

Community input and project research confirmed there were several pressing local priorities. The city's police department building was in poor condition. There were limited fire and police training facilities in the area. The city's Street Department

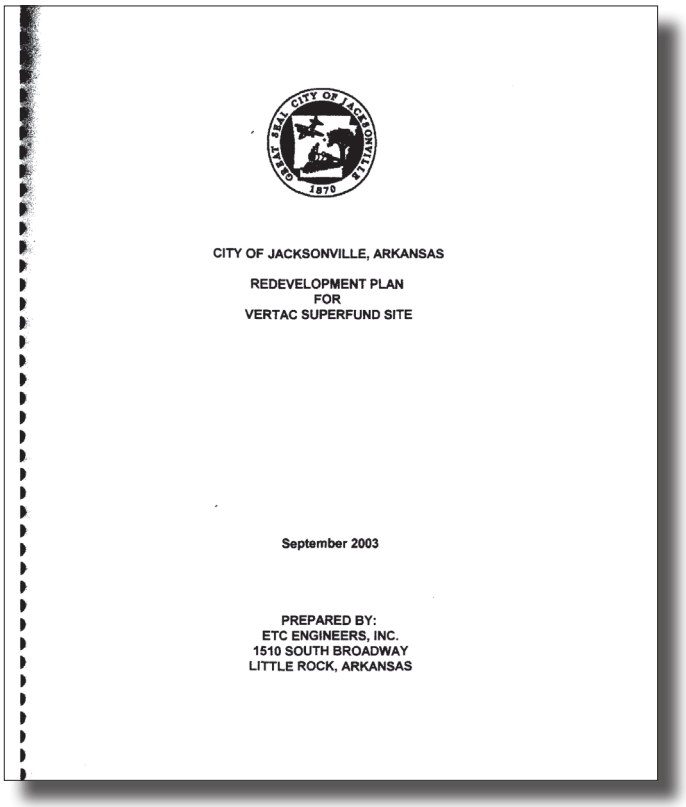
### The Bigger Picture: EPA and Reuse

Efforts to address future land use considerations at the Vertac, Inc. site fit well with emerging nationwide interest in the revitalization of contaminated areas, including Superfund sites. With the creation of EPA's Superfund Redevelopment Initiative in 1999 and its Land Revitalization Agenda in 2003, EPA's Office of Solid Waste and Emergency Response launched a new EPA initiative focusing on promoting land reuse and revitalization at contaminated sites.

In 2002, the Small Business Liability Relief and Brownfields Revitalization Act also became law. The Act was designed to make the acquisition and redevelopment of contaminated properties like Superfund sites easier by addressing the liability concerns associated with these sites. EPA's Office of Site Remediation Enforcement has a team devoted to facilitating and implementing these liability protections.

### CERCLA

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is the law passed by Congress on December 11, 1980, that is commonly known as Superfund.



CITY OF JACKSONVILLE, ARKANSAS

REDEVELOPMENT PLAN
FOR
VERTAC SUPERFUND SITE

September 2003

PREPARED BY:
ETC ENGINEERS, INC.
1510 SOUTH BROADWAY
LITTLE ROCK, ARKANSAS

*The community's 2003 redevelopment plan for the site. The reuse planning process included three central components: public engagement and outreach, site and community research, and the development of detailed reuse scenarios with cost estimates.*

lacked office space. At the same time, people also emphasized the need for new jobs and economic growth in Jacksonville.

The project was able to identify a set of reuse goals that enjoyed broad community support:

- Development of police and fire training facilities for the City of Jacksonville as well as other communities.
- Relocation of city public works operations to the site, including offices, the Street Department, the city garage and storage facilities.
- Land for commercial and industrial development.
- Green space and park areas.
- Improvement of existing infrastructure and the construction of new infrastructure to support all new facilities.

In turn, these goals informed the development of the project's reuse scenarios, which explored locating mixed public and private land uses across Parcel 2. The project's focus narrowed when it became clear that the 1987 law permitting the state's involuntary acquisition and transfer of Parcel 2 to the city also mandated that the city use the property for public uses only. "Disappointment was our first reaction," City Engineer James Whisker recalled, "but after realizing we would have to focus economic development efforts elsewhere, we were free to focus our reuse ideas on fulfilling community and local government needs and priorities."

The city completed the reuse planning process in September 2003, presenting the project's final reuse plan to EPA. "We had worked closely with the city during the project to address any cleanup-related issues as they came up," said EPA Project Manager Philip Allen. "So we were confident that the reuse plan would be compatible with the site's remedy."

## 2003 - 2012

### *Making Redevelopment Happen*

With the site's remedy in place and the city's redevelopment plan finalized, the pieces were in place for the community to move forward with making the site's reuse a reality. "City departments continued to coordinate each other and with the Mayor and City Council," said Public Works Director Jimmy Oakley. "We were all working hard to make sure we were on the same page."

