



Southside Works Pittsburgh, PA  
BEFORE

> Moving Pennsylvania Forward

# Pennsylvania's Priority Brownfield Properties

Southside Works Pittsburgh, PA  
AFTER

2008



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

> ready > set > revitalize

# Message from Governor Edward G. Rendell

Dear Brownfield Developer:

All across Pennsylvania, idle industrial sites are being transformed into vibrant business parks, bustling retail shops, and comfortable residential communities. The results of this effort are tangible: new jobs for our workers, new tax revenues for our communities, and a better quality of life for our citizens. Redeveloping the state's brownfields is at the heart of transforming our efforts to make Pennsylvania a better place to live, work and play.

By strategically targeting our resources, working closely with developers, and eliminating regulatory hurdles and unnecessary delays, Pennsylvania has remediated nearly 3,000 sites as part of the land recycling program. More than half of that work has been accomplished in the last five years as the commonwealth has invested more than \$391 million to revitalize more than 1,600 properties.

However, despite our progress, more work remains as Pennsylvania's industrial past has left the state with hundreds of brownfields that hold tremendous potential. This catalog showcases many of these properties. Each case presented here represents a priority project that the commonwealth is committed to completing.

I encourage you to take a close look at the brownfield properties listed here and to reach out to the respective contact for more information. Together, we can continue to revitalize the state's communities, create new economic opportunities, and move Pennsylvania forward.



Sincerely,

A handwritten signature in blue ink that reads "Edward G. Rendell". The signature is written in a cursive, flowing style.

Edward G. Rendell  
Governor

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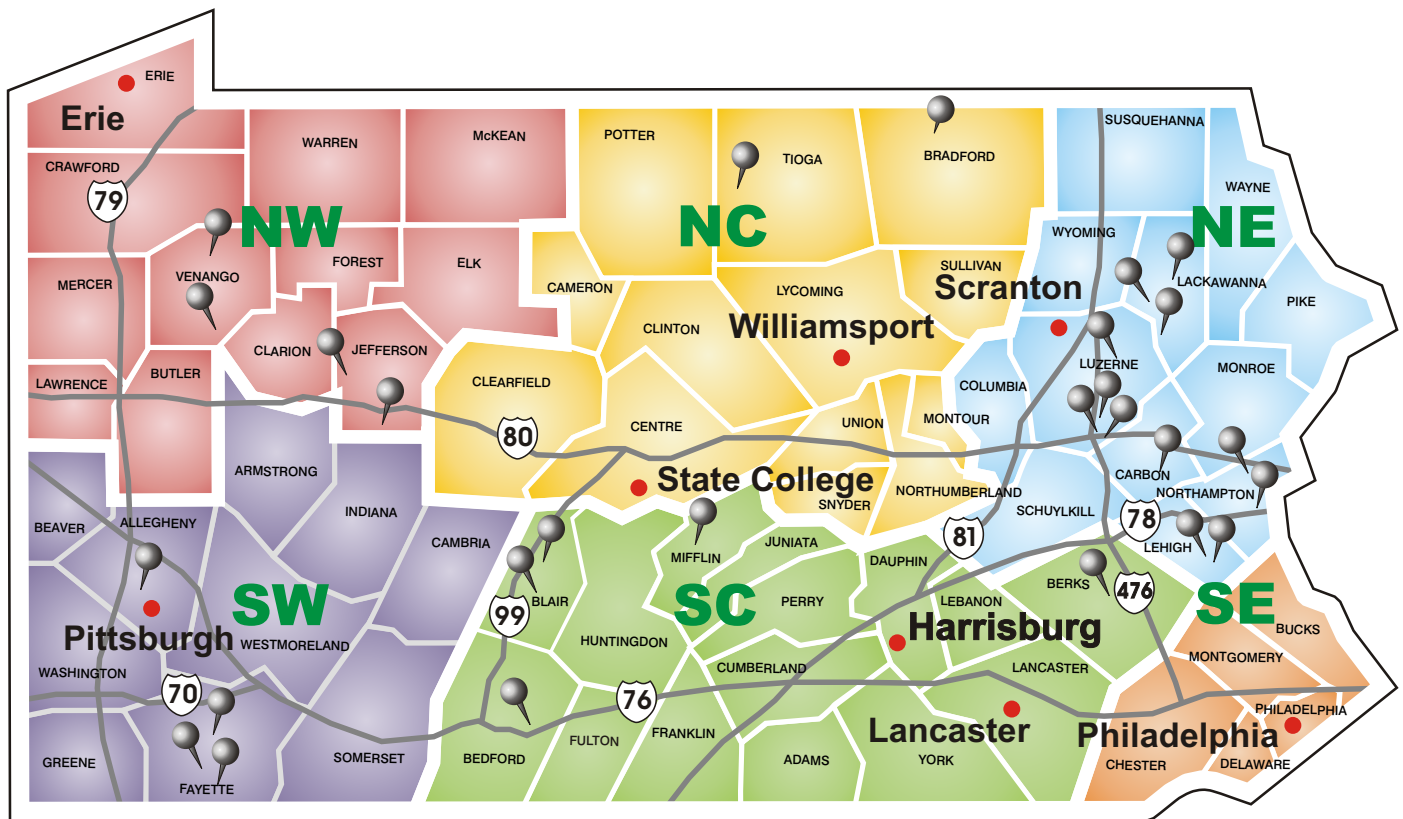
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# Pennsylvania's Priority Brownfield Properties



# Brownfield Redevelopment

## Transactional Support & Funding Programs

### Office of Community Revitalization and Local Government Support

Brownfield redevelopment in Pennsylvania is coordinated through the Office of Community Revitalization and Local Government Support (OCRLGS). The Brownfield Action Team (BAT), part of OCRLGS, assists in advancing end uses at brownfield properties by coordinating Pennsylvania Department of Environmental Protection (DEP) and other state agencies involved in brownfield redevelopment. BAT projects are assigned a DEP single point-of-contact to track and facilitate each project from planning through redevelopment. The multi-agency coordination offered through the BAT process offers improved access to financial assistance through various state funding programs and high priority for permit review and other authorizations from DEP.



### Contact Us

#### Office of Community Revitalization and Local Government Support

16th Floor

Rachel Carson State Office Building  
P.O. Box 2063, Harrisburg, PA 17105-2063  
717-783-1566

**www.depweb.state.pa.us,**  
keyword: brownfield

**Jill A. Gaito**, Deputy Secretary

**Tracey Vernon**, Director  
Brownfield Action Team  
tvernon@state.pa.us

**Troy Conrad**, Director  
Land Recycling Program  
tconrad@state.pa.us

### Land Recycling Program Highlights

- *The first statewide program in the country to adopt uniform cleanup standards*
- *More than 4,200 sites have entered into the Land Recycling Program since 1995*
- *Nearly 3,000 remediation projects have already attained one of the Land Recycling Program's three remediation standards*

### Pennsylvania's Land Recycling Program

Pennsylvania's Land Recycling Program (LRP) has been recognized as a national model for encouraging the voluntary cleanup and reuse of contaminated commercial and industrial sites. Pennsylvania's LRP is first statewide program in the country to serve as a one-stop shop for state and federal standards guiding the cleanup of brownfield sites. DEP staff members are ready to assist your redevelopment efforts with funding and transactional support. As you look through the projects listed in this document, please feel free to contact DEP staff or the local contact listed for each property with questions.

**PENNSYLVANIA**  
**Land**  
**Recycling**  
**Program**

# Brownfield Redevelopment

## Transactional Support & Funding Programs

### Funding Programs

Pennsylvania maintains a comprehensive tool box of financial resources for brownfield redevelopment. Key state and U.S. Environmental Protection Agency brownfield funding programs are listed below with detailed information found at:

[www.dep.state.pa.us/grantscenter](http://www.dep.state.pa.us/grantscenter)

[www.newpa.com](http://www.newpa.com)

[www.epa.gov/brownfields/pilot.htm](http://www.epa.gov/brownfields/pilot.htm)



#### Industrial Sites Reuse Program

Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites.

#### Alternative Energy Development Program

Part of Pennsylvania's new grant and loan programs administered through the Commonwealth Financing Authority for site preparation. Other grant and loans are available through the program and administered by DEP based on the type of energy end use proposed.

#### PENNVEST Brownfields Remediation Loans

Low-interest loans to remediate sites that have been contaminated by past industrial or commercial activity and pose a threat to local groundwater or surface water sources.

#### Tax Increment Financing (TIF) Guarantee Program

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. Assists in the development, redevelopment and revitalization of brownfield sites in accordance with the TIF Act.

#### U.S. EPA Subgrants

U.S. EPA grant funding available through DEP for local government entities and non-profits for site assessment and remediation.

### Transactional Support

#### PA SiteSearch ([www.pasitesearch.com](http://www.pasitesearch.com))

PA SiteSearch is a comprehensive Web tool for site selection and economic development. Shovel ready sites from across Pennsylvania, including brownfield properties ready for end uses, are listed on PA SiteSearch.

#### Multi-Site Remediation Agreements

Multi-Site Remediation Agreements are designed to focus resources on the most significant environmental site issues by establishing a prioritized plan for future work. MSAs effectively provide solutions to past problems and help to accelerate the process of "closing out" sites.

#### Model Buyer/Seller Agreement

In Pennsylvania, Buyer-Seller Agreements are entered into by a property buyer, property seller and DEP. The document provides upfront liability protection allowing a seller to lock in land and cleanup costs and Act 2 liability for the seller and buyer prior to completing remediation. DEP has prepared a model Buyer/Seller Agreement that outlines issues that commonly arise during brownfield transactions.

#### Model Deed Restriction Language

Model language for both deed acknowledgements (notices) and deed restrictions has been developed to specify property use limitations under the Land Recycling Program.

#### Model Consent Order and Agreement

This Model Consent Order and Agreement for Special Industrial Areas for the Land Recycling Program outlines the issues that commonly arise in these situations: Revisions or additions may be made for agreements for specific sites.

Information for each property presented in this portfolio was provided by local economic development organizations and is presumed to be reasonably accurate. Inclusion of property information in this portfolio was provided at no cost to the either the property owner or the representing economic development organization.

## SITE CONTACT INFORMATION

**Kristyn Kelly**, *The Scranton Plan*  
222 Mulberry Street  
Scranton, PA 18501  
570.342.7711  
kkelly@scrantonchamber.com

## PROPERTY

The property is the location of a former strip mining operation until the early 1960s. The property is ideally located adjacent to U.S. Route 6 and within 2 miles of I-81. It is currently zoned for heavy industrial use.



*Aerial view of Archbald Business Park*



*Archbald Business Park*

## SITE LOCATION & CHARACTERISTICS

### Property Description

110 acres

### Lease or Sale

This property is for sale

### Former Use

Former strip mining site

### Owner

Scranton Lackawanna Industrial Building Co.

### Zoning

I-2 (Heavy Industrial)

### Transportation

Adjacent to U.S. Route 6

I-81 & I-380 within 6 miles

I-84 within 8 miles

I-476 within 14 miles

Wilkes-Barre/Scranton International Airport  
within 12 miles

## UTILITIES

### Water

PA American Water

### Sewer

Lackawanna River Basin Sewer Authority

### Gas

UGI Utilities

### Power

PPL Electric Utilities

### Telecommunications

Verizon or Frontier Communications



# Archbald Business Park

Salem Road, Archbald Borough, PA 18403

Archbald Borough | Lackawanna County

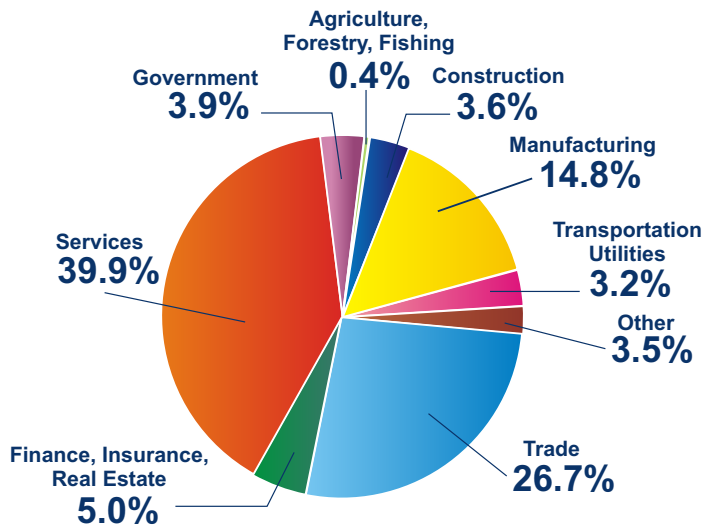


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## DEMOGRAPHICS - Lackawanna County

	County	State
Population (2005 Estimate)	209,525	12,429,616
Population Change (2004-2005)	-0.20%	0.3%
Population/Square Mile	459.4	271
Median Age	40.3	38
Average Household Income	\$45,679	\$46,593
Average Home Value	\$111,248	\$104,047
Average Travel Time to Work	19.8	24.3
<b>Education</b>		
High School	62.5%	59.2%
Associate Degree	10.2%	9.2%
Bachelor's Degree	19.2%	21.7%
Graduate School or Higher	8.2%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.4% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

A Phase I environmental assessment has been conducted at the property.

