



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

Palmer Barge Line Superfund Site

Port Arthur, Texas



Tubal-Cain headquarters on site. (Source: EPA)

Site Location: 8700 Ferry Road, Port Arthur, Texas 77640

Size: 17 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

Current Site Uses: The company headquarters of Tubal-Cain, a marine steel fabrication and vessel cleaning company, are located on site.

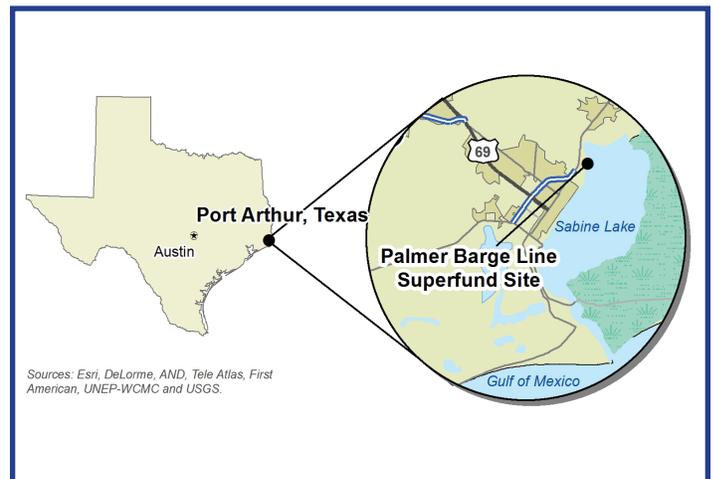
Use Restrictions: Site uses are restricted to commercial and industrial uses.

Surrounding Population: within 0.5 mile, 0 people; within 2.5 miles, 291 people; within 4 miles, 47,415 people.

The 17-acre Palmer Barge Line Superfund site (Palmer Barge) is located on Pleasure Inlet, 4.5 miles east-northeast of Port Arthur in Jefferson County, Texas. From the 1970s until the 1990s, marine industrial activities took place at Palmer Barge and the adjacent State Marine of Port Arthur Superfund site (State Marine).

The city of Port Arthur operated a municipal landfill at the Palmer Barge and State Marine sites from 1956 to 1987. Between 1982 and 1997, a barge-cleaning company also operated on both sites. Improper waste disposal practices contaminated soil and sediment with metals and hazardous chemicals at both sites. In October 1999, EPA and Texas Commission on Environmental Quality (TCEQ) discovered heavy metal contamination on the Palmer Barge site. EPA placed the Palmer Barge site on the National Priorities List (NPL) in 2000.

In 2001, EPA completed a removal action to remove source material stored on the Palmer



Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Location of the site near Port Arthur, Texas.

Barge and State Marine sites. EPA selected the final remedy for the Palmer Barge site in 2005. Cleanup included excavation and off-site disposal of contaminated soil, confirmation sampling, backfilling of excavated areas, removal and decontamination of wastewater sludge, and institutional controls. In 2007, the

SITE HISTORY AND REDEVELOPMENT TIMELINE

1956 - 1987	The city of Port Arthur operated a municipal landfill on the Palmer Barge and State Marine site properties.
1982 - 1997	Site properties housed a facility for servicing and maintaining barges and marine vessels.
October 1999	EPA and TCEQ discovered heavy metal contamination on the Palmer Barge site property.
July 2000	EPA added the Palmer Barge site to the National Priorities List (NPL).
August 2000	EPA completed a time-critical removal action addressing contaminated materials stored on the Palmer Barge and State Marine sites.
2005	Site PRPs completed the site's remedial investigation/feasibility study. EPA issued the Record of Decision for the Palmer Barge site.
August 2007	PRPs completed the remedial design for the Palmer Barge site.
September 5, 2007	PRPs began the remedial action for the Palmer Barge site.
September 28, 2007	PRPs completed the remedial action; EPA issued the Preliminary Close-Out Report for the Palmer Barge site.
2009	Tubal-Cain began leasing the Palmer Barge and State Marine sites.
2011	Tubal-Cain began operating at the Palmer Barge site.
2012	EPA deleted the sites from the NPL.
2015	Tubal-Cain purchased the site properties.
August 2016	Tubal-Cain removed contaminated dredge material placed on both sites and disposed of the material off site.
2017	Tubal-Cain completed construction of its Marine Services facility and company headquarters on site.

“The effects of this site on the surrounding community are profound. Due to the remedial efforts of EPA and the continued improvements by the owner, this site is being developed into a facility that will bring millions of dollars of economic impact to the community, as well as hundreds of jobs.”

– Randy Cooper, Tubal-Cain Marine Services

potentially responsible parties (PRPs) completed the remedial design. The PRPs conducted cleanup activities on the Palmer Barge site in September 2007.

After cleanup of both sites finished in 2007, the sites remained vacant. Tubal-Cain, a marine steel fabrication and vessel-cleaning company, approached the site owners about leasing both sites. The sites' large size, location and access to the port of Port Arthur appealed to the company. Tubal-Cain began leasing the site properties in 2009.

Shortly after leasing both properties, Tubal-Cain began operations of their Gas Free services facility on the State Marine site and only performed smaller vessel cleanings. Over time and with the addition of a flare system, Tubal-Cain expanded this Gas Free facility and began cleaning larger vessels. In 2011, Tubal-Cain began to move their Industrial Services subsidiary to the Palmer Barge site. EPA removed the Palmer Barge and State Marine sites from the NPL in 2012. In mid-2015, Tubal-Cain purchased the Palmer Barge and State Marine sites and began construction of a new Marine Services facility on the State Marine



Tubal-Cain operations on site. (Source: EPA)



Entrance to Tubal-Cain facilities on site. (Source: EPA)

site and company headquarters on the Palmer Barge site. Prior landfill operations and closure complicated new construction on the property, as Texas Municipal Solid Waste Regulations prohibit activities that could affect the integrity of the landfill cap. Working with TCEQ, Tubal-Cain constructed their headquarters building to be raised one story above ground level. The elevation of the building prevents disturbance of the landfill cover and prevents damage to the building during hurricanes and flooding events.

At their own expense, Tubal-Cain disposed of all dredged sediment with contaminant levels above regulatory standards at an approved off-site facility in August 2016. Tubal-Cain spread clean fill material across the surface of both sites. This served two purposes – providing a foundational layer for laying asphalt and additional protection to the existing landfill cap. Tubal-Cain completed construction of the Marine Services facility and company headquarters in early 2017. On the Palmer Barge site, Tubal-Cain Industrial Services employs 30 people and expects to generate \$4 million in annual sales revenue in 2018. The adjacent State Marine site houses Tubal-Cain Marine Services and Tubal-

Cain Gas Free Services, which employ 65 and 55 people respectively and expect to generate \$13 and \$14 million in annual sales revenue in 2018.

A former municipal landfill, the Palmer Barge Line Superfund site now provides valuable marine services in the area owing to an effective collaboration and cooperation among EPA, state agencies, the PRPs and the current site owners. Reuse of the Palmer Barge and State Marine sites as industrial barge cleaning and repair facilities provides much-needed services for the port industry, employment for area residents, and generates tens of millions of dollars in annual sales, which boosts the local economy.

FOR MORE INFORMATION

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force