



BROWNFIELDS NEWSLETTER



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Tom Wolf, Governor
Patrick McDonnell, Acting Secretary

Winter 2016



Conferences and
Symposiums



Funding



On-line Training
& Webinars



Technical Training



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Regulatory/
Guidance Updates



In the News



Success Stories

Conferences & Symposiums

Northeast Sustainable Communities
Workshop: "Driving Revitalization
Sustainably"



Now in its 8th year, the Brownfield Coalition of the Northeast (BCONE) will be hosting the Northeast Sustainable Communities Workshop (NSCW) 2017 at the New Jersey Institute of Technology (NJIT) in Newark, New Jersey on **March 15, 2017**.

This year's theme is "Driving Revitalization Sustainably; identifying sustainable goals and strategies for revitalizing their communities and brownfields." NSCW is a unique event - PowerPoint presentations are sparse and image-only; speakers are concise, yet informative; and, there is plenty of time in each session for dialogue between attendees, speakers, and moderators. Come be a part of the conversation!

For more information please contact:

Skelly Holmbeck at sholmbeck@advancedgeoservices.com or Rick Shoyer at rshoyer@advancedgeoservices.com or call (610) 840-9100.

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 [here](#).

RTM Conference

Please join RTM Communications, Inc. at its conference on **April 11-13, 2017**. Share insights, ask questions, and gain industry knowledge from participating.

Planned conference topics include:

Environmental liability management strategies, emerging contaminants and new regulatory challenges, environmental insurance, creative application of public/private brownfield financings, climate change/extreme weather conditions effecting industrial infrastructures, and climate adaptation and resiliency, plus many more topics and sessions to be announced.

[Read more.](#)

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Funding

Waterfront Tax Credit

Some redevelopment boosters hope a new tax credit will encourage financiers to invest more in waterfronts throughout Pennsylvania.

[Read more.](#)

Recapitalization of 'Business in Our Sites' Program

A state program that underwrites the development of industrial sites in the region is making a comeback. The Department of Community and Economic Development(DCED) announced the recapitalization

of the Business in Our Sites (BOS) program.

Governor Wolf was successful in securing critical revenue for this important business development program during the completion of the 2016-17 budget. The budget transferred unused funds from two other development programs to reactivate the grant portion of the program that will give Pennsylvania a competitive edge through the creation of an arsenal of ready-to-go sites for development opportunities.

The 2016-17 budget package includes \$75 million to recapitalize the BOS program to allow Pennsylvania to compete for business expansions and relocations by providing patient capital to create shovel-ready sites for business development.

For more information on the "Business in Our Sites" program and additional business assistance programs, visit www.newPA.com.

New PHARE Money Now Available

The money you have been waiting for is here! The PA Housing Finance Agency (PHFA) has posted a Request for Proposals (RFP) for the new Realty Transfer Tax funds. Both eligible applicants and eligible uses are very broad; therefore, this funding round is anticipated to be very competitive. Partnerships are encouraged.

[Read more.](#)

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On-line Training & Webinars

Brownfields Redevelopment Financing Webinar Series

Council of Development Finance Agencies (CDFA) is excited to announce the CDFA Brownfields Financing Webinar Series as part of the CDFA Brownfields Technical Assistance Program. Brownfields redevelopment financing solutions are increasingly sought across the country in order to restore contaminated sites and/or to return abandoned industrial land to productive use. The cleanup and redevelopment of brownfield sites can advance a region's economy, restore the local environment, and ultimately lead to permanent job creation and greater attraction of external capital to the community.

Previous Webinars:

- [2016 CDFA Brownfields Financing Webinar Series: Strategic Tax Increment Financing \(TIF\) Structuring for Brownfield Redevelopment Recording](#)

Learn how to structure a TIF that eases the financial pressure on your brownfield project and

how communities...