Information regarding this assessment can be requested through the site contact previously listed on this form.

# > Moving Pennsylvania Forward Bangor Industrial Park

120 Ridge Road, Bangor, PA 18013

Bangor Borough | Northampton County

## SITE CONTACT INFORMATION

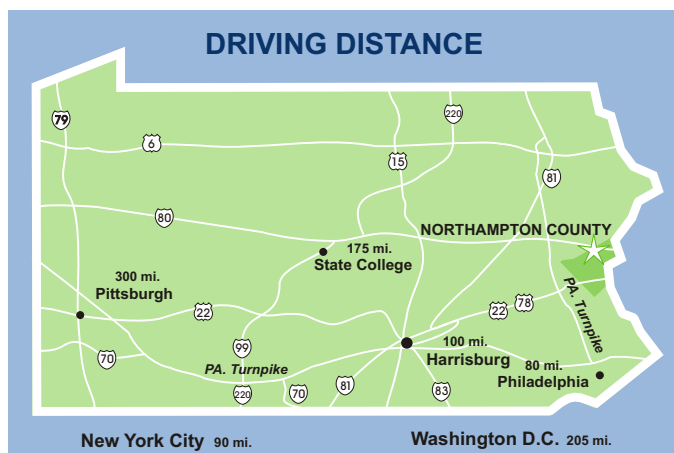
**Holly Edinger**, *Lehigh Valley Land Recycling Initiative*  
2158 Avenue C, Suite 260  
Bethlehem, PA 18017  
610.266.7179  
hedinger@lehighvalley.org

## PROPERTY

This 23 acre parcel was the location of a municipal incinerator that operated until 1987. The site is owned by Bangor Redevelopment Authority and has been formally closed through the Land Recycling Program through DEP. The property is located within a Keystone Opportunity Zone with tax benefits extending until 2010.



*Aerial view of Bangor Industrial Park*



*Bangor Industrial Park*

## SITE LOCATION & CHARACTERISTICS

### Property Description

23 acres

### Lease or Sale

This property is for sale

### Former Use

Municipal incinerator

### Owner

Bangor Borough Authority

### Zoning

IE (Industrial)

### Transportation

Adjacent to S.R. 512

Located 6 miles from S.R. 33

The property is rail served.

## UTILITIES

### Water

PA American Water

### Sewer

Bangor Borough Authority

### Gas

UGI Utilities

### Power

FirstEnergyCorp./Metropolitan Edison Co.

### Telecommunications

RCN

### Incentives

Keystone Opportunity Zone (KOZ)  
with tax incentives until 2010

# Bangor Industrial Park

120 Ridge Road, Bangor, PA 18013

Bangor Borough | Northampton County



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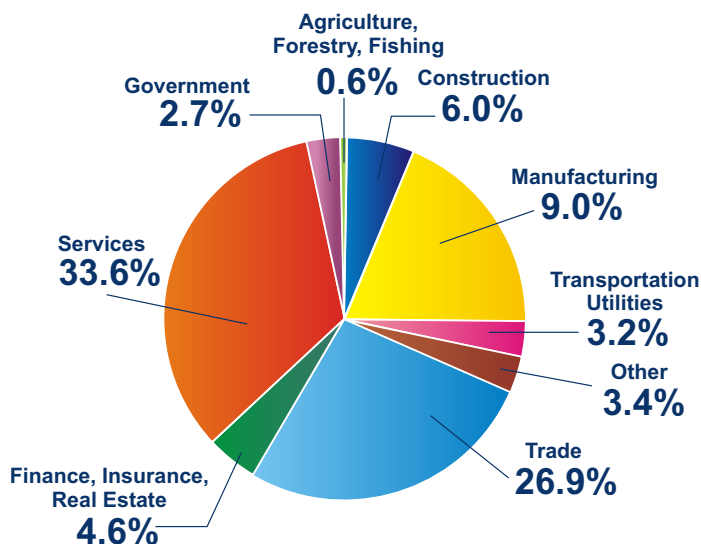
## DEMOGRAPHICS - Northampton County

	County	State
Population (2005 Estimate)	287,767	12,429,616
Population Change (2004-2005)	1.60%	0.3%
Population/Square Mile	707.9	271
Median Age	38.5	38
Average Household Income	\$55,300	\$46,593
Average Home Value	\$135,700	\$104,047
Average Travel Time to Work	24.2	24.3

### Education

High School	58.1%	59.2%
Associate Degree	10.7%	9.2%
Bachelor's Degree	21.6%	21.7%
Graduate School or Higher	9.5%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.2% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment complete. Phase II environmental assessment pending.

Information regarding these assessments can be requested through the site contact previously listed on this form.



## SITE CONTACT INFORMATION

**Bernadette DeBias, CAN DO, Inc.**

1 South Church St.

Hazleton, PA 18201

570.455.1508

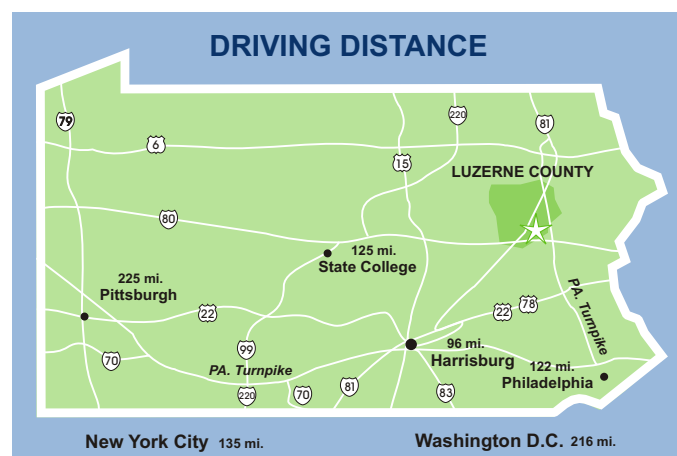
bdebias@hazletoncando.com

## PROPERTY

Currently vacant, this property is a former asphalt plant adjacent to I-81. It contains a one-story office/laboratory building, an asphalt plant, and a stone stockyard. The property is next to Humboldt Station—a planned, developed large commercial and retail complex. The adjacent mixed use property features hotels, restaurants, and a pedestrian friendly setting.



Aerial view of Barletta Property



## SITE LOCATION & CHARACTERISTICS

### Property Description

4.91 acres

1,980 square foot building

### Lease or Sale

This property is available for long term land lease or sale

### Former Use

Asphalt plant

### Owner

Glasgow, Inc.

### Zoning

General Commercial, including retail and service, recreation, residential, and industrial

### Transportation

Located along S.R. 924

Adjacent to Interstate I-81

Located 35 miles from Wilkes-Barre-Scranton International Airport

## UTILITIES

### Water

CAN DO, Inc.

### Sewer

CAN DO, Inc.

### Gas

UGI Utilities

### Power

PPL (distribution); deregulation enables self directed purchase of generator supplier

### Telecommunications

Verizon



# Barletta Asphalt Plant

Commerce Drive & Old Rt. 924, Hazle Township, PA 18202

Hazle Township | Luzerne County

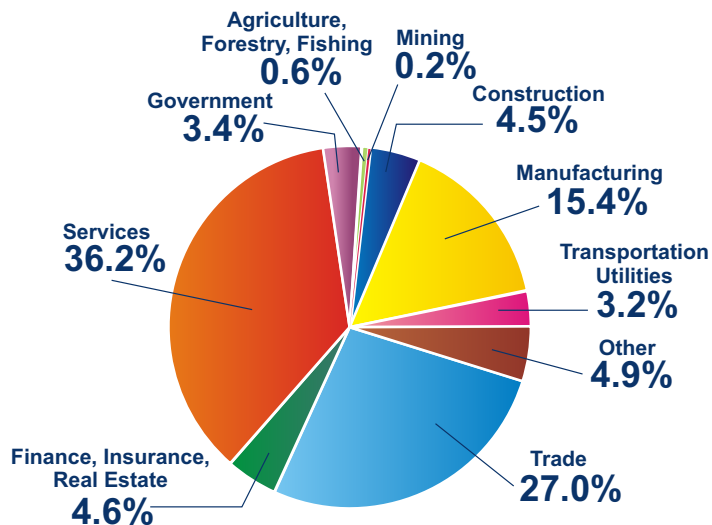


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## DEMOGRAPHICS - Luzerne County

	County	State
Population (2005 Estimate)	312,861	12,429,616
Population Change (2004-2005)	-0.10%	0.3%
Population/Square Mile	352.1	271
Median Age	40.8	38
Average Household Income	\$43,451	\$46,593
Average Home Value	\$99,394	\$104,047
Average Travel Time to Work	21.2	24.3
<b>Education</b>		
High School	65.8%	59.2%
Associate Degree	10.9%	9.2%
Bachelor's Degree	16.5%	21.7%
Graduate School or Higher	6.8%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment complete.  
Phase II environmental assessment complete.

Information regarding these assessments can be requested through the site contact previously listed on this form.

# > Moving Pennsylvania Forward

## Cranberry Creek

Route 924, Hazleton, PA 18202

Hazle Township | Luzerne County

### SITE CONTACT INFORMATION

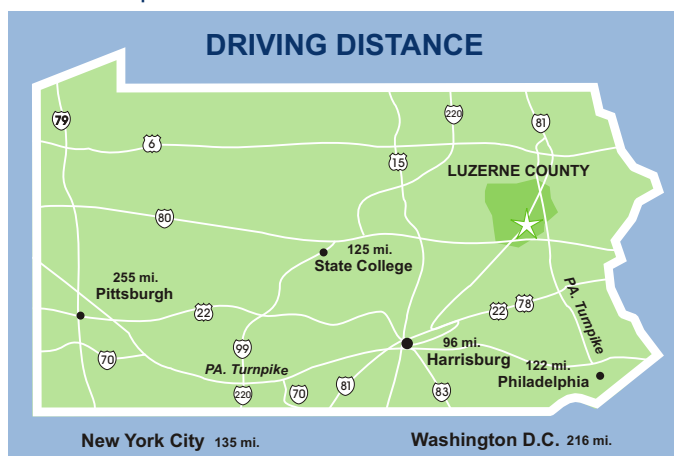
**Bernadette DeBias, CAN DO, Inc.**  
1 South Church St.  
Hazleton, PA 18201  
570.455.1508  
bdebias@hazletoncando.com

### PROPERTY

This 366 acre parcel, often referred to as “The Gateway to” Hazleton, is visible from I-81 in Luzerne County and was formerly used for anthracite coal strip mining. The property was studied as part of the Brownfields Federal Partnership Mine-Scarred Lands Initiative. The conceptual master plan prepared for the project is mixed-use recreation, business, and residential development.



*Aerial view of Cranberry Creek*



### UTILITIES

#### Water

Hazleton City Water Authority  
Hazle Township Municipal Authority  
(to construct lines)

#### Sewer

Greater Hazleton Joint Sewer Authority

#### Gas

UGI Utilities

#### Power

PPL (distribution) deregulation enables self directed purchases of generator supplier

#### Telecommunications

Verizon

#### Incentives

Local, state, and federal funding sources have been received towards the redevelopment of this property

### SITE LOCATION & CHARACTERISTICS

#### Property Description

366 acres

#### Lease or Sale

This property is available for lease or sale

#### Former Use

Anthracite coal strip mining

#### Owner

The Greater Hazleton Community Area New Development Organization, Inc. (CAN DO, Inc.)

