

## U.S. EPA Brownfield Cleanup Grant under the 2009 Recovery Act

# Cleanup of the Former Empire Pencil Factory

## ABCA Fact Sheet

In May 2009, the City of Georgetown was awarded grant funding from U.S. EPA, under the 2009 American Recovery and Reinvestment Act, for cleanup of the former Empire Pencil Factory property. The grant, totaling \$200,000, will be used clean up the Former Empire Pencil Factory in order to remediate asbestos and hazardous substances at the site, demolish the existing building, and create a clean site for redevelopment to benefit the surrounding neighborhood.

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### What is an ABCA?

The ABCA is the Analysis of Brownfield Cleanup Alternatives for the Property. The purpose of the ABCA is to identify the cleanup options for the Property based on the site conditions and select the best option.

### What are the current site characteristics?

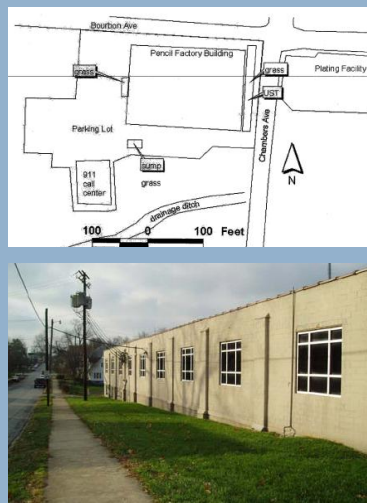
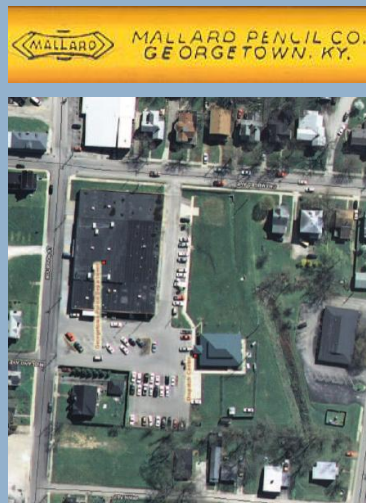
The Property consists of one parcel of land, approximately two acres in size, located at 550 Bourbon Street in the Boston area of downtown Georgetown. There are two buildings on the Property, the former pencil factory (which is currently vacant) and the police call center. The Property is bordered to the north, east and south by mixed-use, light industrial/commercial and residential properties. To the west are residential properties along Bourbon Street. The location of the property is shown on Figure 1 to the right.

### What is the history of the site?

From 1946 through the mid-1980s, the site housed the operations of Empire Pencil, formerly Mallard Pencil, a lead pencil manufacturer.

In March 1996, the City purchased the property and remodeled the building to utilize it to house the police department, building inspection and electrical inspection offices. The call center was constructed in the southwest section of the Property around 2001.

In 2006, as a result of growing health concerns, the City vacated the main building. Since that time, the main building has remained vacant while the call center is still active.



### What activities have been completed?

Past sampling investigations at the Property have not identified chemicals of concern in the soil. These investigations include:

- Site Check Sampling Report prepared by Air Soil & Water Consulting and Testing Laboratories, Inc. in March 2006
- Phase I Environmental Site Assessment (ESA) prepared by Kentucky Department of Waste Management in October 2007
- Phase II ESA prepared by Kentucky Department of Waste Management in June 2008

### What is the City's overall goal?

The City intends to demolish the main building on site and properly address and dispose of hazardous substances present in the building. It is the City's goal to prepare the site for beneficial reuse and redevelopment.

### What is the recommended cleanup option?

Based on the Property conditions and future intended use, demolition of the building with recycling of its contents to the maximum extent possible is the best cleanup option. The following are the actions being conducted:

- Asbestos containing materials were abated from the building in April 2010.
- A total of 2,762 lbs of e-waste was removed from the building by a recycling company in March 2010.
- Universal-like wastes, such as fluorescent light bulbs, ballasts, mercury-containing thermostats and emergency light and exit sign batteries will be removed from the building and recycled.
- The building and foundation will be demolished and removed.
- Backfilling, compaction, grading and seeding of the site will be completed.