- [CDFA Brownfields Financing Webinar Series: Financing Green Energy on Brownfields](#)
As part of the CDFA Brownfields Technical Assistance Program, the fourth installment of the Brownfields...
- [CDFA Brownfields Financing Webinar Series: Reaching Your Redevelopment Goals with Brownfields Revolving Loan Funds](#)
As part of the CDFA Brownfields Technical Assistance Program, the fifth installment of the Brownfields...

Pennsylvania Economic Development Association

The Pennsylvania Economic Development Association (PEDA) is the statewide association of local, state, corporate, and non-profit economic development professionals.

PEDA's mission is to promote sound economic development policies, provide leading edge economic development education, and nurture an effective statewide economic development network to foster the economic growth of the Commonwealth.

PEDA offers a wide variety of online webinars on an On-Demand basis. A list of the available seminars is available [here](#).

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Technical Training and Seminars

Cleanup Standards Scientific Advisory Board

The Cleanup Standards Scientific Advisory Board (CSSAB) held its third meeting of 2016 on Nov.16 in the Rachel Carson State Office Building in Harrisburg. The 13-member CSSAB assists DEP and the Environmental Quality Board in developing statewide health standards, determining the appropriate statistically and scientifically valid procedures to be used, determining the appropriate risk factors and providing other technical and scientific advice as needed to implement the provisions of the Land Recycling Program (LRP).

Following a discussion of LRP administrative issues and program updates, the majority of the November 16 meeting focused on major revisions to the Technical Guidance Manual (TGM) that are currently underway. It is anticipated that TGM revisions will be completed and published later in 2017. Other technical issues discussed at the meeting include confidence levels of EPA toxicity levels, which are utilized in the calculation of the LRP's Medium-Specific Concentrations, and a discussion regarding the comprehensiveness of PA's Natural

Diversity Index database.

Cleanup Standards Scientific Advisory Board Meetings 2017

The following dates have been selected for the 2017 CSSAB meetings. Each meeting will be in Room 105 of the Rachel Carson State Office Building. Each meeting is scheduled to start at 9:00 a.m. and end at 3:00 p.m.

Please mark your calendars with these dates:

- Wednesday, March 15, 2017
- Wednesday, June 28, 2017
- Tuesday, November 9, 2017

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

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Partner Spotlight



Council of Development Finance Agencies

History

The Council of Development Finance Agencies (CDFA) is a national association dedicated to the advancement of development finance concerns and interests. CDFA is comprised of the nation's leading and most knowledgeable members of the development finance community representing hundreds of public, private and non-profit development entities. Members are state, county and municipal development finance agencies and authorities that provide or otherwise support economic development financing programs, including tax-exempt and taxable bonds, credit enhancement programs, and direct debt and equity investments as well as a variety of non-governmental and private organizations ranging from regional and large investment banks to commercial finance companies to bond counsel, bond insurers, trustees, venture capital companies, rating agencies, and other organizations interested in development finance.

[Read more.](#)

Pennsylvania Council of Professional Geologists

The DEP Land Recycling Program is working in collaboration with the Pennsylvania Council of

Professional Geologists (PCPG) to present periodic training opportunities to stakeholders and regulators statewide. This partnership will enable DEP and PCPG staff to conduct cooperative training to the public on relevant topics utilizing PCPG's existing network of facility and administrative set-ups located in key areas of the Commonwealth. This relationship has enabled PCPG additional avenues to advertise training opportunities across the Commonwealth.

In the summer of 2016, the DEP and PCPG presented a course entitled, "Understanding the Environmental Risk Assessment Process for the Professional Geologist and the Environmental Professional," in Reading and Monroeville, a full-day course detailing the roles that human health and ecological risk assessments play in environmental remediation projects. In December 2016 full-day courses were conducted on DEP's "Vapor Intrusion (VI) Guidance," detailing the Land Recycling Program's new VI guidance for Act 2 and storage tank corrective action sites. The new VI guidance is slated to become effective in January 2017. Additional sessions may be added as demand warrants. For further details, please visit www.pcp.org.

Pennsylvania Downtown Center

Pennsylvania Downtown Center (PDC) is the only statewide nonprofit dedicated solely to the revitalization of the commonwealth's core communities.