#### Transportation

Located adjacent to I-81

Located 35 miles from Wilkes-Barre-Scranton

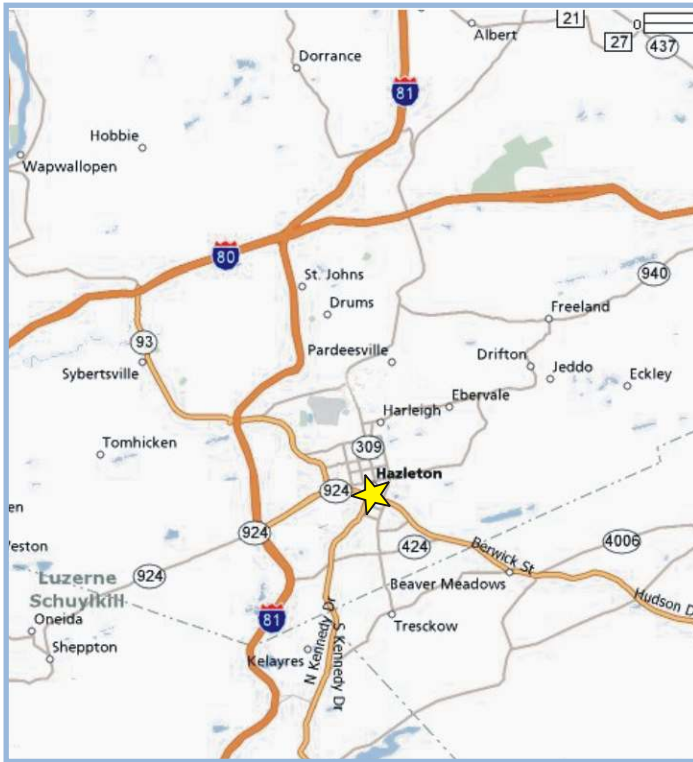
International Airport

Non-rail served site

# Cranberry Creek

Route 924, Hazleton, PA 18202

Hazle Township | Luzerne County

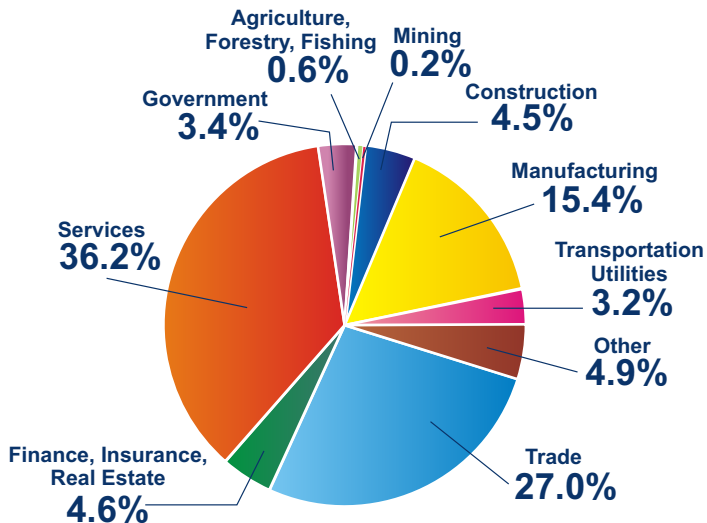


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## DEMOGRAPHICS - Luzerne County

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Population (2005 Estimate)	312,861	12,429,616
Population Change (2004-2005)	-0.10%	0.3%
Population/Square Mile	352.1	271
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Average Household Income	\$43,451	\$46,593
Average Home Value	\$99,394	\$104,047
Average Travel Time to Work	21.2	24.3
<b>Education</b>		
High School	65.8%	59.2%
Associate Degree	10.9%	9.2%
Bachelor's Degree	16.5%	21.7%
Graduate School or Higher	6.8%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment complete.  
 Phase II environmental assessment complete.  
 Phase III complete which resulted in soil remediation and release of liability from DEP.

Information regarding these assessments can be requested through the site contact previously listed on this form.

# Cranberry Creek Watershed Restoration

South Church Street / Route 309 South & Route 924, Hazleton, PA 18201

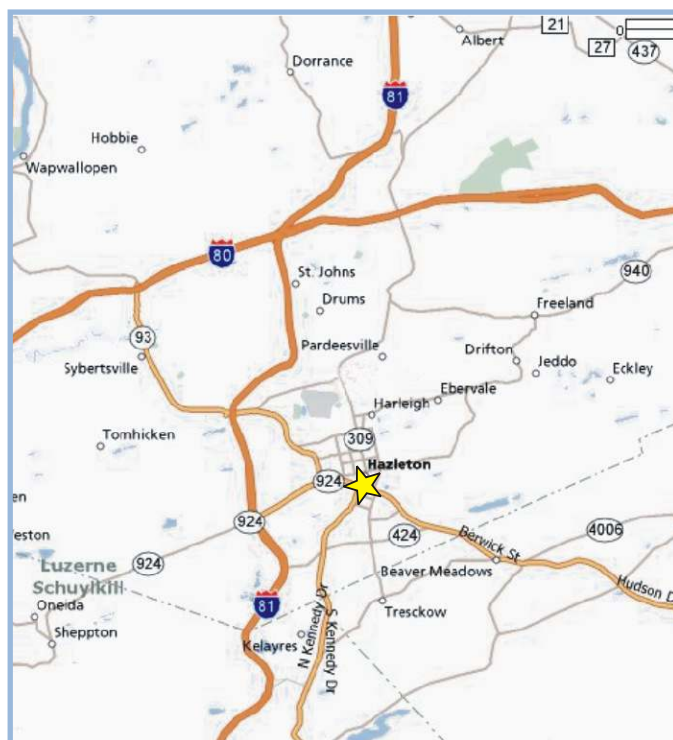
City of Hazleton | Luzerne County

## SITE CONTACT INFORMATION

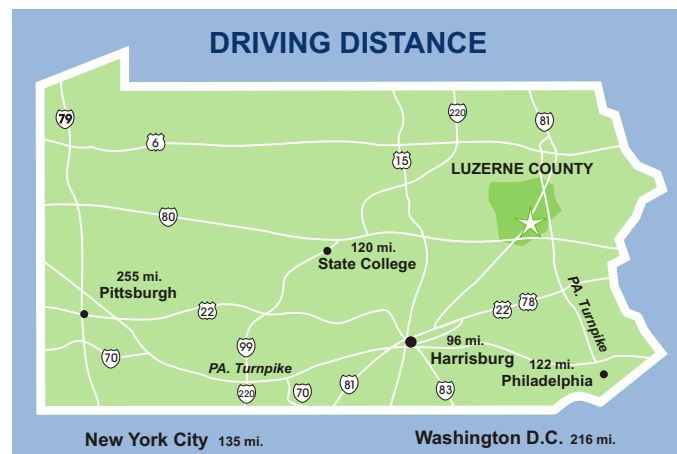
**Robert Dougherty**, *Redevelopment Authority*  
City of Hazleton  
40 North Church St.  
Hazleton, PA 18201  
570.459.4915  
rjddoc@hazletoncity.org

## PROPERTY

This 330 acre parcel, located between S.R. 924 and S.R. 309 in the City of Hazleton, is a former anthracite coal strip mine and city landfill. The conceptual plan includes an outdoor amphitheatre with parking, open space/recreation, light industry, and commercial uses. This is a Brownfield Action Team (BAT) project.



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## SITE LOCATION & CHARACTERISTICS

### Property Description

330 acres

### Lease or Sale

This property is available for lease or sale

### Former Use

Coal strip mining and City landfill

### Owner

Hazleton Redevelopment Authority

### Zoning

I-2 (Industrial) and OS (Open Space)

### Transportation

Located in proximity to S.R. 924 and S.R. 309

Located within 1 mile of I-81

Located 25 miles from Wilkes-Barre-Scranton International Airport

Rail served

## UTILITIES

### Water

Hazleton City Authority

### Sewer

Greater Hazleton Joint Sewer Authority

### Gas

UGI Utilities

### Power

PPL Electric Utilities

### Telecommunications

Verizon

### Incentives

Brownfield Action Team (BAT) designation

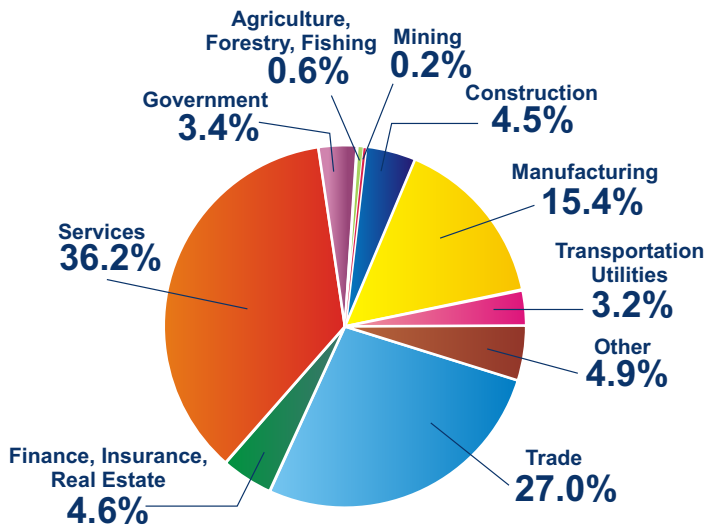


# Cranberry Creek Watershed Restoration

South Church Street / Route 309 South & Route 924, Hazleton, PA 18202

City of Hazleton | Luzerne County

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## DEMOGRAPHICS - Luzerne County

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Average Home Value	\$99,394	\$104,047
Average Travel Time to Work	21.2	24.3
<b>Education</b>		
High School	65.8%	59.2%
Associate Degree	10.9%	9.2%
Bachelor's Degree	16.5%	21.7%
Graduate School or Higher	6.8%	10.0%

## ENVIRONMENTAL STATUS

No known environmental assessments have been conducted.

Further information can be obtained from the site contact previously listed on this form.

## SITE CONTACT INFORMATION

**Kristyn Kelly**, *The Scranton Plan*  
222 Mulberry Street  
Scranton, PA 18501  
570.342.7711  
kkelly@scrantonchamber.com

## PROPERTY

The Former Goex Site was home to a gun powder manufacturing facility. Located in northeast Pennsylvania, the property is adjacent to I-81 in Lackawanna County and is rail served. A portion of the property is located within a Keystone Opportunity zone (KOZ) with tax incentives until 2010.



*Aerial view of Former Goex Site*



## UTILITIES

### Water

Pennsylvania American Water

### Sewer

Lower Lackawanna Valley Sanitary Authority

### Gas

PG Energy

### Power

PPL Electric Utilities

### Telecommunications

Verizon or Frontier Communications

### Incentives

Keystone Opportunity Zone (20 acres of site)  
with tax incentives until 2010

## SITE LOCATION & CHARACTERISTICS

### Property Description

172 acres

### Lease or Sale

This property is for sale

### Former Use

Gun powder manufacturing facility

### Owner

Smith Management Company

### Zoning

M-1 (Light Manufacturing)

### Transportation

Adjacent to I-81

I-380, I-84, I-476 within 5 miles

Adjacent to Wilkes-Barre/Scranton

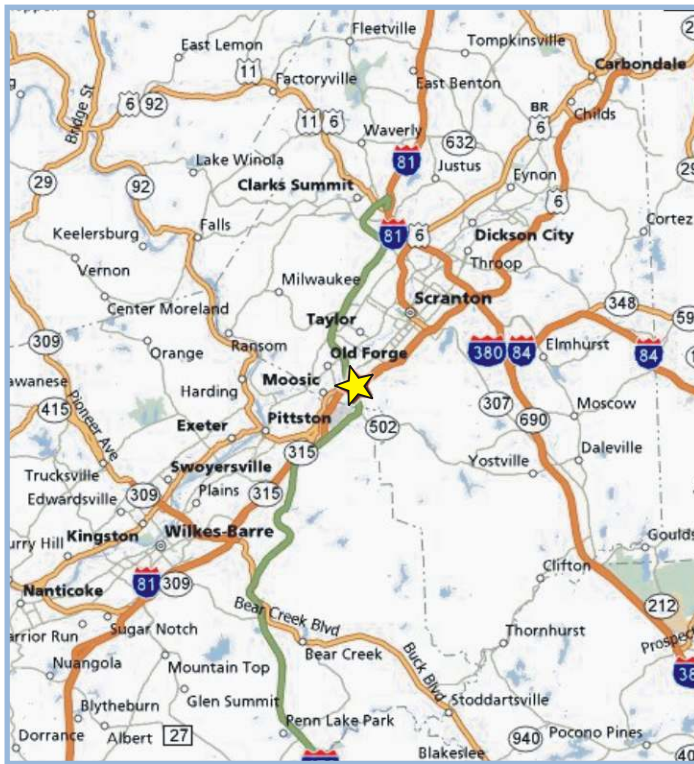
International Airport

Rail served by Luzerne County Rail Authority

# Former Goex Site

Powder Mill Road & State Route 502, Moosic, PA 18507

Borough of Moosic | Lackawanna County



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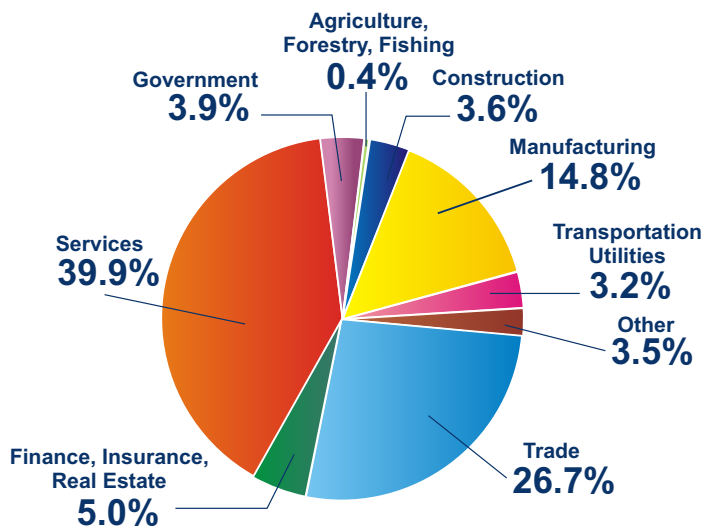
## DEMOGRAPHICS - Lackawanna County

	County	State
Population (2005 Estimate)	209,525	12,429,616
Population Change (2004-2005)	-0.20%	0.3%
Population/Square Mile	459.4	271
Median Age	40.3	38
Average Household Income	\$45,679	\$46,593
Average Home Value	\$111,248	\$104,047
Average Travel Time to Work	19.8	24.3

### Education

High School	62.5%	59.2%
Associate Degree	10.2%	9.2%
Bachelor's Degree	19.2%	21.7%
Graduate School or Higher	8.2%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.4% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

A Phase I environmental assessment has been conducted at the property.

