



BROWNFIELDS NEWSLETTER



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Tom Wolf, Governor
Patrick McDonnell, Acting Secretary

Summer 2016



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Symposiums



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Conferences & Symposiums



Pennsylvania Brownfields Conference OCTOBER 26-28, 2016 AT THE LANCASTER COUNTY CONVENTION CENTER, LANCASTER

Registration is now open! Plan to join DEP, developers, consultants and other stakeholders to learn about opportunities for transforming communities throughout the commonwealth. Conference attendees will experience the City of Lancaster's success in creating a vibrant destination where people want to live, work and visit. DEP will host the conference in partnership with the Engineers' Society of Western PA (ESWP). For information about Lancaster, visit the [Lancaster County Convention Center's website](#). For more details on registration and about the conference, visit [ESWP's website](#).

Now in its 11th year, the Pennsylvania Brownfields

Conference is a collaborative presentation between DEP and the ESWP. We have a terrific conference planned for you, building upon many of the successful conferences that past conference attendees have enjoyed. Highlights include:

- A high-quality program containing technical and redevelopment topics that will help make your brownfield project a success.
- Plenary sessions presenting timely, important information from leaders in the field.
- A mobile workshop that highlights the best of Lancaster brownfields development and a pre-conference grant-writing workshop sponsored by the U.S. Environmental Protection Agency.
- An exhibit area offering solutions from companies and organizations that can help ensure the success of your brownfields project.
- Everything that matters most when getting brownfields back to active use.

The 2017 National Brownfields Training Conference



Save the date! The 2017 National Brownfields Training Conference will be held in Pittsburgh, Pennsylvania, December 5 – 7, 2017. Please join EPA and DEP as the commonwealth welcomes brownfield professionals from around the country for the largest event of its kind. Attendees will enjoy opportunities to participate in training events, observe success stories first hand during mobile workshops, listen to experts regarding best practices for meeting brownfields challenges, and network with thousands of other stakeholders. Mark your calendars and watch for more information [click here](#).

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Funding

Innovative Nutrient and Sediment Reduction Grants Program

The Chesapeake Bay Innovative Nutrient and Sediment Reduction Grants Program awards grants of \$200,000 to \$1 million to support innovative, sustainable and cost-effective approaches that dramatically reduce nutrient and sediment pollution to the Chesapeake Bay and its local waterways. Innovative Nutrient and Sediment Reduction (INSR) Grants are awarded on a competitive basis to projects that target and reflect the region's diverse landscapes and sources of pollution that exist throughout the Bay watershed. The INSR grant may help address one of the biggest water quality issues:

stormwater runoff through both new technologies and alternative approaches. Redevelopment efforts and stormwater improvements made at former manufacturing facilities will aid in the restoration of the Chesapeake Bay. For funding priorities [read more...](#)

FY16 EPA ARC (Assessment, RLF, and Cleanup) Grantees Awarded

EPA Administrator Gina McCarthy recently announced that \$55.2 million has been nationally awarded for assessment and cleanup of contaminated sites in order to promote economic development. Pennsylvania had 16 applications for the funding, four selected, for a total of just over \$2 million. The successful applicants are:

- Dauphin County Redevelopment Authority, PA - Community-wide Assessment \$400,000.
- Earth Conservancy, Hanover Township and Nanticoke, PA - Cleanup of Espy Run \$200,000
- City of Johnstown, Johnstown, PA - Community-wide Assessment \$400,000.
- Philadelphia Authority for Industrial Development, PA - Revolving Loan Fund Community-wide Hazardous Substances \$820,000, and Remediation of 1201 South 35th Street Site \$200,000.

Click [here](#) to view applicants.

Department of Community and Economic Development Industrial Sites Reuse Program (ISRP)

The Industrial Sites Reuse Program (ISRP) administered by the Department of Community and Economic Development (DCED) provides grants and low-interest loans for environmental assessments and remediation. The program is designed to foster the cleanup of environmental contamination at industrial sites, thereby bringing blighted land into productive reuse. ISRP funds may be used for environmental assessments and remediation by eligible applicants who did not cause or contribute to environmental contamination at sites where industrial activity was conducted prior to July 18, 1995. The maximum amount awarded via grants or low-interest loans for assessment projects cannot exceed 75 percent of the total cost of the environmental assessment, or \$200,000, whichever is less, in a single fiscal year. The maximum amount to be awarded for any remediation project will not exceed 75 percent of the total cost of remediation, or \$1 million for grant recipients, whichever is less, in a single fiscal year. Remediation loans may exceed \$1 million based on the substantial need for low-interest financing to maintain the validity of the remediation project. Eligible applicants for grants include: county and municipal governments, municipal authorities, redevelopment and economic development authorities and agencies, private companies, investors and developers.

The eligible applicants must first submit a Letter of Intent (LOI) to DCED outlining a general description of the

project and its anticipated public benefits. The Departments of Community and Economic Development and Environmental Protection review each LOI to ensure compliance with the program eligibility requirements. The LOI is considered part of the application, subject to the certifications required in the application. DCED will notify the applicant of the decision regarding the LOI within 30 days of receipt. If approved, DCED will supply the applicant with a link to the electronic Single Application for Assistance. The applicant should contact the appropriate Department of Environmental Protection (DEP) Regional Office to arrange a meeting to discuss the scope of work for the environmental assessment or remediation work. For more information on ISRP funding click [here](#).