Whether you are a public official, community revitalization specialist, economic development professional, developer, property owner or just a concerned citizen, recognizing and understanding the redevelopment of small neighborhood brownfields is critical to the health of your community.

[Find Out More.](#)

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Regulatory/Guidance Updates

Land Recycling Program Announces Publication of the Vapor Intrusion Guidance

The Land Recycling Program Technical Guidance Manual for Vapor Intrusion into Buildings from Groundwater and Soil under Act 2, Document No. 261-0300-101 (VI Guidance) was published in the *Pennsylvania Bulletin* on Saturday, November 19, 2016. The new VI Guidance has a 60-day implementation period resulting in an effective date of January 18, 2017.

The VI Guidance has been substantially revised to update scientific deficiencies of the previous guidance. Screening values and the way they are calculated have been updated, and there are multiple clarifications that have been made to language, definitions, and

procedures. The purpose of these revisions is to eliminate confusion for remediators and DEP regional office staff on how to address the VI pathway under the Statewide health standard and the site-specific standard.

Reports received by DEP prior to the effective date will be reviewed using the screening values, procedures, and concepts in the 2004 VI guidance. Reports received after the effective date will be reviewed using the new VI Guidance. Projects that have prior reports approved under the old guidance but have not yet submitted their Final Reports (FR) or Remedial Action Completion Reports (RACRs) by the effective date should incorporate the scientific concepts and procedures of the new VI Guidance into their future submissions. Approved reports will not need to be resubmitted, but some reevaluation of the VI pathway may be necessary for FRs and RACRs to be approved.

The VI Guidance can be found in DEP's eLibrary [here](#).

The Land Recycling Program's VI webpage has also been updated with a PA-version of the Johnson & Ettinger model used to calculate indoor air concentrations and associated risks. The spreadsheets for this model can be found [here](#).

Questions regarding this technical guidance document should be directed to Carolyn Fair, Land Recycling Program, (717) 425-7514 or cfair@pa.gov.

Technical Guidance Manual Being Revised

DEP is presently authoring a major revision to the Land Recycling Program's (LRP) Technical Guidance Manual (TGM). Pennsylvania's LRP originated as a result of the Land Recycling and Environmental Remediation Standards Act, more commonly referred to as "Act 2." Act 2 is a voluntary remediation process which was developed for the purpose of cleaning up contaminated sites, returning them to productive reuse while preserving existing greenspace. The TGM was developed to assist potential site remediators in satisfying the requirements of Act 2 and Chapter 250 of the *Pennsylvania Code* (Administration of LRP). This major revision marks the first for the TGM since 2002. DEP LRP staff is revising the TGM in conjunction with the CSSAB.

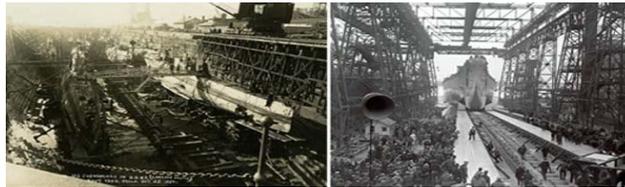
In addition to revising the structure and text of the TGM to reflect program updates and improving general flow of the guidance manual, inclusions of DEP-promulgated regulatory actions/guidance, which were not in existence in 2002, will be featured. These include the One Cleanup Program, a 2004 Memorandum of Agreement between DEP and U.S. which provides a remediator with combined regulatory oversight regarding state and federal standards guiding the cleanup of brownfield sites; the Uniform Environmental Covenants Act of 2007, a standardized process of creating, documenting and assuring the enforceability of activity and use limitations at contaminated sites; and Vapor Intrusion (VI) Guidance.

The VI guidance has been published and becomes effective on January 18th. DEP anticipates that the final version of the revised TGM will be published prior to the end of 2017.

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In The News

The Coolest Shipyard in America



On September 12, 1995, Bob Gorgone stood on a pier with hundreds of fellow shipyard workers and watched his career slip away. As the John F. Kennedy floated out of the Philadelphia Navy Yard.

