

BROWNFIELDS NEWSLETTER

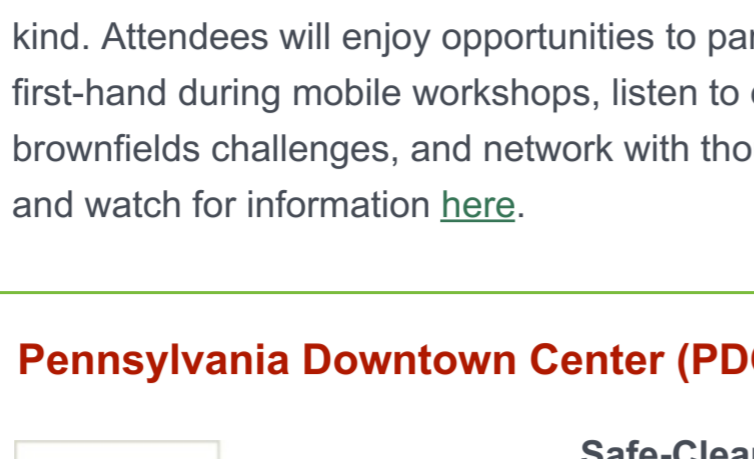


TOM WOLF, GOVERNOR • PATRICK MCDONNELL, SECRETARY

Summer 2017

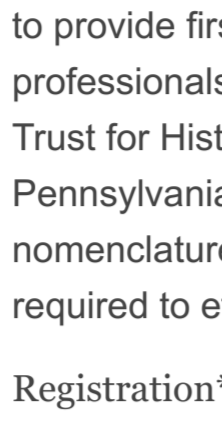
Conferences & Symposiums

2017 National Brownfields Conference



Save the date! The 2017 National Brownfields Training Conference will be held in Pittsburgh, Pennsylvania, December 5-7. Please join U.S. Environmental Protection Agency (EPA) and PA Department of Environmental Protection (DEP) as Pennsylvania 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 information [here](#).

Pennsylvania Downtown Center (PDC)



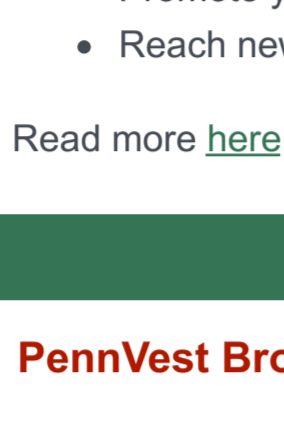
Safe-Clean-Green Academy - Harrisburg
Wednesday, June 7, 8:30 AM - Thursday, June 8, 2017, 4:00 PM
The foundation for any revitalization effort is "Safe, Clean & Green." Block watch concepts, crime prevention and clean-up programs are all explored. Creative ways to implement an environmentally friendly philosophy in your community are also explored in depth.

The Community Revitalization Academy (CRA) is a series of five (5) two-day workshops designed to provide first-year Main Street managers, Elm Street managers, and other interested revitalization professionals with intermediate-level instruction based on the Four-Point Approach® of the National Trust for Historic Preservation's Main Street Program and the Five-Point Approach of the Pennsylvania Elm Street Program. While these two programs have slight variations in the nomenclature and certain program activities, there is a high degree of consistency in the training required to effectively and efficiently implement these programs.
Registration* [required here](#)

Townie Awards/PDC 30th Anniversary Celebration - Hilton Harrisburg

Tuesday, June 13, 2017, 5:00 PM - 11:00 PM
Educational workshops, keynote speakers and the prestigious Townie Awards will be part of this commemorative event.
For details and registration click [here](#).

RE3 Conference - Remediation, Redevelopment, Results



Philadelphia Marriott Downtown
November 1-3, 2017
The RE3 Conference has become an essential gathering of professionals looking to redevelop brownfield properties through real-world remediation technology and methods. Here's your opportunity to promote your organization at the Conference in Philadelphia. Space is VERY limited, so make your reservation today! RE3 sponsors are their partners and, for the long-term success of those partnerships, RE3 wants to make sure you get the most out of your investment.

