

Phase 1 Environmental Site Assessment

524 N. Boonville Avenue

Date of Report: January 20, 2002

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 2.04

Site Background

The property is located in the historic industrial downtown. The subject property includes two large buildings, a small building and vacant land surrounding the buildings. From approximately 1884 to 1896 a lumber yard was located on the property and a photography lab was located to the north. A flour mill was present from at least 1910 through 1933; the photography lab was still present as well during this time period. From at least 1948 through 1962 a M.F.A. flour mill with associated grain bins was located on the



subject property. During that time, a nickel plating plant was located adjacent to the property and a dry cleaning facility was present north of the subject property. An underground storage tank may still be present underneath a parking lot the north side of the property. The tank once contained 2,000 gallons or more of diesel fuel used for M.F.A.'s boiler tanks.

Findings

The historic presence of transformers on the subject property represents a historical recognized environmental condition. All known PCB(polychlorinated biphenyls)-containing transformers were removed, and there is no evidence of releases. Based on this PCBs do not represent a significant concern. The use of grain fumigants used in conjunction with the operation of the flour mill also represents a historical recognized environmental condition. The assessor recommends collection and analysis of one or more representative soil samples to determine if fumigant application has impacted the soil.

Water accumulates regularly in the basement of the main building. There is not enough information to determine the source of this water and whether it represents a concern. It is recommended that more information be gathered on the source of the water or samples should be taken to examine the water quality to determine if an environmental condition exists.

The close proximity of the Solid State Circuits site to the subject property represents a historical recognized environmental condition. Groundwater in the vicinity is known to be contaminated although there is no known impact to the subject property.

In the assessor's opinion the underground storage tank on the property represents a de minimis condition, i.e. a condition that generally does not present material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Phase II Investigation Report October 31, 2002

Site Background

The property consists of three parcels of land that are separated by Phelps Street and Burlington Northern Railroad tracks. The largest parcel is northeast of Boonville and Tampa, and includes a large building and a small building. The large building contained four stories of office space on the Boonville Avenue side of the building and the rest of the building was formerly used for grain processing and storage. The smallest parcel, southeast of Boonville and Phelps is vacant land. The third parcel, south of Phelps includes a grain storage and silo building. The site is a historical grain mill that operated from 1910 through 2000. The purpose of the investigation was to determine whether contaminants from former fumigant use in grain storage operations are present in soils above levels of concern.

Findings

Ten soil samples were collected from different locations at the site at depths from 1.5 to 2.5 feet below ground surface. Also, two dust/sediment samples and two grain samples were taken from the bottom of the silos. The samples were tested for volatile organic compounds (VOCs) and for pesticides. Levels of the pesticide Dieldrin exceeded regulatory limits in three samples. Levels of VOCs and pesticides were below regulatory limits set by the Missouri Department of Natural Resources for all other samples. The consultant recommended further evaluation of the soil south of the silos, and disposal of grain material offsite for the purposes of health and site development.