Blight and Land Banking – Pennsylvania Land Bank Act

The PA Land Bank Act (Act 153 of 2012) authorizes counties and municipalities with populations of 10,000 or more to establish land banks, a flexible and optional tool meant to help strengthen our cities and towns by enabling them to systematically remove problem properties from an endless cycle of vacancy, abandonment, and tax foreclosure, and return them to productive use. Land banks can engage in bulk quiet-title proceedings so that title insurance could be obtained and the title would be marketable. They also address a vast inventory of problem properties that need to be cleared of debts, maintained, made available for private purchase, and managed where real estate markets are weak or distressed.

Blighted or abandoned buildings can be found in many communities across Pennsylvania, impeding community and economic development programs and conveying images of old, worn out communities. These properties are often an untapped asset that can provide land for redevelopment. Brownfield properties and abandoned land, when transformed into productive re-use, are critical opportunities for our older communities to modernize, revitalize, and grow, and to improve the quality of life for neighbors who are already there. Land bank programs act as an economic and community development tool and offer a unique strategy to address brownfields and quickly turn these tax-reverted properties back into usable parcels. Over the past several years the Pennsylvania General Assembly, in response to demand by local communities, has begun to modernize antiquated laws that stand in the way of local efforts. A collection of land bank and blight tool resources as well as the digital version of the “Blight to Bright Manual” can be found [here](#).

EPA Announces \$11 Million in Nationwide Brownfields Technical Assistance Funding

The U.S. Environmental Protection Agency (EPA) announced \$11 million in funding to provide for the cleanup of brownfields sites, including encouraging more public involvement in the cleanup process.

[Click here](#) to view the EPA Brownfields Technical Assistance page.

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On-line Training & Webinars

Office of Brownfields and Land Revitalization

Watch [this webinar](#) (recorded June 29, 2016) to learn about the key elements needed to transform.

- October 25, 2016, 1:00-2:30 pm EST: Leveraging Resources for Brownfields Revitalization: Meet the Funders.
- December 14, 2016, 1:00-2:30 pm EST: Leveraging Resources for Brownfields Revitalization: Meet the Funders.

Smart Growth Webinar Smart Strategies to Transform Commercial Districts

Watch [this webinar](#) (recorded June 29, 2016) to learn about the key elements needed to transform commercial districts and help communities take the reins of their economic futures. Hear from economic development experts how to craft and implement a commercial revitalization plan that inspires potential investors to take a different view of disinvested markets in a way that is both aspirational yet grounded in market realities. Listen to stories and lessons learned from Philadelphia's Fishtown community where our speakers and their partners encountered gaps in the retail experience along East Girard Avenue; and in the City of Mesa, Arizona, where they worked with community leaders to reposition businesses to address market changes spurred by development around a new light rail station.

Pennsylvania Economic Development Association (PEDA) has a number of On Demand Webinars

- Redeveloping Blighted Properties: Tools and Strategies.
- Redeveloping Blighted Properties: Financing Solutions.
- Land Banks and Economic Development.

The webinars require registration and payment. Click [here](#).

Interstate Technology & Regulatory Council (ITRC)

Learn how to apply new scientific approaches at the ITRC 2-Day Classroom Training -- Petroleum Vapor Intrusion (PVI): Fundamentals of Screening, Investigation, and Management. Also, learn the difference between chlorinated (hydrocarbon) vapor intrusion (CVI) and petroleum (hydrocarbon) vapor intrusion (PVI) and why it matters.

- ITRC 2-Day Classroom Training -- Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management.
- November 9-10 in Framingham, MA - in cooperation with the Massachusetts Department of Environmental Protection and the Northeast

Waste Management Officials' Association
(NEWMOA). [Register here.](#)

Cleanup Standards Scientific Advisory Board

The quarterly Cleanup Standards Scientific Advisory Board (CSSAB) meeting was held on July 13, 2016. At this meeting, the final draft Vapor Intrusion guidance and the draft Technical Guidance Manual were presented to board members for comment.

The remaining 2016 meeting of the CSSAB will be held at 9 a.m. on Nov. 16 in the 14th Floor Conference Room at DEP's Rachel Carson State Office Building, 400 Market St., Harrisburg.

Please check the [DEP webpage](#) prior to the meeting to confirm the date, time, location, and agenda.

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Partner Spotlight

Brownfield Coalition of the Northeast (BCONE)

BCONE's mission and objective is to provide education on the benefits of brownfield remediation and sustainable redevelopment and to work with stakeholders to facilitate brownfield cleanups within member states.

BCONE members have extensive experience in the brownfield remediation and redevelopment process and include state regulatory agencies and brownfield practitioners in the fields of environmental remediation, land use consulting, real estate, law, land development, and green jobs training programs that supply well-trained, accredited, and certified entry-level technicians for a variety of brownfield and green energy jobs.