- Make hundreds of direct connections
- Position and market your organization's expertise
- Promote your expertise to 40,000 industry professionals
- Reach new prospects and potential partners

Read more [here](#).

Funding

PennVest Brownfield Loan Redevelopment Program

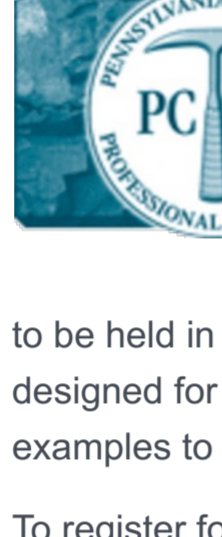
This program offers low-interest loans for the remediation of sites that have been contaminated by past industrial or commercial activity and pose a threat to local groundwater or surface water sources. Eligible uses include specific assessment in conjunction with remediation activities on contaminated properties across Pennsylvania. These activities must be related to a water quality benefit, which can include the prevention of contamination. The purpose of this brownfield remediation financing initiative is to encourage the cleanup and reuse of contaminated properties while improving and protecting local water resources. For more information click [here](#).

Tax Increment Financing Guarantee Program

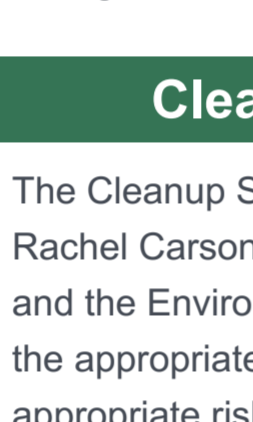
The Tax Increment Financing (TIF) Guarantee Program, administered by the Pennsylvania Department of Community and Economic Development, promotes and stimulates the general economic welfare of various regions and communities in the Commonwealth and assists in the development, redevelopment and revitalization of brownfield sites in accordance with the TIF Act. The program provides credit enhancement for TIF projects to improve market access and lower capital costs through the use of guarantees to issuers of bonds or other indebtedness.

The TIF can be used for infrastructure and environmental projects for industrial enterprises and retail establishments; infrastructure, environmental and building projects for manufacturers, hospitals, convention centers and associated hotels; utilization of abandoned or underutilized industrial, commercial, military, previously mined institutional sites or buildings; or undeveloped sites planned and zoned for development in accordance with any existing comprehensive municipal plan.
Read more [here](#).

Online Training and Webinars



- On Demand Webinar: [Trends in Online Site Selection & GIS Technology: How Businesses and Site Selectors Use the Web to Screen and Select Communities](#)
- On Demand Webinar: [Redeveloping Blighted Properties: Tools and Strategies](#)



INTERSTATE TECHNOLOGY & REGULATORY COUNCIL
Advancing Environmental Solutions

- July 18 - Groundwater Statistics for Environmental Project Managers
1:00 p.m. - 3:15 p.m. EASTERN TIME
[Register for training and view associated guidance](#)
- July 25 - Geospatial Analysis for Optimization at Environmental Sites
1:00 p.m. - 3:15 p.m. EASTERN TIME
[Register for training and view associated guidance](#)

Act 2 Toolkit: The Act 2 Process in 30 Minutes (plus 455 mins.)



PSU Great Valley, Malvern, PA and in Cranberry Township
The Pennsylvania Council of Professional Geologists has revamped its prior Act 2 Overview course in response to numerous requests for a day-long course that explains the Act 2 process. The revamped course, to be held in Malvern, PA on June 22, 2017, and in Cranberry Township, PA on July 18, 2017, is designed for both the experienced as well as the newer practitioner, and uses actual project examples to demonstrate attainment of the four Act 2 standards.
To register for the event in Malvern, PA on June 22, 2017 [click here](#).
To register for the event in Cranberry Township, PA on July 18, 2017 [click here](#).

