

**FREQUENTLY ASKED QUESTIONS****Why demolish the former Citizens Bank building?**

The building was erected in the 1950s and was vacated in 2000. Since then, no one has used the seven-story building. September 2024, the city of Jonesboro closed a portion of Main Street after a bulge on the eastern side of the building was discovered. The building was evaluated by engineering experts in October and November 2024, who ruled the building a public safety hazard.

You can view the evaluation by North Delta Engineering and Pickering Firm, Inc. here:

<https://webpubcontent.gray.tv/kait/PDF/Building-engineering-evaluation.pdf>

**Can the city demolish the building while there is an active lawsuit over ownership?**

The City followed the condemnation process as required by city ordinance and Arkansas state law. The remedy for the property owners was to appeal this condemnation within 30 days, and they chose not to exercise that remedy. The ongoing litigation over ownership and lease agreements between the two private parties has no bearing on the City's condemnation process and efforts to keep the citizens safe.

**What is ACM?**

Asbestos-containing material (ACM) is any material that contains more than 1% asbestos. Materials can include, but are not limited to; floor tiles, mastic, pipe insulation, wrappings, and insulation on boilers, tanks, and ducts.

**What method could be used for the demolition?**

Pending approval by regulatory authorities there are two methods of abatement and demolition available.

**Wet Demolition**

This technique involves spraying the section of the building that is currently being demolished with water to prevent potential ACM dust from becoming airborne during demolition. A pump with a specialized filter installed in the basement of the building cleans the ACM water runoff from the demolition debris. The filtered water will be tested before draining into storm drains. Rubble will then be safely loaded on dump trucks into large plastic liner bags, covered, and hauled to the landfill for safe disposal.

**Abatement followed by Demolition**

Another option is to abate and dispose of the ACM first and then tear down the building after. However, this method would significantly extend the schedule because the abatement will be completed separately from the demolition.

ADEEQ must approve the demolition process that is utilized regardless of method used.

**Why can't we just move forward with a wet abatement process since it is quicker?**

We can if approved by ADEEQ.

**Why can't we just implode the building?**

**FREQUENTLY ASKED QUESTIONS**

Due to the location and the multiple construction methods involved, this building(s) is not a good candidate for implosion.

**Who is conducting the demolition?**

[Nabholz](#), an Arkansas construction management company, with an office in Jonesboro, is responsible for the overall scope of the project. The City selected Nabholz based on their excellent safety record and successful demolition history in accordance with A.C.A 19-11-801 through A.C.A. 19-1-805.

Nabholz has subcontracted [D.H. Griffin Companies](#) to perform the demolition scope of the former Citizens Bank building.

**What steps are being taken to prevent ACM from harming the community and environment?**

We will remain in contact with all regulatory agencies to ensure that our processes meet the necessary requirements.

- The state of Arkansas requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) for construction sites that disturb one or more acres of land. This plan must identify potential pollution sources and outline best management practices (BMPs) to mitigate impacts on local water bodies.
- Air quality will be monitored to comply with safety standards.
- The debris on the trucks will be enclosed in specialized bags and covered to prevent any exposure while in transit to Legacy Landfill.

**Is it safe to put the demolished debris in a landfill?**

In the state of Arkansas, ACM can be disposed of in both Class 1 and Class 4 landfills with a plastic liner. Legacy Landfill is a Class 1 landfill.

**How will it affect downtown?**

It is our intent to minimize disruption to the daily activities of Downtown Jonesboro while maintaining a safe and secure environment at all times.

- Some downtown street closures will be necessary during the demolition of the building.
- Construction traffic in and around the area will increase as the dump-trucks drive between the demolition site and the landfill.
- On average, during demolition, we anticipate approximately 20 truckloads per day will be loaded and delivered to the landfill. Debris in the trucks will be contained in a plastic liner and covered.
- Noise, dust, mud, and debris commonly associated with construction sites can be expected.
- Work will be conducted 6-7 days per week as weather conditions and regulatory authorities allow.

**What streets will be closed?**

Portions of Main, Washington, and Union will be closed during the duration of the project. Specific street closures will be updated under the WEEKLY UPDATES section of this page.

## FREQUENTLY ASKED QUESTIONS

**What is the estimated timeline for demolition?**

Depending on ADEEQ's approved method of abatement and demolition, the estimated minimum timeframe for the demolition is 10-12 weeks utilizing a wet demolition process. If ADEEQ only approves the traditional abatement and subsequent demolition of the building, that timeframe could be extended up to an additional 8 -12 weeks.

Under the WEEKLY UPDATES section of this page, we will post updates of the current progress of the approvals and demolition.

Additional time will be needed for site repairs; however, street closures will be minimal once the demolition and debris removal are complete.

**Does weather impact the demolition?**

Weather conditions such as high winds, lightning, or long periods of extreme cold could possibly impact the timeline. We will monitor the weather on a daily basis and adjust the schedule with safety in mind at all times.

**How is it being funded?**

Funds allocated by the city council via the American Rescue Plan Act's revenue replacement restricted funds.

**Who currently owns the building and the land?**

This is a matter that is currently pending in Craighead County Circuit Court. There is a dispute between two private entities as to who owns the building. The condemnation by the City of Jonesboro will not alter the ownership as determined by the courts.

**The building is currently on the National Register of Historical Places. Does this impact the city's ability to demolish the building?**

Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.

<https://www.ecfr.gov/cgi-bin/text-idx?SID=c5a07c14e9b695af2ef0cae29b4b4f23&mc=true&node=pt36.1.60&rgn=div5>

**How much will this cost?**

Current estimates are \$3.25 million utilizing a wet abatement process. Additional costs could be incurred if the wet process is not approved by ADEEQ or if unknown factors arise once abatement and demolition begin.

The city will take measures to recoup any costs from the owner(s) of the building.