Information regarding this assessment can be requested through the site contact previously listed on this form.

## SITE CONTACT INFORMATION

**Judy Borger**, Carbon County Office of Planning and Development

76 Susquehanna Street, P.O. Box 210

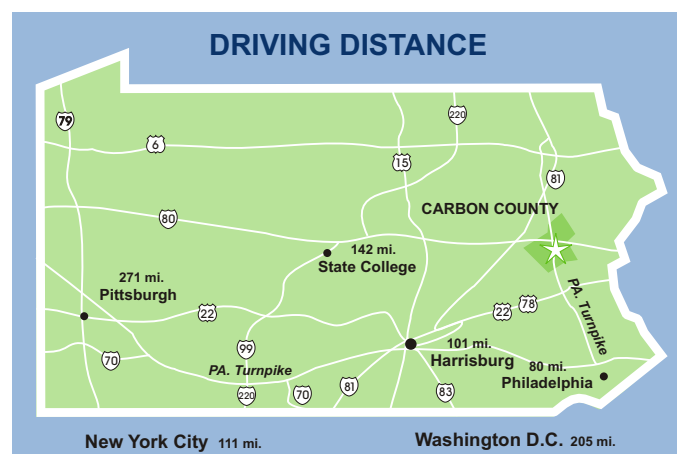
Jim Thorpe, PA 18229-0210

570.325.3671 x3651

judyborger@carboncounty.net

## PROPERTY

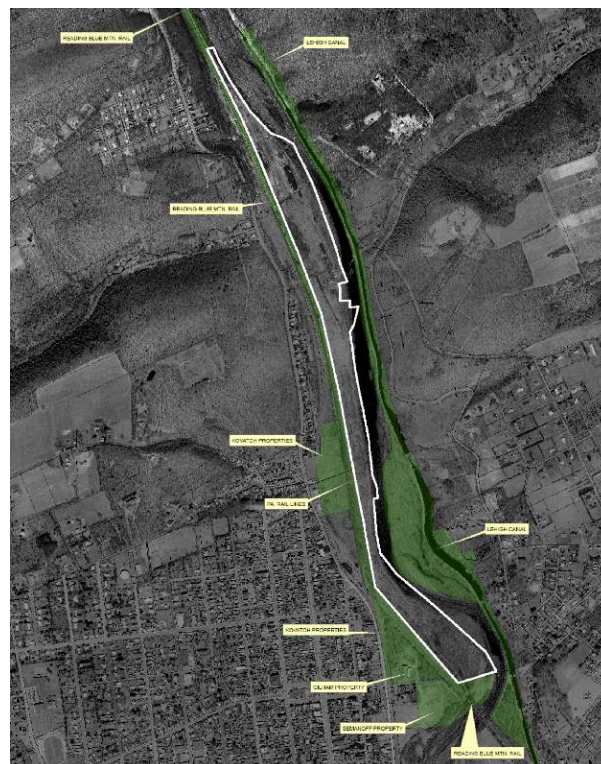
This 59-acre site is located along the Lehigh River between Jim Thorpe and Lehighton and was purchased by Carbon County in 2005 for the purpose of creating a business park. The property is bounded on the west by the Reading Blue Mountain & Northern Railroad and on the east by the Lehigh River.



Turnpike) within 2 miles

Lehigh Valley International Airport within 20 miles

Rail served by Norfolk Southern and Reading-Blue Mountain & Northern Railroad



*Aerial view of Former Packerton Rail Yards*

## SITE LOCATION & CHARACTERISTICS

### Property Description

59 acres

46 acres located in Mahoning Township

13 acres located in Lehighton Borough

### Lease or Sale

Property is for lease or sale

### Former Use

Rail car repair facility and transfer station

### Owner

Carbon County

### Zoning

Mahoning Township – Industrial-1 (Research, Development, Industrial)

Lehighton Borough - Commercial-3 (Commercial, Highway)

### Transportation

Adjacent to U.S. Route 209 and S.R. 248

I-476 (Northeast Extension of the Pennsylvania

## UTILITIES

### Water

Lehighton Water Authority

### Sewer

Lehighton Sewer Authority

### Gas

PPL Gas Utilities

### Power

PPL Electric Utilities

### Telecommunications

Verizon Communications, PenTeleData

### Incentives

Keystone Opportunity Zone (KOZ) with tax incentives until 2011



# Former Packerton Rail Yards

Route 209, Lehigh, PA 18245

Mahoning Township & Lehigh Borough | Carbon County

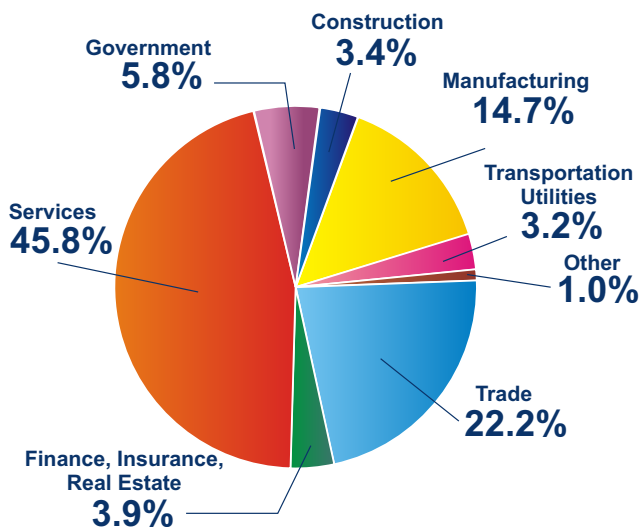


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## DEMOGRAPHICS - Carbon County

	County	State
Population (2005 Estimate)	61,959	12,429,616
Population Change (2004-2005)	1.5%	0.3%
Population/Square Mile	151.8	271
Median Age	40.6	38
Average Household Income	\$41,669	\$46,593
Average Home Value	\$90,378	\$104,047
Average Travel Time to Work	29.2	24.3
<b>Education</b>		
High School	74.8%	59.2%
Associate Degree	9.8%	9.2%
Bachelor's Degree	11.3%	21.7%
Graduate School or Higher	4.1%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.6% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase III environmental assessment completed. Carbon County is working toward an Act 2 Release from liability.

Information regarding the assessment can be requested through the site contact previously listed on this form.

## SITE CONTACT INFORMATION

**Holly Edinger**, *Lehigh Valley Land Recycling Initiative*

2158 Avenue C, Suite 200

Bethlehem, PA 18017

610.266.7179

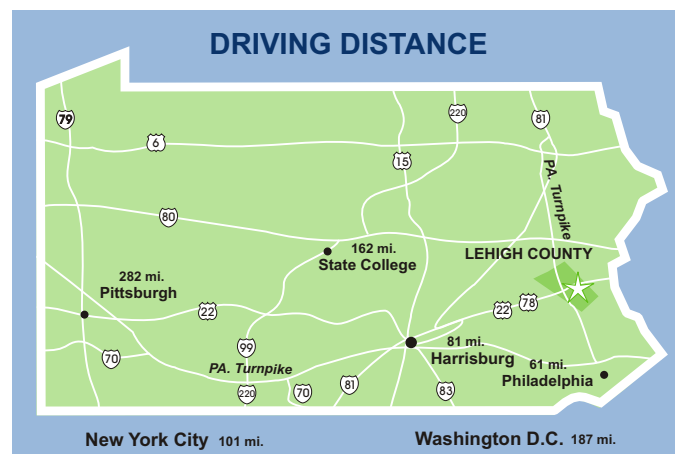
hedinger@lehighvalley.org

## PROPERTY

The 6.6 acre site was used as a ready-mix concrete plant with remaining structures still located on the property. The property is located adjacent to recreational and residential uses and in proximity to U.S. Route 22 and U.S. Route 78.



*Hilltop at Union Terraces*



*Aerial view of Hilltop at Union Terraces*

## SITE LOCATION & CHARACTERISTICS

### Property Description

6.6 acres

### Lease or Sale

This property is for sale

### Former Use

Concrete plant

### Owner

Sperry Van Ness Imperial Realty

### Zoning

Industrial

### Transportation

U.S. Route 22 within 3 miles

U.S. Route 78 within 3 miles

## UTILITIES

### Water

City of Allentown

### Sewer

City of Allentown

### Gas

UGI Utilities

### Power

PPL Electric Utilities

### Telecommunications

RCN, ATT, Verizon

# Hilltop at Union Terraces

South Saint Elmo Street, Allentown, PA 18103

City of Allentown | Lehigh County



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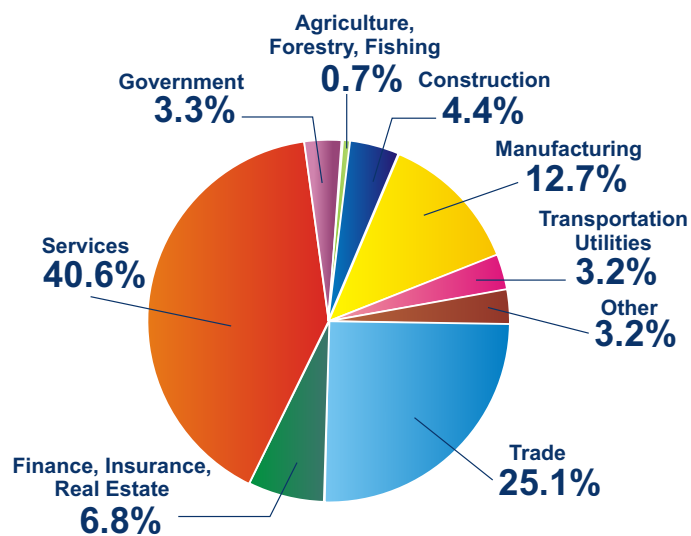
## DEMOGRAPHICS - Lehigh County

	County	State
Population (2005 Estimate)	330,433	12,429,616
Population Change (2004-2005)	1.50%	0.3%
Population/Square Mile	895.7	271
Median Age	38.3	38
Average Household Income	\$55,290	\$46,593
Average Home Value	\$133,457	\$104,047
Average Travel Time to Work	22.1	24.3

### Education

High School	54.9%	59.2%
Associate Degree	11.1%	9.2%
Bachelor's Degree	22.9%	21.7%
Graduate School or Higher	11.1%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.5% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment complete.

Information regarding this assessment can be requested through the site contact previously listed on this form.



## SITE CONTACT INFORMATION

**Holly Edinger**, *Lehigh Valley Land Recycling Initiative*

2158 Avenue C, Suite 200

Bethlehem, PA 18017

610.266.7179

hedinger@lehighvalley.org

## PROPERTY

A total of 5 parcels make up this 8.7 acre property. It is located 1.5 miles from U.S. Route 22 and includes the 21,000 square foot Calo Building, which was used as a trolley barn and for power generation. It is located within a Keystone Opportunity Zone (KOZ) with tax incentives until 2017.