The key next step: putting in place the resources needed to implement the rest of the city's redevelopment plan. Creative city planning and partnerships led the way. The city generated $4 million in project funding by implementing a one-time sales tax in 2004 and 2005. The city's partnership with the Jacksonville affiliate of the Keep America Beautiful organization provided artwork for the new Recycling Education Park. The Jacksonville City Citizens Police Academy, in cooperation with a local home improvement store, provided funding for construction of new police department facilities. FEMA provided a $600,000 grant for the construction of the community safe room, and new 911 phone fees raised an additional $400,000. The city secured low-interest loans to cover remaining site redevelopment costs.

The city pursued the site's redevelopment in phases, as resources became available. The use of former EPA drum storage sheds as a recycling center and space for city storage were the first successful steps in the site's redevelopment. Since 2003, all of the reuses identified in the community's redevelopment plan have been put in place or are under development and construction. Jacksonville's Recycling Education Park opened in 2007, followed by the driving pad and firefighter and police training facilities in 2010. The city's Street Department moved into the former EPA drum storage building in 2011. Construction of the city's new public safety building was completed in February 2013.

# Site Reuses: An Overview


1. Drive-Through Recycling Center
2. City Storage
3. Recycling Education Park
4. Driving Pad
5. Burn Tower
6. Police Firing Range
7. Street Dept. Building
8. Public Safety Building

| | Development | Description | Community Benefits |
|---|---|---|---|
| 1 | Drive-Through Recycling Center | Center serves 10,000 residents; area's only recycling facility recycles 1.5 million pounds of materials each year. | Provides city with $50,000 annual savings in landfill tipping fees. Employs 20 people, providing $761,000 in annual employment income. |
| 2 | City Storage | Former EPA drum storage sheds now used for city storage and parking. | Provides the city with covered space to park vehicles and store equipment. |
| 3 | Recycling Education Park | Community park with education displays, artwork, picnic area and Frisbee golf recreation area | Serves as a popular community resource and field trip destination for area schools. |
| 4 | Driving Pad | Driver training area. | Offers driver education opportunities for the city and surrounding municipalities. |
| 5 | Fire Training - Burn Tower | 3,004-square-foot, four-story tower for firefighter and police response training. | Provides local first responders with realistic training simulations. Reduces insurance rates for local property owners due to lower Insurance Service Office (ISO) rating. |
| 6 | Police Training - Firing Range | Two-acre range equipped with targets and props for police training simulations. | Offers training opportunities for local and surrounding police jurisdictions. |
| 7 | City Street Department | Office, meeting and storage space with covered parking area for department vehicles and equipment. | Employs 20 people, providing $1 million in annual employment income. |
| 8 | Public Safety Building | Community safe room, training rooms, offices of city's police department and emergency operations center. | Provides severe weather shelter and training opportunities and enhances local and statewide emergency communication. |

# Vertac, Inc.: The Story in Pictures


*Drive-through recycling center*


*Recycling education park*


*Fire training burn tower*

*Police training firing range*

*Street department storage building*

## Looking To the Future

A small section of the site on the east side of Marshall Road next to a residential neighborhood is currently a grassy field. The Federal Highway Administration recently awarded Jacksonville a $100,000 Sidewalk Grant for improvements along Marshall Road. Future plans for the area include community green space with sidewalks and picnic tables.

# Lessons Learned

Participants agree that a combination of significant factors contributed to the project's successful outcomes.

- Early city and EPA outreach focused on local public health concerns built community trust and established strong working relationships for the future.
- The project's working relationships relied on consistent information sharing and open communication over the long term.
- Pilot project funding from EPA's Superfund Redevelopment Initiative enabled the city to conduct a comprehensive, community-based reuse planning process for the site and led to a final plan compatible with the site's remedy.
- EPA and Arkansas DEQ understood community priorities in the context of the site's cleanup, supporting local efforts while emphasizing the long-term protectiveness of the site's remedy.
- The City of Jacksonville successfully returned the site to use in phases, as resources and timing allowed.
- All parties involved were patient and flexible, recognizing that cleanup and redevelopment are complex processes reliant on available resources, multiple parties, site contamination and other factors.

### *The Bigger Picture*

While these site-specific conditions created an ideal climate for successful reuse outcomes, there are also a range of broader lessons learned that can help guide similar projects at contaminated lands across the country.

**EPA works closely with communities, site owners and other stakeholders to support reuse outcomes that are compatible with site cleanups.**

The Agency places a high priority on supporting the return of contaminated sites to productive and beneficial uses. In Jacksonville, the city was able to work with EPA and Arkansas DEQ to identify cleanup and redevelopment opportunities. As it became clear that Parcel 1 contamination and cleanup requirements would likely limit reuse opportunities, the city worked with site agencies to clarify that Parcel 2 could support the community's redevelopment priorities.