Events

BCONE sponsors free or low-cost networking events, roundtables, site tours, and educational seminars. The annual Northeast Sustainable Communities Workshop is BCONE's premiere annual program, at which BCONE partners with other organizations to explore issues related to the environment and sustainability. BCONE's Pro Bono Counseling Program, known as BRIGHT, provides no-cost support to municipalities and project stakeholders to assist them through the maze of available financial and remedial brownfield programs within each state. The Pro Bono Program includes a team of brownfield practitioners visiting municipalities and project sites to provide no-cost support and education to facilitate redevelopment at brownfield projects.

For more information about BCONE click [here](#).

Technical Assistance to Brownfield Communities Program (NJIT TAB)

What is TAB?

Technical Assistance to Brownfield (TAB) Communities is a program, funded by a grant from the USEPA, which is intended to serve as an independent resource to communities and nonprofits attempting to clean up and reclaim brownfields. New Jersey Institute of Technology's (NJIT) TAB program covers communities in EPA Regions 1 and 3.

Who Provides TAB Services?

NJIT, New Jersey's science and technology university,

has been providing brownfield services to Northeast US communities for over 20 years. NJIT's multi-disciplinary TAB Team consists of professionals with academic research, government, industry and consulting experience available to assist communities with their brownfield projects.

Who Can Receive TAB Assistance?

Free NJIT TAB services are provided to state, regional, county, tribal and local government entities in EPA Regions 1 and 3 who are interested in learning about, identifying, assessing, cleaning up and/or redeveloping brownfields.

To view what services TAB provides [read more](#).

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Chapter 250 Regulations & Guidance Updates

Chapter 250 Regulations

On August 27, 2016, revisions to the regulations found at 25 Pa. Code Chapter 250, Administration of the Land Recycling Program (Act 2 cleanup standards), became effective. Revisions include documentation of public notices that are required to be submitted with Act 2 reports, the ability of DEP to waive Act 2 report fees for resubmission of reports due to minor deficiencies, changes to how EPA drinking water health advisories are incorporated as Statewide health standard Medium-Specific Concentrations (MSCs), and changes to the MSCs. In addition, DEP will be publishing revisions to the Underground Storage Tank (UST) and Aboveground Storage Tank (AST) closure documents to incorporate the new Chapter 250 MSC revisions into tank closure assessment protocols.

The new regulations are available [here](#).

The revised AST and UST guidance documents will be available on DEP's website [here](#).

Reports that DEP has received prior to August 27, 2016, will be reviewed based on the prior regulations in effect. This includes reports that were received by August 27, 2016, that contained minor technical deficiencies that are resolved by the remediator within 60 days. Reports, including reports that were previously disapproved and are being resubmitted, that are received after August 27, 2016, will need to comply with the new regulations. Site Characterization Reports, Remedial Investigation Reports, Remedial Action Plans, or Cleanup Plans approved prior to the effective date of the new MSCs will not be required to incorporate the new MSCs.

Vapor Intrusion Guidance Update

Final changes have been made to the draft Vapor Intrusion (VI) Guidance based on suggestions from the Cleanup Standards Scientific Advisory Board.

Training materials are now being created, and both internal training for DEP staff and external training for consultants and other stakeholders will occur. This training will focus on the many additional tools for evaluating VI, as well as definitions of new terms incorporated to make the process easier to understand. External training will be done in conjunction with the

Pennsylvania Council of Professional Geologist (PCPG) between November 2016 and January 2017.

The Final draft VI guidance is tentatively planned to be published in December 2016.

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In The News

Latest Iron Works Improvement: Brand New Zoning District



CATASAUQUA — Catasauqua officials are giving developers an opportunity to let their imaginations take the wheel. With the municipal building plans out to bid, the borough is closing in on yet another essential step in bringing the Iron Works project from vision to reality. By adopting a new waterfront zoning district in the area of the 12.5-acre former F.L. Smidth site, Catasauqua Borough Manager Eugene Goldfeder said the borough hopes to provide a tantalizing menu of options for the tract's future. [read more](#)

Easton's Simon Silk Mill Marks Milestone With Announcement of 8 Business Tenants



The announcement this week that eight businesses will be moving into the Simon Silk Mill in Easton marks a milestone in a decade-long effort to turn the crumbling former factory into an economic gem. [read more](#)

PA Brownfield Success Stories

Communities across Pennsylvania have a story to tell. Whether it's the successful cleanup of a town's former industrial complex or the remediation of the corner gas station, these brownfields success stories illustrate the improved quality of life for people living and working in Pennsylvania. These videos feature successful brownfield reclamation projects from across Pennsylvania. Brownfields are properties that are in need of expansion, redevelopment or reuse, but because of actual or anticipated hazardous substances, pollutants or contaminants, that work is made more challenging. Pennsylvania's approach to brownfields redevelopment has proven to be a national model for transforming abandoned, idle properties into places of environmental protection and economic opportunity.



All of DEP's brownfields videos are located on YouTube, and can be viewed [here](#).

Brownfield success stories from DEP's Southwest Region:

Pittsburgh Technology Center ([Read more....](#))

Keystone Commons ([Read more.....](#))

ALMONO ([Read more....](#))

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