*Aerial views of Lehigh Landing*

## SITE LOCATION & CHARACTERISTICS

### Property Description

8.7 acres

21,000 square foot building situated on 4.8 acres

### Lease or Sale

This property is for sale

### Former Use

Trolley barn and power generation station

### Owner

Allentown Economic Development Corporation

### Zoning

B5 (Urban Commercial)

### Transportation

Located 1.5 miles from S.R. 22

## UTILITIES

### Water

City of Allentown

### Sewer

City of Allentown

### Gas

UGI Utilities

### Power

PPL Electric Utilities

### Telecommunications

RCN, ATT, Verizon

### Incentives

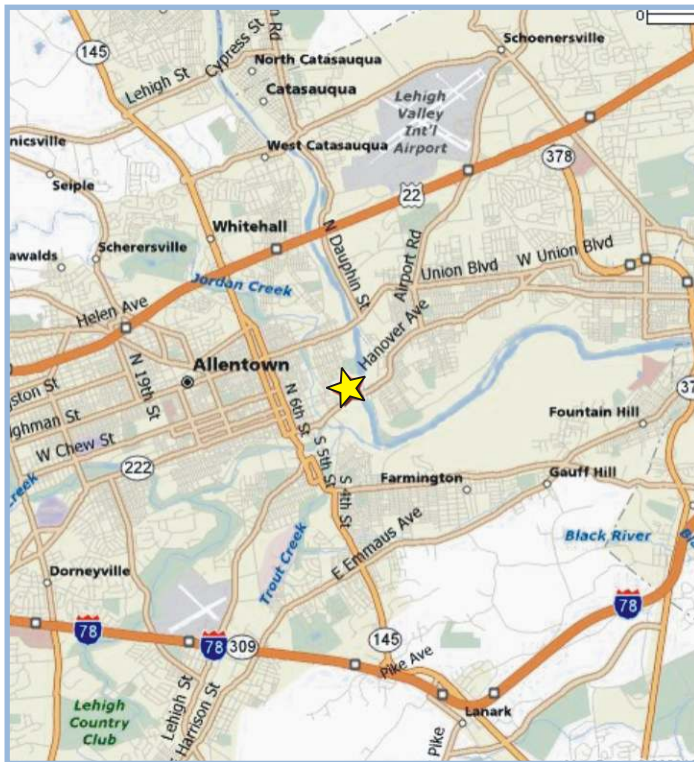
Keystone Opportunity Zone (KOZ)  
with tax incentives until 2017



# Lehigh Landing

97 North Front Street, Allentown, PA 18101

City of Allentown | Lehigh County



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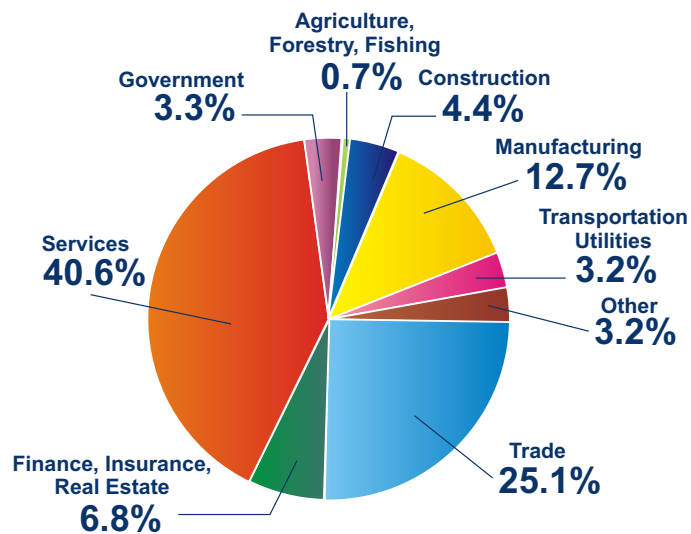
## DEMOGRAPHICS - Lehigh County

	County	State
Population (2005 Estimate)	330,433	12,429,616
Population Change (2004-2005)	1.50%	0.3%
Population/Square Mile	895.7	271
Median Age	38.3	38
Average Household Income	\$55,290	\$46,593
Average Home Value	\$133,457	\$104,047
Average Travel Time to Work	22.1	24.3

### Education

High School	54.9%	59.2%
Associate Degree	11.1%	9.2%
Bachelor's Degree	22.9%	21.7%
Graduate School or Higher	11.1%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.5% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Cleanup plan is completed. In the process of obtaining Act 2 clearance under a Special Industrial Area (SIA) designation.

Information regarding the environmental conditions at the property can be requested through the site contact previously listed on this form.

# > Moving Pennsylvania Forward

## Loomis Bank

Dundee Road, Hanover Twp., PA 18706

Hanover Township | Luzerne County

### SITE CONTACT INFORMATION

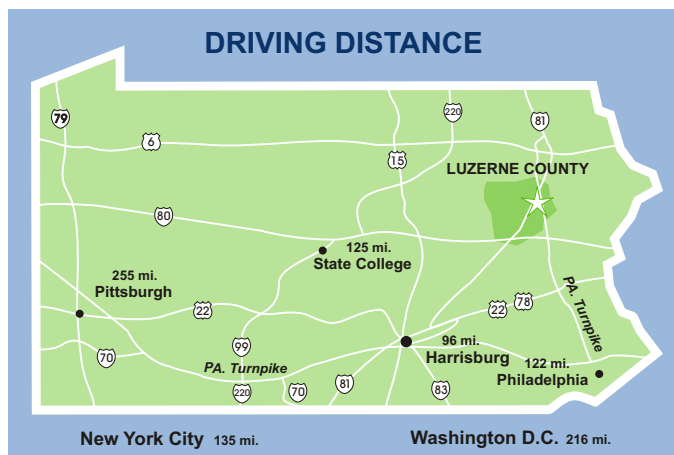
**Mike Dziak**, *Earth Conservancy*  
101 S. Main St.  
Ashley, PA 18706  
570.823.3445  
m.dziak@earthconservancy.org

### PROPERTY

Loomis Bank was the site of the Loomis Colliery, a deep mine operation. Earth Conservancy acquired the site in 1994 when it purchased 16,300 acres of the former mining company lands for the purpose of reclamation and redevelopment. The Loomis Bank area, 75 acres in size, was left in a degraded state with pits and culm banks that held approximately 2 million cubic yards.



*Aerial view of Loomis Bank*



### SITE LOCATION & CHARACTERISTICS

#### Property Description

75 acres

#### Lease or Sale

This property is for sale

#### Former Use

Deep mine operation

#### Owner

Earth Conservancy

#### Zoning

Industrial

#### Transportation

Adjacent to I-81

### UTILITIES

#### Water

PA American Water

#### Sewer

Hanover Township

#### Gas

UGI Utilities

#### Power

UGI Utilities

#### Telecommunications

Service Electric

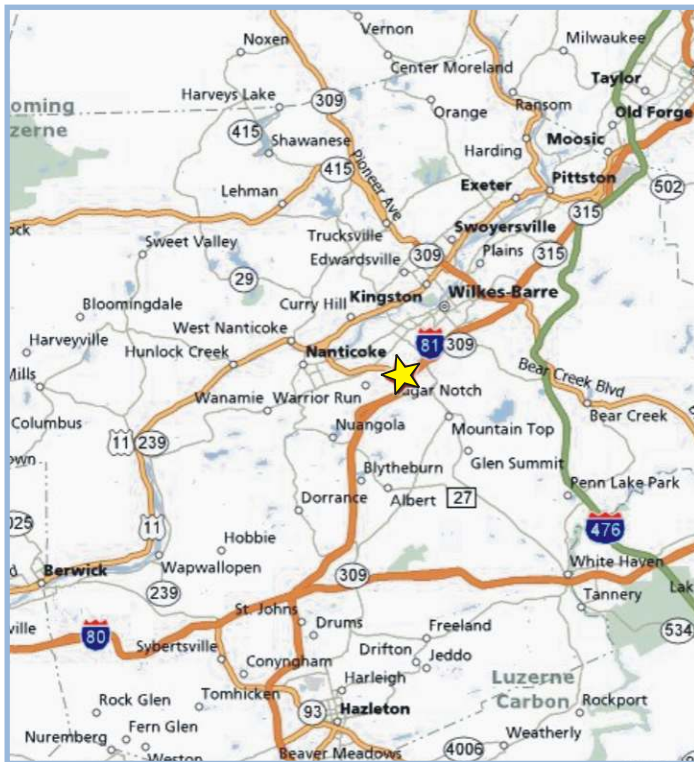
#### Incentives

Keystone Opportunity Zone (KOZ)

# Loomis Bank

Dundee Road, Hanover Twp., PA 18706

Hanover Township | Luzerne County

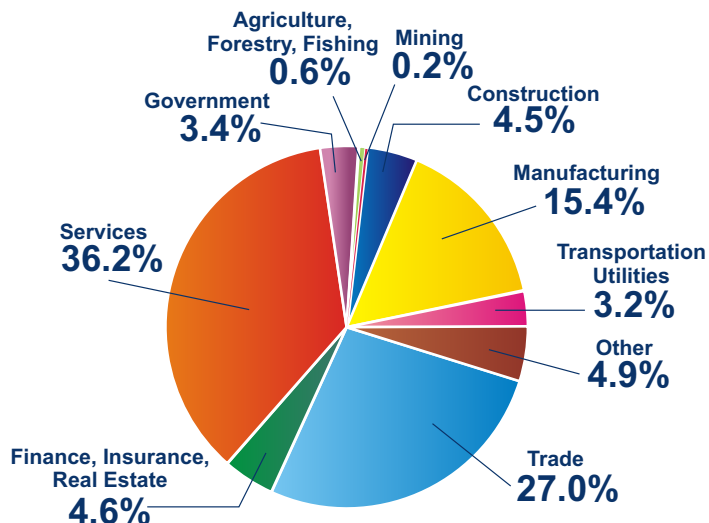


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## DEMOGRAPHICS - Luzerne County

	County	State
Population (2005 Estimate)	312,861	12,429,616
Population Change (2004-2005)	-0.10%	0.3%
Population/Square Mile	352.1	271
Median Age	40.8	38
Average Household Income	\$43,451	\$46,593
Average Home Value	\$99,394	\$104,047
Average Travel Time to Work	21.2	24.3
<b>Education</b>		
High School	65.8%	59.2%
Associate Degree	10.9%	9.2%
Bachelor's Degree	16.5%	21.7%
Graduate School or Higher	6.8%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

No known environmental assessments have been conducted.

Further information can be obtained from the site contact previously listed on this form.



# > Moving Pennsylvania Forward

## Simon Silk Mill

671-673 North 13th Street, Easton, PA 18042

### SITE CONTACT INFORMATION

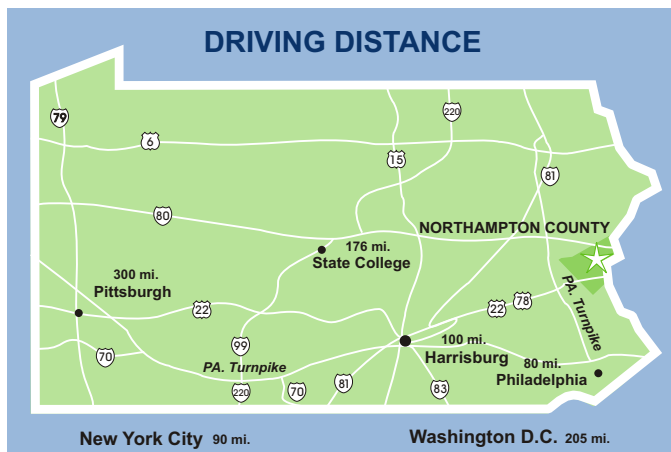
**Holly Edinger**, *Lehigh Valley Land Recycling Initiative*  
2158 Avenue C, Suite 200  
Bethlehem, PA 18017  
610.266.7179  
hedinger@lehighvalley.org

### PROPERTY

Located in the Lehigh Valley, this 13 acre parcel was home to the former Simon Silk Mill which operated on the site until 1941. From 1985 to 1991 the site was used as storage for iron oxide pigments. The suggested redevelopment is mixed-use including adaptive reuse and recreational including trails and open space. This is a Brownfield Action Team (BAT) project.