**While EPA provides tools and resources to support Superfund reuse, communities and public- and private-sector organizations make it happen.**

EPA's mission is to protect human health and the environment. EPA relies on engaged community stakeholders to bring their future land use goals and priorities to the table so that this information can be incorporated into the remedial process, linking cleanup and redevelopment. In Jacksonville, the local government shepherded the site's redevelopment from the outset and acquired part of the site in 2000 to make it happen. The city's coordinated, long-term effort to transform the site into a community asset was essential to the site's successful reuse.

**Local governments can play a unique leadership role in cleanup and redevelopment projects.**

As the organizations responsible for their communities' general welfare, local governments are particularly well positioned to host redevelopment projects, bring together diverse stakeholders to discuss site cleanup and reuse opportunities, and use planning tools and incentives to foster positive site outcomes.

**Effective reuse planning projects are inclusive, information-based and focused on targeted outcomes.**

Community-based reuse planning processes can be most effective when they engage diverse stakeholders, including site owners and prospective purchasers, are based on detailed

### EPA and Reuse: Lessons Learned

Since the inception of the Superfund program, EPA has been building on its expertise in conducting site characterization and remediation to ensure that contamination is not a barrier to the reuse of property. Today, consideration of future use is an integral part of EPA's cleanup programs, from initial site investigations and remedy selection through to the design, implementation, and operation and maintenance of a site's remedy.

"At older sites, EPA did not focus on taking reuse considerations into account early in the cleanup process," reflected EPA's Matthew Mankowski, a former project manager at Superfund sites. "Today, that has changed. Superfund cleanups can be very creative and flexible in allowing for future site uses, but that information needs to be plugged in early to be as effective as possible."

EPA also works with site stakeholders to consider how future land use considerations can inform the implementation and long-term stewardship of site remedies as well as cleanup planning. At some sites, for example, reuse considerations can inform the future location of ground water monitoring wells and other operation and maintenance equipment that might inadvertently hinder redevelopment efforts. At other sites, detailed site reuse plans have provided additional benefits that save time and reduce redevelopment costs. For example, future utility corridors or building footers can be installed in coordination with site cleanup activities.

site and community information, and lead to implementable strategies and next steps. Community engagement was a central component of the City of Jacksonville's reuse planning process for the site.

**Public-sector reuses at Superfund sites can provide significant economic benefits.**

The city's recycling center and Street Department currently employ 40 people on site, providing annual employment income of about $1.76 million. The recycling center also saves the city an estimated $50,000 annually in landfill tipping fees.

**Even after the components of site remedies are in place, there may be opportunities to adaptively reuse them in the future.**

Former drum storage buildings built by EPA during the cleanup process later supported site reuses. The buildings provided the city with ready-made infrastructure, saving the community money, time and resources.

# Conclusion

In Jacksonville, Arkansas, the local government, community members and site agencies came together to share expertise, collaborate and coordinate closely on the cleanup and redevelopment of the Vertac, Inc. Superfund site. City and EPA outreach early on addressed the community's public health concerns and opened the door to site reuse possibilities. In turn, these possibilities served as the catalyst for comprehensive reuse planning.

Today, the site serves as a leading example of successful Superfund site redevelopment for civic purposes. Site reuses provide state-of-the-art training opportunities for law enforcement and firefighters, recycling services and education opportunities for area residents, and office space for city staff. The community's shared initiative with EPA and Arkansas DEQ has advanced environmental protection, ensuring the protectiveness of the site's remedy over the long term, and addressed multiple community priorities for the future.

*Donated artwork made of recycled materials at the Recycling Education Park*


*Recycling Center entrance*

*Street Department storage sheds*

*Meeting space and kitchen inside the new Street Department building*

# Public-Sector Land Uses and Superfund Redevelopment

THE VERTAC, INC. SITE IN JACKSONVILLE, ARKANSAS

## Sources and Resources

### *Sources*

Images and maps for this case study were obtained from site visits, EPA, Arkansas DEQ and the City of Jacksonville.

### *Resources*

EPA CERCLIS site profile, including site decision documents:
http://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0600023

EPA Region 6 site fact sheet:
http://www.epa.gov/region6/6sf/pdffiles/vertac-ar.pdf

EPA Superfund Redevelopment Initiative:
http://www.epa.gov/superfund/programs/recycle

CERCLA Liability and Local Government Acquisitions:
http://www.epa.gov/oecaerth/resources/publications/cleanup/brownfields/local-gov-liab-acq-fs-rev.pdf

2002 Brownfields Revitalization Act and Bona Fide Prospective Purchaser information:
http://www.epa.gov/brownfields/aai/aaicerclafs.pdf

Environmental insurance information:
http://www.epa.gov/brownfields/insurance

City of Jacksonville, Arkansas:
http://www.cityofjacksonville.net

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