[Read more.](#)

Environmental Protection Agency Releases New Report

EPA recently released a new report, "Cleaning Up Brownfields Under State Response Programs – Getting to No Further Action," that provides information on aspects of state response programs available to owners and prospective purchasers of brownfields. It is a guide for owners of brownfields properties on the general requirements for entering a brownfield into a state cleanup program and the process for attaining a state decision or certification of the need for "no further action" under each state response program.

This report is a central source of information regarding the process available in each state for attaining a state decision or certification of the need for "no further action" under each state response program. The report summarizes information gathered from state response program contacts and websites.

[Read More.](#)

IMPACT Across the State/ Westfield, Tioga County

A groundbreaking ceremony was recently held at the Westfield Business Park (Westfield, Tioga County) by Tioga County Development Corporation (TCDC), owner of the park. The development is located on the site of the former Westfield Tannery which, before closing in 2005, employed more than 200 people. Since that time, TCDC, Northern Tier Regional Planning & Development Commission, and other partners have worked to redevelop the site for active use.

[Read more.](#)

2016 PENNSYLVANIA BROWNFIELDS CONFERENCE

More than 325 attendees enjoyed the 2016 Pennsylvania Brownfields Conference. Held Oct. 26-28, 2016 at the Lancaster County Convention Center in Lancaster, PA, this was the 11th annual Pennsylvania Brownfields Conference.

For more details about the conference visit ESWP's website [click here](#).

20-acre Reading Brownfield to be Cleaned and Redeveloped

A Missouri company that will clean a 20-acre site contaminated by a former paint manufacturing plant in Reading, PA, plans to redevelop the site.

Commercial Development Co. Inc., a leading real estate and brownfield redevelopment company based in St. Louis, bought the property formerly owned by ICI Paints on Bern Street, known by locals as the Glidden paint plant, near First Energy Stadium.

[Read more.](#)

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Success Stories from our Southcentral Region

Goggle Works Center



This 11-acre brownfield site, located in Reading, was once home to Willson Safety Products, the first factory in the world to manufacture optical glass for lenses and reading glasses. Today, Goggleworks Center has been transformed into a vibrant and interactive community art and cultural resource center for Berks County and Central and Southeastern Pennsylvania. It houses artist studios and offices for 26 local community arts and cultural organizations that regularly conduct glass blowing, wood working, photography, theater, and dance

classes.

[Read more.](#)

The Turkey Hill Experience



The site is the former Ashley & Bailey Silk Mill, which had been vacant for more than 25 years. With the assistance of Lancaster County's U.S. EPA Target Assessment Brownfield Grant monies administered by the Lancaster County Planning Commission, the property was methodically moved through the State's Voluntary Cleanup Program (Act 2).

[Read more.](#)

Former Harley Davidson Plant in Springettsbury Township

A new warehouse being built on the site of the former Harley-Davidson West Campus in Springettsbury Township is expected to be completed by the end of the year, according to the general contractor on the project. There have been environmental challenges involved with preparing the site for reuse. It was saturated with certain chemicals from manufacturing processes and is close to the Codorus Creek.

- [Former Harley plant could become distribution, manufacturing site \(Article from June 2015\)](#)
- [Warehouse at former Harley-Davidson site expected to be done by year's end \(Article from August 2016\)](#)
- [Eden Road Logistics Center Info](#)

Urban Place in Lancaster

Urban Place is a hip 300,000-square-foot community made for living, learning, shopping, working and dining. Built on the shoulders of industrial giants who helped build Lancaster City, Urban Place starts a new chapter in the life of historic downtown Lancaster.

Local cork manufacturers began construction at 480 New Holland Avenue in 1865. Armstrong Cork Company took control of the cork manufacturing plant in the early 1900's and later became known as Armstrong World Industries. The cork factory expanded throughout Armstrong's ownership, and several of the buildings were designed by Lancaster's legendary architect, C. Emlen Urban.

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