*Aerial view of the Simon Silk Mill*



### SITE LOCATION & CHARACTERISTICS

#### Property Description

13 acres  
18 buildings totalling 380,750 square feet

#### Lease or Sale

This property is for sale

#### Former Use

Textile Mill

#### Owner

Easton Redevelopment Authority

#### Zoning

RC (River Corridors)

#### Transportation

Located 1.5 miles from U.S. Route 22  
Located 4 miles from S.R. 33

### UTILITIES

#### Water

Easton Suburban Water Sewer

#### Sewer

Easton Suburban Water Sewer

#### Gas

UGI Utilities

#### Power

FirstEnergy/MetEd Electric

#### Telecommunications

RCN, ATT, Verizon

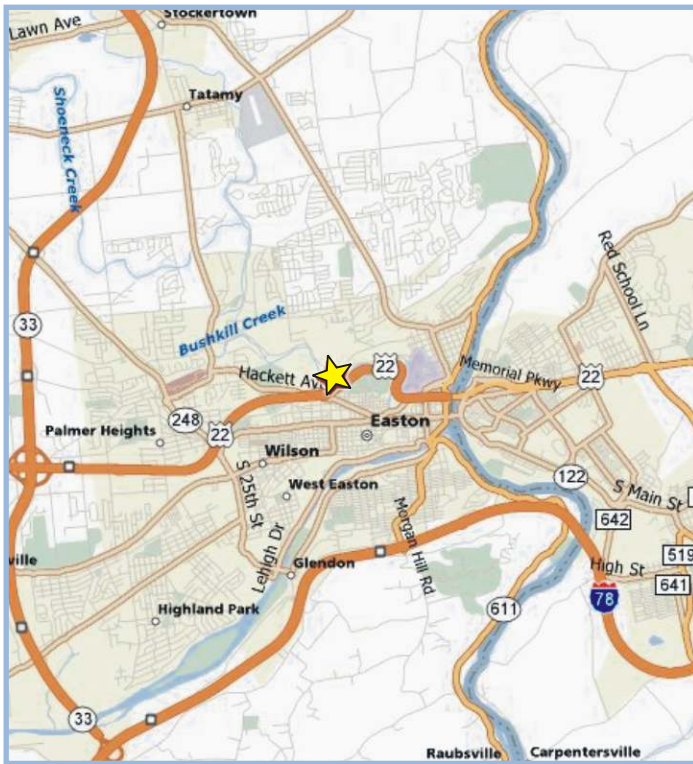
#### Incentives

Brownfield Action Team (BAT) designation

# Simon Silk Mill

671-673 North 13th Street, Easton, PA 18042

City of Easton | Northampton County

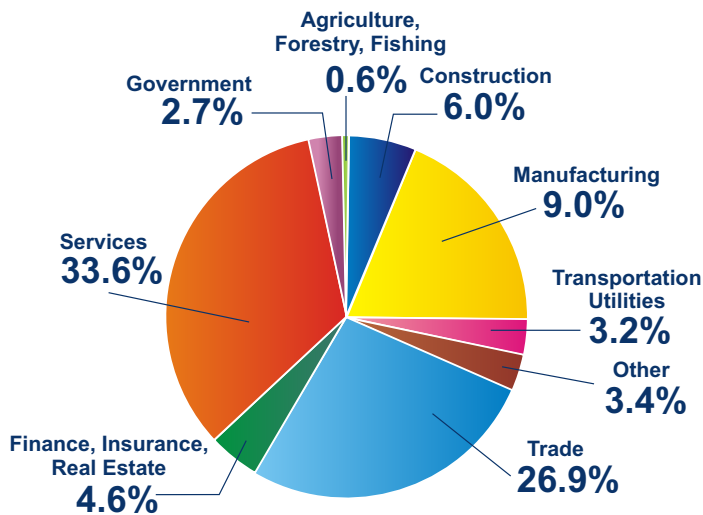


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## DEMOGRAPHICS - Northampton County

	County	State
Population (2005 Estimate)	287,767	12,429,616
Population Change (2004-2005)	1.60%	0.3%
Population/Square Mile	707.9	271
Median Age	38.5	38
Average Household Income	\$55,300	\$46,593
Average Home Value	\$135,700	\$104,047
Average Travel Time to Work	24.2	24.3
<b>Education</b>		
High School	58.1%	59.2%
Associate Degree	10.7%	9.2%
Bachelor's Degree	21.6%	21.7%
Graduate School or Higher	9.5%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.2% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I and Phase II environmental assessments are complete. A cleanup plan is in process.

Information regarding these assessments can be requested through the site contact previously listed on this form.

## SITE CONTACT INFORMATION

**Daniel Zeleniak**, *Taylor Borough*  
122 Union Street  
Taylor, PA 18517-1772  
570.562.1400  
dzeleniak@taylorborough.com

## PROPERTY

The Taylor Colliery Redevelopment is located in the heart of the Lackawanna Valley between Scranton and Wilkes-Barre. The site is the former location of the Moffat Coal Company. Proposed uses include the development of a Traditional Village Center, townhomes and single family residential. Planning is ongoing. Redevelopment efforts have led to a Brownfield Action Team (BAT) designation.



*Aerial view of Taylor Colliery*

## DRIVING DISTANCE



New York City 122 mi.

Washington D.C. 246 mi.

## SITE LOCATION & CHARACTERISTICS

### Property Description

150 acres  
110 developable acres

### Lease or Sale

This property is for sale

### Former Use

Coal mining

### Owner

Development Authority of the Borough of Taylor

### Zoning

Probable Future Zoning, Residential, TND, Light Commercial / Industrial

### Transportation

I-81 within 1.5 miles  
PA Turnpike within 1/4 mile  
I-84 within 8 miles  
Wilkes-Barre / Scranton International Airport within 5 miles

## UTILITIES

### Water

PA American Water

### Sewer

Lower Lackawanna Valley Sanitary Authority

### Gas

UGI Penn Natural Gas, Inc.

### Power

PPL Electric Utilities

### Telecommunications

Multiple including Broadband

### Incentives

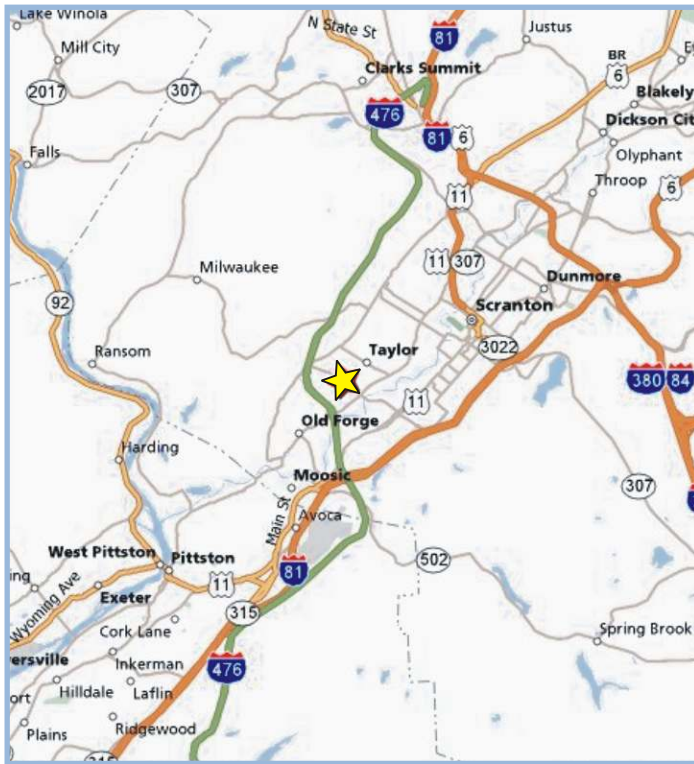
Brownfield Action Team (BAT) designation



# Taylor Colliery Redevelopment

Main Street, Taylor, PA 18517

Taylor Borough | Lackawanna County

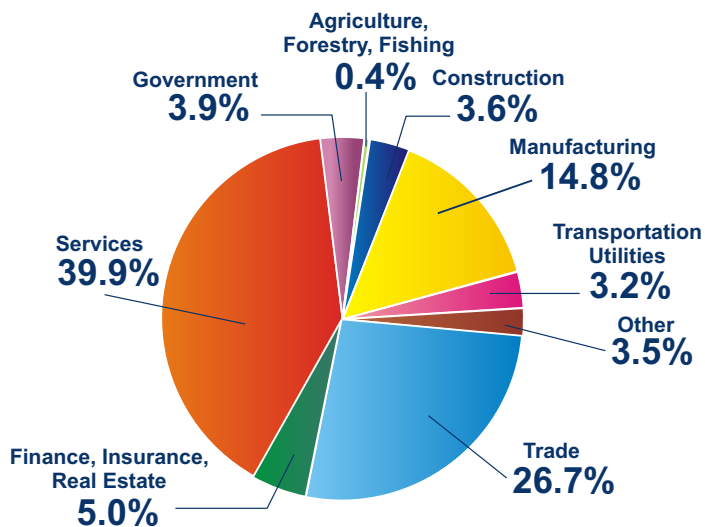


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## DEMOGRAPHICS - Lackawanna County

	County	State
Population (2005 Estimate)	209,525	12,429,616
Population Change (2004-2005)	-0.20%	0.3%
Population/Square Mile	459.4	271
Median Age	40.3	38
Average Household Income	\$45,679	\$46,593
Average Home Value	\$111,248	\$104,047
Average Travel Time to Work	19.8	24.3
<b>Education</b>		
High School	62.5%	59.2%
Associate Degree	10.2%	9.2%
Bachelor's Degree	19.2%	21.7%
Graduate School or Higher	8.2%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.4% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

No known environmental assessments have been conducted.

Further information can be obtained from the site contact previously listed on this form.

# > Moving Pennsylvania Forward E. H. Hall, Inc. (Westan)

360 Church Street, Westfield, PA 16950

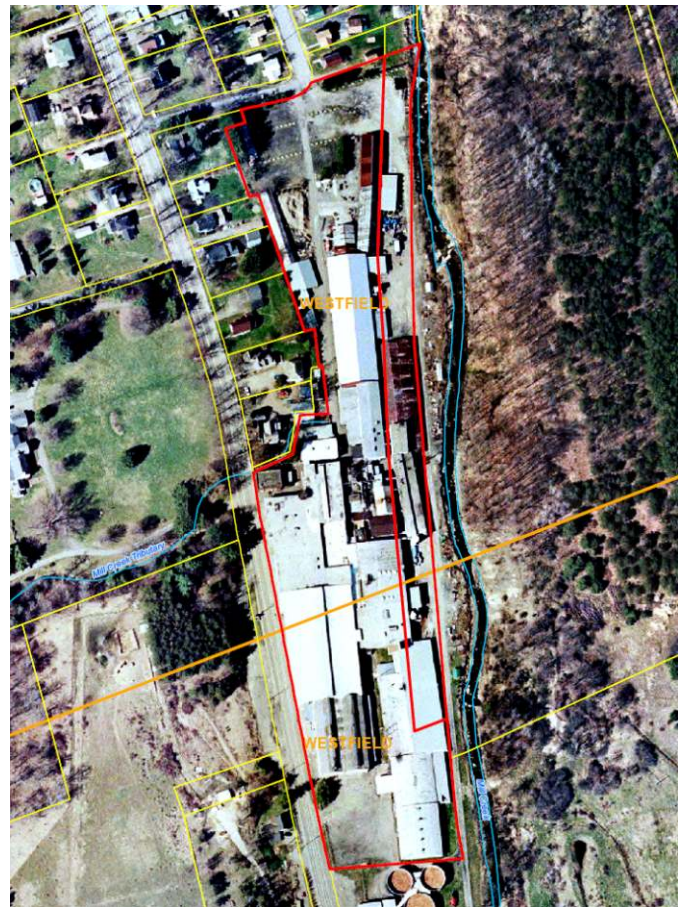
Westfield Borough & Westfield Township | Tioga County

## SITE CONTACT INFORMATION

**Robert J. Blair**, *Tioga County Development Corporation*  
114 Main Street  
Wellsboro, PA 16901  
570.723.8232  
tcdc1@ptd.net

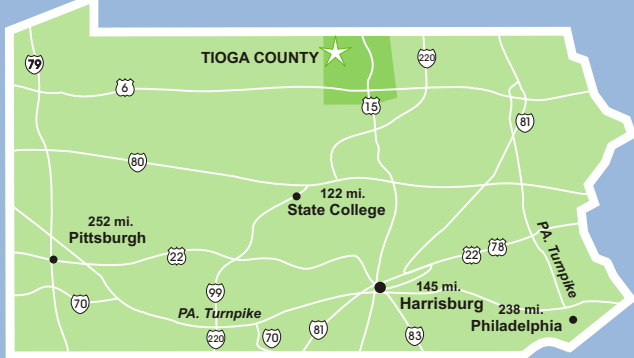
## PROPERTY

The property is a former tannery that began operations in 1867 and was closed in 2005. DEP's Northcentral Regional Office has hired an environmental contractor who is actively working with the community to remediate environmental conditions at the site.



Aerial view of E.H. Hall, Inc. (WESTAN)

## DRIVING DISTANCE



## SITE LOCATION & CHARACTERISTICS

### Property Description

56 acres  
Several buildings comprising Plant 1

### Lease or Sale

The property is for sale

### Former Use

Sole leather tannery

### Owner

E.H. Hall, Inc.