Cleanup Standards Scientific Advisory Board Meeting

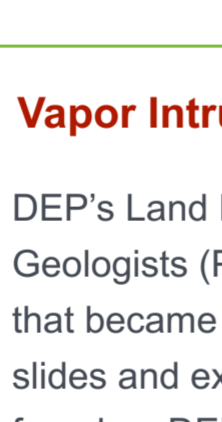
The Cleanup Standards Scientific Advisory Board (CSSAB) will hold three meetings this year in the Rachel Carson State Office Building (RCSOB) in Harrisburg. The 13-member CSSAB assists DEP and the Environmental Quality Board (EQB) in developing statewide health standards, determining the appropriate 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).

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

- March 15, 2017 meeting was rescheduled to September 7, 2017
- June 28, 2017
- November 9, 2017 meeting was rescheduled to December 13, 2017

Partner Spotlight

Regional Industrial Development Corporation



The mission of the Regional Industrial Development Corporation (RIDC) of Southwestern Pennsylvania is to catalyze and support economic growth and high-quality job creation through real estate development and finance of projects that advance the public interest.

Through public, private and institutional partnerships, RIDC develops real estate to ensure the region can capture emerging and existing growth opportunities across diverse industry sectors. RIDC currently has 11 industrial and business parks on greenfield and brownfield sites. Today, RIDC owns more than 2,800 acres of land in various industrial parks and manages more than 50 buildings. There are nearly 6,000 jobs in RIDC's tenant facilities. RIDC is also the administrator of the Foreign-Trade Zone #33. To learn more about RIDC services, impact in the region, and current projects click [here](#).

Capital Region Economic Development Corporation

The Harrisburg Regional Chamber and Capital Region Economic Development Corporation (CREDC) has been working with the DEP to assist in the creation of a comprehensive inventory of available "brownfield" properties. A Brownfield is defined by the Federal Environmental Protection Agency as "abandoned, idled, or under-used industrial or commercial facility where expansion is complicated by real or perceived environmental contamination." CREDC is actively seeking to identify and database site information on underutilized sites located in Cumberland, Dauphin, and Perry Counties. Read more [here](#).

Regulatory/Guidance Updates

Chapter 250 Regulations – Development of Final Omit Rulemaking

The Land Recycling Program has begun development of a final omit rulemaking for the Chapter 250 MSC tables. The final omit rulemaking process is used to expedite revisions to rulemakings when minor errors are discovered. This rulemaking will correct errors in three numeric values that were discovered since the latest rulemaking became effective on August 27, 2016. The three numeric values affected are the residential groundwater numeric value for aldrin, the residential direct contact numeric value for beryllium, and the non-residential direct contact for surface soil numeric value for cadmium. An error was made in the transcription of the result of the Aldrin calculation, and there were errors in the toxicity values used in the beryllium and cadmium calculations.

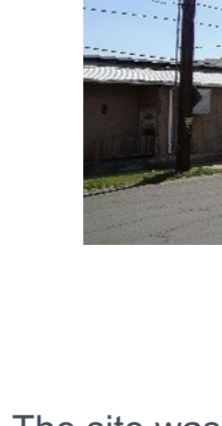
The proposed technical amendments will be presented to the EQB at one of its meetings in the third quarter of 2017. In addition to receiving the support of the CSSAB, the Land Recycling Program will send out a mass distribution e-mail to publicize this rulemaking when it is posted on the EQB's website and published in the Pennsylvania Bulletin. A notice of the revision will be posted on the Land Recycling Program webpage.

Vapor Intrusion Guidance Seminar Slides Available to Download

DEP's Land Recycling Program has partnered with the Pennsylvania Council of Professional Geologists (PCPG) and conducted one-day training sessions on the new vapor intrusion guidance that became effective on January 18, 2017. If you missed the on-site training opportunities, the slides and exercise materials from the final session in Malvern (held January 10, 2017) can be found on DEP's Vapor Intrusion web page.
Visit [PADEP.VI](#) to examine and/or download the materials.

