

## **Chickasaw Marine Terminal Chickasaw, Alabama**

**ADEM VCP Site: 461-097-25017**

### **Fact Sheet**

A Voluntary Cleanup Program (VCP) Voluntary Property Assessment Report has been found to be technically adequate by the Alabama Department of Environmental Management (ADEM) for the Chickasaw Marine Terminal. The applicant is Zarzour Companies, LLC. This fact sheet has been prepared to briefly advise the public of the principal legal and policy issues of the VCP.

#### **I. VCP PROCESS**

The VCP provides a mechanism for the implementation of a cleanup program that encourages applicants to voluntarily assess, remediate, and reuse rural and urban areas of actual or perceived contamination. The program does not relieve any “responsible person” for the liability for administrative, civil, or criminal fines or penalties which are otherwise authorized by law and imposed as a result of the illegal or unpermitted disposal of solid waste, hazardous waste, hazardous constituents, hazardous substances, petroleum products, and/or pollutants to the land, air, or waters of the State on an identified property. The program is designed to expedite the voluntary cleanup process and has been designed for entry at any stage of the cleanup process as long as all applicable criteria have been met up to the point of entry.

#### **II. PROCEDURES FOR REACHING A FINAL DECISION**

The ADEM is proposing to issue Zarzour Companies LLC., a final decision for the site remediation.

ADEM Admin Code R. 335-15-6-.02 requires that the public be given a 30- day comment period from the date of the notice. The comment period will begin on November 19th, 2025, which is the date of publication of the public notice in major local newspaper(s) of general circulation and will end on December 18th, 2025.

All persons wishing to comment on any of the conditions of the VCP Remediation should submit their comments in writing to the Alabama Department of Environmental Management, Permits and Services Division, 1400 Coliseum Blvd. (Zip 36110). P.O. Box 301463 (Zip 36130-1463) Montgomery, Alabama, ATTENTION: Mr. Russell

Kelly. Written comments on the VCP activities should be submitted to the Alabama Department of Environmental Management and be received by 5:00 p.m. on December 18th , 2025.

ADEM will consider all written comments received during the comment period while making a final decision on this issue. When the Department makes its final decision, notice will be given to the applicant and each person who has submitted written comments or requested notice of the final decision.

### **III. FACILITY DESIGN**

Zarzour Companies, LLC. has completed Site Investigation activities under the VCP program at Chickasaw Marine Terminal site located at 150 Viaduct Road, Chickasaw, Mobile County, Alabama 36611. The site consists of 15.4 acres. The site is located at 30 degrees 45' 42" North and West longitude 88 degrees 03' 01"

The contaminants found on the site are the following examples: PCE's in groundwater and soil gas, 1- Methylnaphthalene, PCB Aroclor 1260, Arsenic, 2- methylnaphthalene, naphthalene, phenol and petroleum hydrocarbon. The site is currently a lot with vacant commercial buildings. The former Marine Terminal is currently vacant with 3 structures including an office building and two timber storage warehouses on site. The site began operations in 1917 as a ship building facility in 1917. In 1940 it was purchased by Gulf Shipbuilding Corporation and was used by the U.S. Navy during World War II. After serving this purpose for nearly 30 years it was purchased again and re-purposed by what is now known as the Teamsters union. This is the most recent usage of the site, and it has been vacant since the stop of operations.

### **IV. TECHNICAL CONTACT**

Jackson Jones, Project Manager Redevelopment Section Industrial Hazardous Waste Branch Land Division Alabama Department of Environmental Management 1400 Coliseum Boulevard (Zip 36110) P.O. Box 301463 (Zip 36130-1463) Montgomery, Alabama (334) 279-3047