### Zoning

No zoning

### Transportation

U.S. Route 15 (future I-99) within 25 miles  
U.S. Route 6 within 12 miles  
Adjacent to S.R. 349  
Rail service is potentially available via the Wellsboro and Corning Railroad

## UTILITIES

### Water

Borough of Westfield

### Sewer

Borough of Westfield

### Pre-Treatment Sewer

Westfield Borough Authority

### Gas

PPL Gas Utilities

### Power

Penelec—A FirstEnergy Company

### Telecommunications

Verizon, Westfield Community Antenna Association-cable television

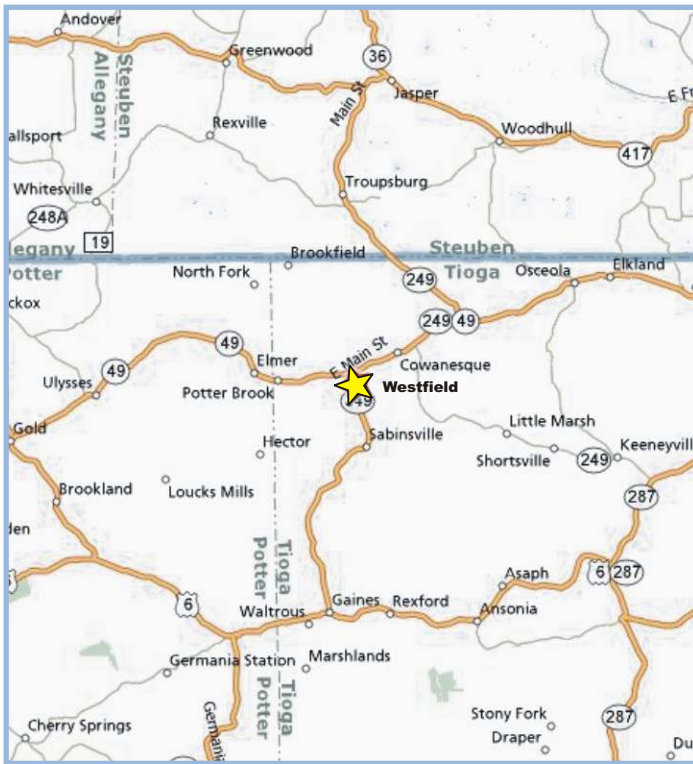
### Incentives

Tioga County Enterprise Zone

# E. H. Hall, Inc. (Westan)

360 Church Street, Westfield, PA 16950

Westfield Borough & Westfield Township | Tioga County

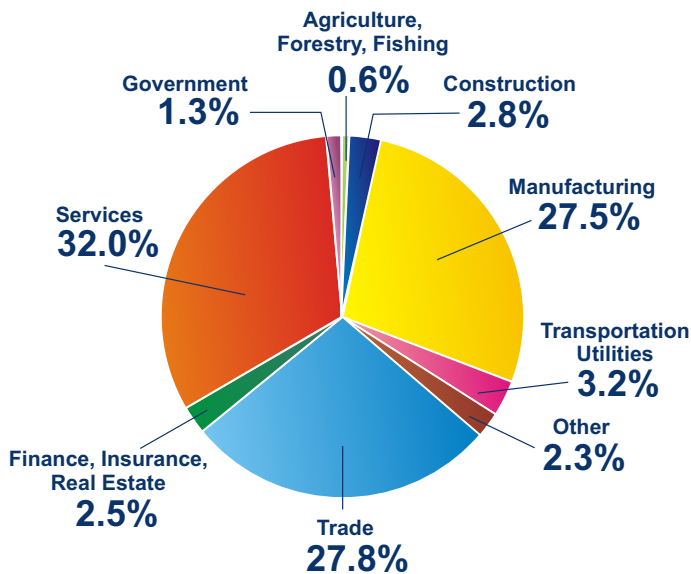


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## DEMOGRAPHICS - Tioga County

	County	State
Population (2005 Estimate)	41,649	12,429,616
Population Change (2004-2005)	-0.10%	0.3%
Population/Square Mile	36.4	271
Median Age	38.5	38
Average Household Income	\$39,762	\$46,593
Average Home Value	\$85,375	\$104,047
Average Travel Time to Work	23.1	24.3
<b>Education</b>		
High School	69.9%	59.2%
Associate Degree	9.9%	9.2%
Bachelor's Degree	13.3%	21.7%
Graduate School or Higher	6.9%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.5% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessments completed in 1999 and 2005.

Phase II environmental assessment complete in 2006. Clean Environment with no recognized environmental conditions discovered.

Information regarding these assessments can be requested through the site contact previously listed on this form.

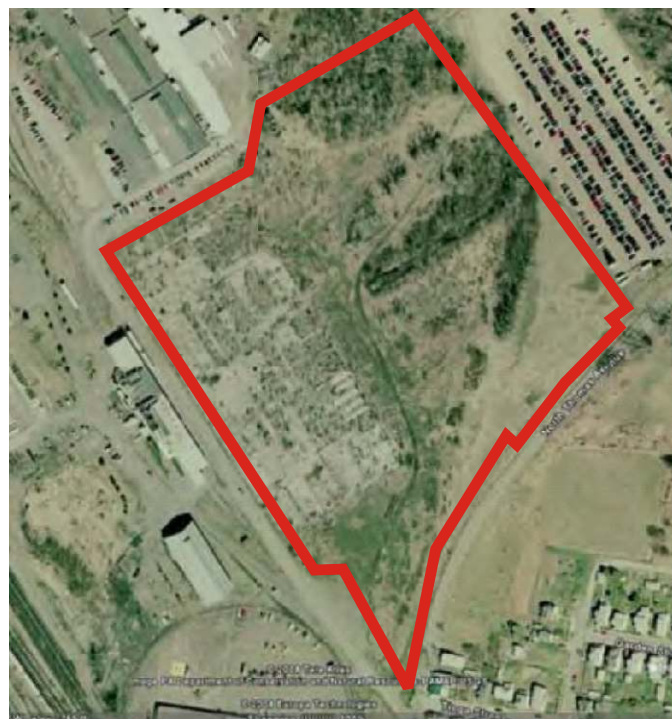


## SITE CONTACT INFORMATION

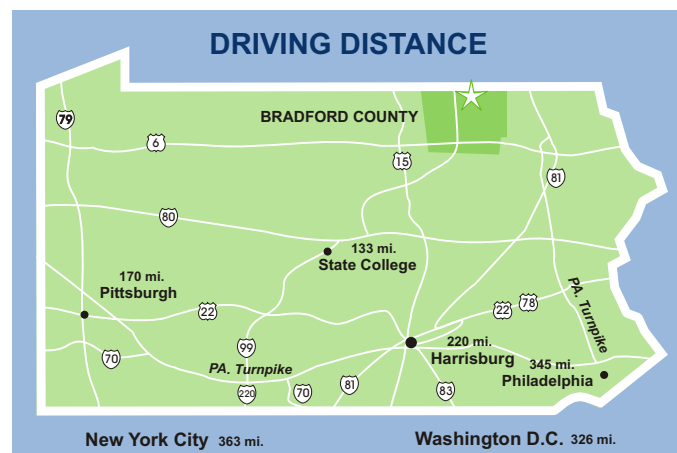
**Brian Driscoll**, *Central Bradford Progress Authority*  
One Progress Plaza, Suite 3  
Towanda, PA 18848  
570.265.0937  
cbpa@epix.net

## PROPERTY

The property is located in an industrial zone of Sayre, 1 mile south of the New York State line. The site's prior use was as a railyard and locomotive manufacturing operation for the Lehigh Valley Railroad.



*Aerial view of Sayre Railyards*



## SITE LOCATION & CHARACTERISTICS

### Property Description

25 acres

### Lease or Sale

This property is available for sale or lease

### Former Use

Locomotive manufacturing facility

### Owner

Central Bradford Progress Authority

### Zoning

Industrial

### Transportation

U.S. 220 within 2 miles

I-86 (in New York State) within 2 miles

25 miles from Elmira/Corning Regional Airport  
(Elmira, New York)

Rail served by Norfolk Southern

## UTILITIES

### Water

Aqua Pennsylvania Water Company

### Sewer

Valley Joint Sewer Authority

### Gas

Valley Energy

### Power

Penelec—A FirstEnergy Company

### Telecommunications

Frontier Communications Solutions

### Incentives

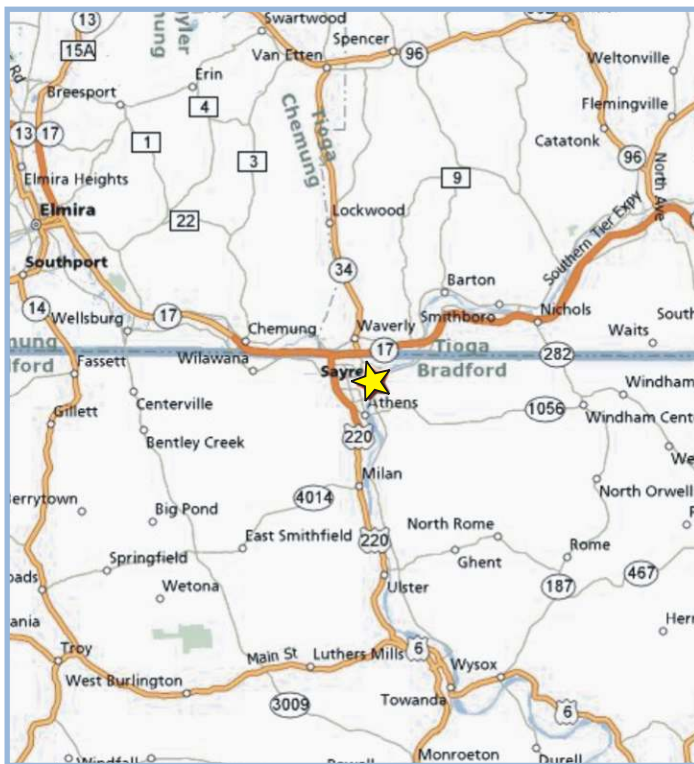
Enterprise Zone

Keystone Opportunity Zone (KOZ)  
with tax incentives until 2010

# Sayre Railyards

North Thomas Avenue, Sayre Borough, PA 18840

Sayre Borough | Bradford County

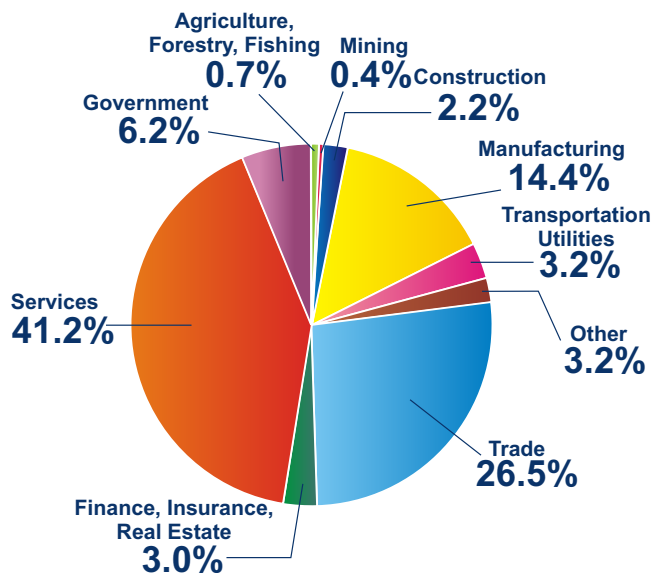


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## DEMOGRAPHICS - Bradford County

	County	State
Population (2005 Estimate)	62,537	12,429,616
Population Change (2004-2005)	0.10%	0.3%
Population/Square Mile	54.1	271
Median Age	38.9	38
Average Household Income	\$43,574	\$46,593
Average Home Value	\$87,308	\$104,047
Average Travel Time to Work	22.6	24.3
<b>Education</b>		
High School	70.8%	59.2%
Associate Degree	9.0%	9.2%
Bachelor's Degree	13.4%	21.7%
Graduate School or Higher	6.8%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 4.1% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I, II, and III environmental assessments are complete and available for review. Remediation is anticipated in 2009. A Remedial Investigation Report and Cleanup Plan have been submitted and approved in accordance with the Act 2 Site Specific Standard. This site has received federal funding and has applied for additional monies in order to complete the cleanup process.

Information regarding the environmental status of this property can be requested through the site contact previously listed on this form.

# > Moving Pennsylvania Forward

## Corsica Industrial Park

I-80 & S.R. 949 North, Corsica, PA 15829

Union Township | Jefferson County

### SITE CONTACT INFORMATION

**Craig Coon**, Jefferson County  
Department of Development  
155 Main Street  
Brookville, PA 15825  
814.849.3047  
cwcoon@jeffersoncountypa.com

### PROPERTY

The property was strip mined in the 1950's and has been vacant since that time. It is a Keystone Opportunity Zone (KOZ) with no taxes until January 2011. It is conveniently located at Exit 73 along I-80 in Jefferson County.