In the News

The Phoenix Awards



The Phoenix Awards™ inspire and recognize exemplary brownfield redevelopment and revitalization. Winning projects offer a fresh take on significant environmental issues, show innovation, and demonstrate masterful community impact.

Winners are selected annually and there is no cost to enter. The application period opened on January 1 and closes on June 30. All applications must be received by June 30 to be eligible for consideration. Between 12 to 15 projects are honored each year.

One winner is selected from each of EPA's ten regions, and additional special winners are selected for community impact, sustainability, or other special achievements. Projects are judged primarily upon:

- Magnitude of the problems and the project,
- Use of innovative techniques,
- Cooperative efforts of multiple parties,
- Positive impact on the environment, and conservation etc, and
- Project's general and long-term economic and/or social impacts community.

For more information click [here](#).

Recipe for Brownfield Redevelopment

There's no single recipe for success for brownfield redevelopment. Every site is different. Some can be cleaned up and redeveloped quickly whole. Others take years or even decades. For a very high-level look at what often happens in brownfield cleanup and redevelopment, read more [here](#).

New Life for Polluted Properties is Possible

Brownfields can be cleaned up and redeveloped for new industries, businesses, housing, and open space that create jobs and improve property values and quality of life. Every brownfield is different, so each follows its own path to renewal. For five stories of Brownfields renewal, read more [here](#).

Success Stories from the North-Central Region

Former Pennsylvania House Facility

Before

After

The Pennsylvania House was a furniture manufacturer from the 1800s until the early 2000s, in Buffalo Township, Union County, adjacent to Lewisburg. After the facility closed, the buildings on the site were demolished, and the site remained vacant for several years. Working with the developer for the property and their consultant, an Act 2 approval using the site-specific standard was obtained for the site in December 2015. Metals are the primary constituents of concern for this site. The site is now home to a grocery store, a pharmacy and several other parcels that have also been developed for business. Redevelopment of the property likely would not have happened without pursuing the relief of liability available through Act 2. An estimated 200 jobs were created by this project.

Former Brodard facility

Before

After

The site was used for various industrial purposes including a silk mill, a furniture manufacturer and warehousing beginning in the late 1800s thru 2011 and located in Williamsport, Lycoming County. The Williamsport Redevelopment Authority acquired the site in 2013. In addition to the activities that occurred on the site, the site is near the Tectron-Lycoming Superfund site and lies over a chlorinated solvent plume from the Superfund site. Act 2 relief of liability was attained, using the site-specific standard for chlorinated solvents in the groundwater and metals and semi-volatile organic compounds in the soil at the site. The Act 2 process was completed in December 2013. The site will be redeveloped to combine affordable housing, townhouses and Habitat for Humanity housing. To date, both an apartment building with 40 affordable housing units and a Habitat for Humanity house have been completed.

Drive Plus/Lock Haven Laundry site

Before

After

These two adjacent sites are located in Lock Haven, Clinton County. Drive Plus was an automobile repair facility, and Lock Haven Laundry was a drycleaner. The former Drive Plus facility completed the Act 2 process for lead, semi-volatile organic compounds, and volatile organic compounds contamination in 2007. The Lock Haven Laundry facility was originally addressed by a Buyer/Seller agreement under the Special Industrial Area standard and when the seller was not capable of fulfilling the requirements of the agreement, the direct and eminent threats were addressed by the Hazardous Sites Cleanup Program (HSCA). The laundry site had both soil and groundwater contamination with chlorinated solvents that needed to be addressed. Because of the size requirements of the new CVS, both properties needed to be available for the development to occur. By coordinating redevelopment with Act 2 and HSCA actions, the site was redeveloped as a CVS pharmacy and relocated from another location to serve downtown Lock Haven.