Aerial view of Corsica Industrial Park



### UTILITIES

#### Water

No Public Water

#### Sewer

No Public Sewer

#### Gas

Natural Fuel Gas

#### Power

Penelec—A FirstEnergy Company

#### Telecommunications

Windstream

#### Incentives

Keystone Opportunity Zone (KOZ)  
with tax incentives until January 2011

### SITE LOCATION & CHARACTERISTICS

#### Property Description

90 acres

#### Lease or Sale

This property is for sale

#### Former Use

Strip mine

#### Owner

Brookville Municipal Authority

#### Zoning

None

#### Transportation

Located at Exit 73 of I-80



# Corsica Industrial Park

I-80 & S.R. 949 North, Corsica, PA 15829

Union Township | Jefferson County

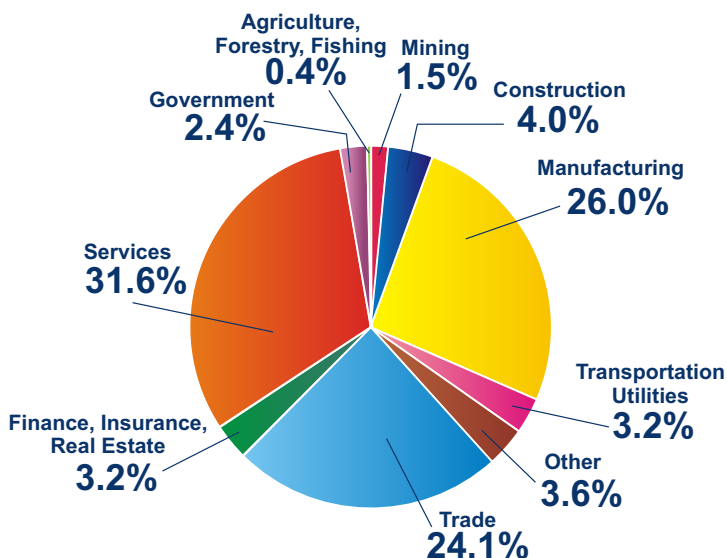


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## DEMOGRAPHICS - Jefferson County

	County	State
Population (2005 Estimate)	45,759	12,429,616
Population Change (2004-2005)	-0.20%	0.3%
Population/Square Mile	70	271
Median Age	39.8	38
Average Household Income	\$39,737	\$46,593
Average Home Value	\$70,749	\$104,047
Average Travel Time to Work	22.3	24.3
<b>Education</b>		
High School	75.7%	59.2%
Associate Degree	8.6%	9.2%
Bachelor's Degree	11.3%	21.7%
Graduate School or Higher	4.4%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.2% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

No known environmental assessments have been conducted.

Further information can be obtained from the site contact previously listed on this form.

# > Moving Pennsylvania Forward Former GTE Complex

S.R. 27, Titusville, PA 16354

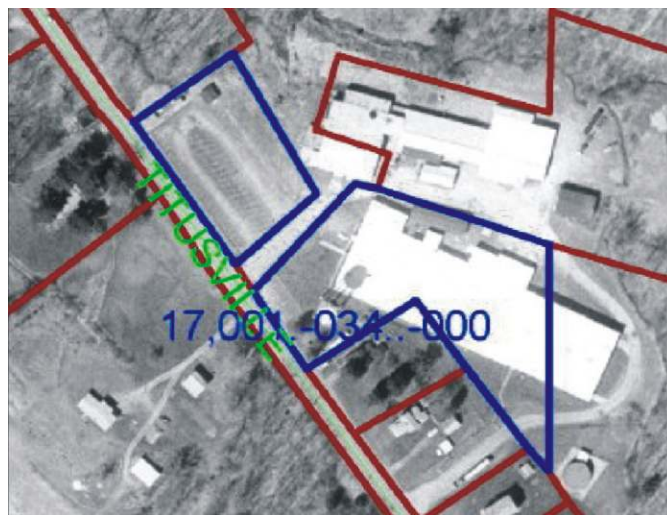
Oilcreek Township | Venango County

## SITE CONTACT INFORMATION

**Deb Lutz**, Oil Region Alliance of Business,  
Industry & Tourism  
P. O. Box 128  
Oil City, PA 16301  
814.677.3152  
dlutz@oilregion.org

## PROPERTY

The former GTE Complex was home to a telephone equipment manufacturing facility and warehouse. The property is located in Venango County along S.R. 27, 2 miles southeast of the Borough of Titusville.



*Aerial view of Former GTE Complex*



*Former GTE Complex*

## DRIVING DISTANCE



## SITE LOCATION & CHARACTERISTICS

### Property Description

14.77 acres  
4 buildings totaling 63,853 square feet

### Lease or Sale

This property is for sale

### Former Use

Telephone manufacturing/warehousing

### Owner

PFV Enterprises, Inc.

### Zoning

No zoning

### Transportation

Adjacent to S.R. 27  
I-79 within 31 miles  
I-80 within 15 miles

## UTILITIES

### Water

Borough of Pleasantville

### Sewer

On-site treatment

### Gas

Natural Fuel Gas

### Power

Penn Electric Company

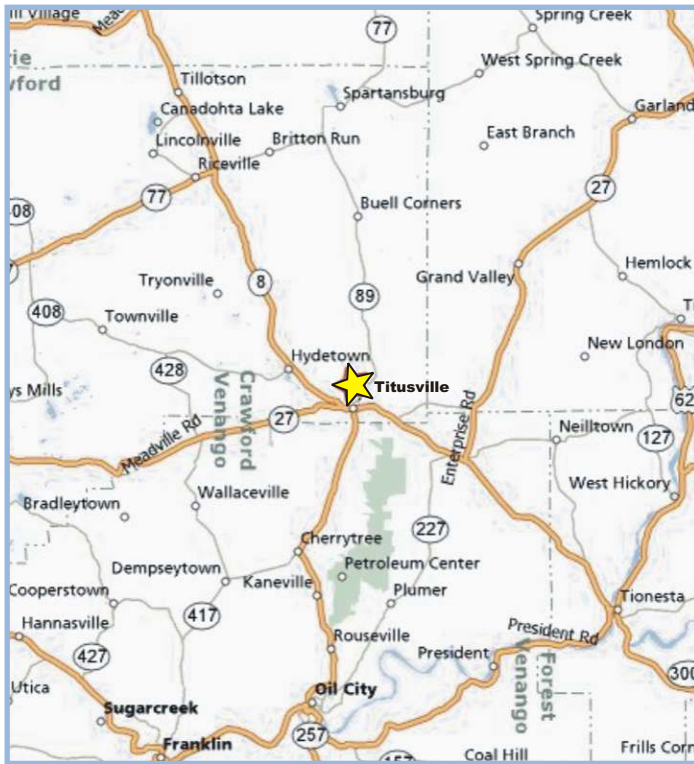
### Telecommunications

Armstrong

# Former GTE Complex

S.R. 27, Titusville, PA 16354

Oilcreek Township | Venango County



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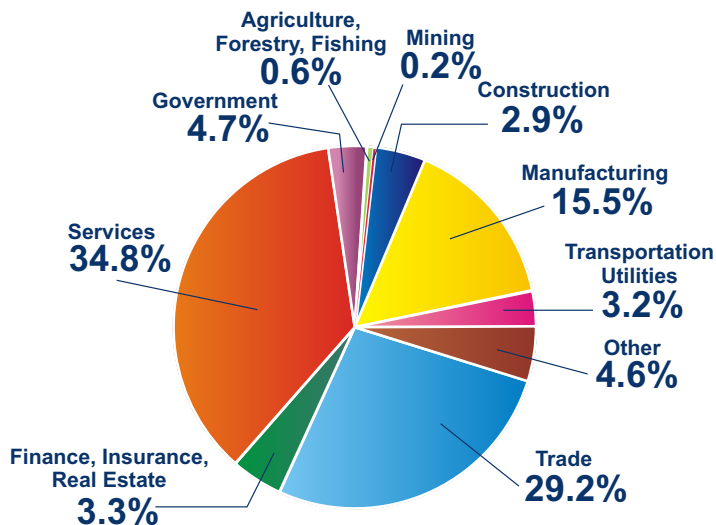
## DEMOGRAPHICS - Venango County

	County	State
Population (2005 Estimate)	55,928	12,429,616
Population Change (2004-2005)	-0.40%	0.3%
Population/Square Mile	84.2	271
Median Age	40.2	38
Average Household Income	\$39,978	\$46,593
Average Home Value	\$66,996	\$104,047
Average Travel Time to Work	21.2	24.3

### Education

High School	74.1%	59.2%
Associate Degree	8.4%	9.2%
Bachelor's Degree	12.4%	21.7%
Graduate School or Higher	5.1%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.5% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

No known environmental assessments have been conducted.

Further information can be obtained from the site contact previously listed on this form.

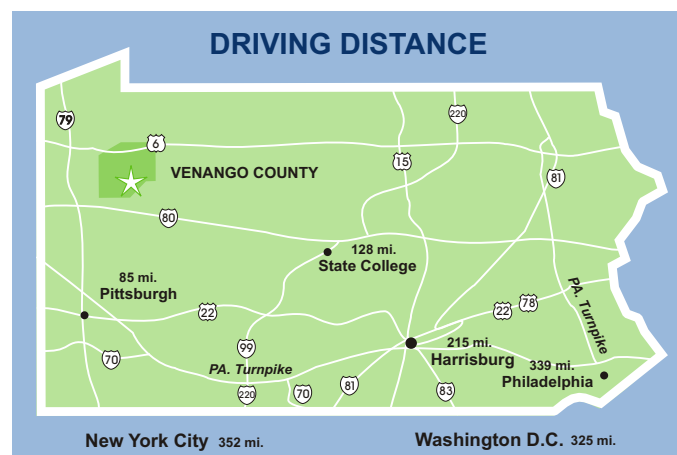


## SITE CONTACT INFORMATION

**Deb Lutz**, Oil Region Alliance of Business,  
Industry & Tourism  
P. O. Box 128  
Oil City, PA 16301  
814.677.3152  
dlutz@oilregion.org

## PROPERTY

The property is the former location of the Honeywell International, Inc. Emlenton Wax plant and the former Emlenton Refinery. All buildings with the exception of one have been razed. The property is ideally located within 2 miles of Exit 42 of I-80.



Aerial view of Honeywell International



Honeywell International, Emlenton Wax Plant

## SITE LOCATION & CHARACTERISTICS

### Property Description

41.54 acres  
1 building

### Lease or Sale

Owner proposes to deed the land to the  
Borough of Emlenton

### Former Use

Oil refinery

### Owner

Honeywell International

### Zoning

Industrial

### Transportation

I-80 within 2 miles

## UTILITIES

### Water

Borough of Emlenton

### Sewer

Borough of Emlenton

### Gas

Columbia Gas

### Power

Penelec—A FirstEnergy Company

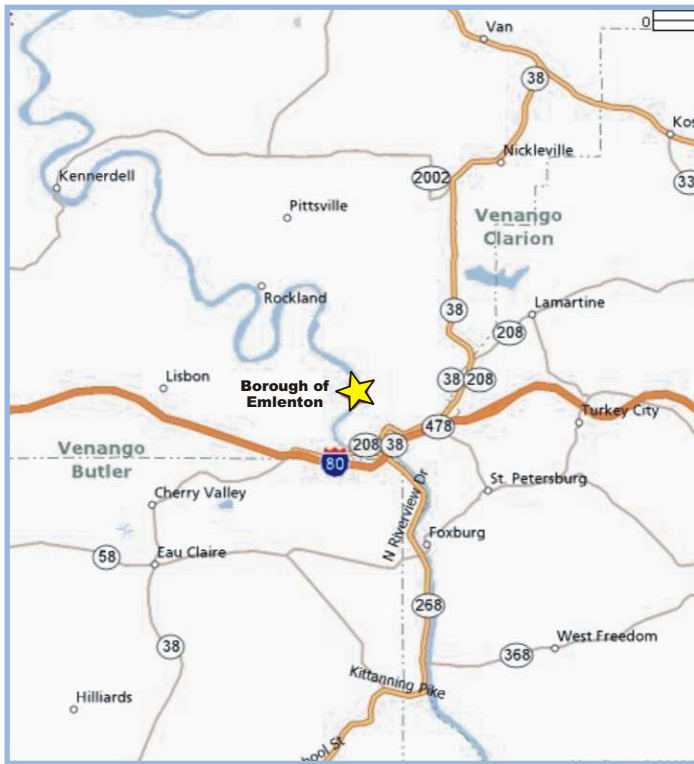
### Telecommunications

Embarq

# Honeywell International

Borough of Emlenton, PA 16373

Borough of Emlenton | Venango County

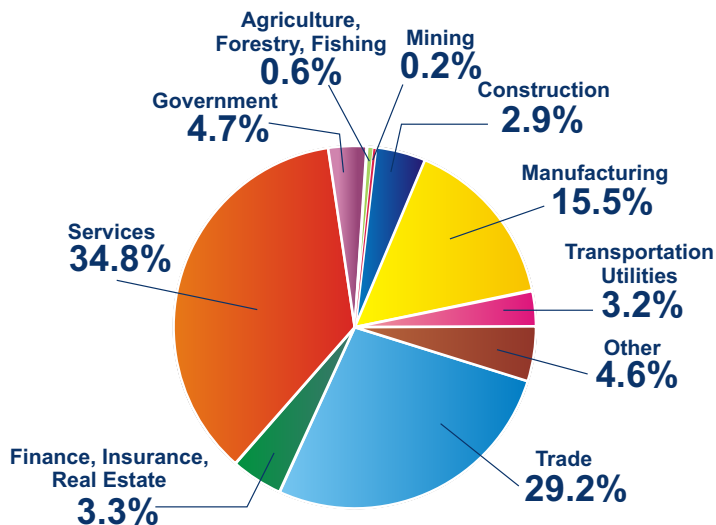


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## DEMOGRAPHICS - Venango County

	County	State
Population (2005 Estimate)	55,928	12,429,616
Population Change (2004-2005)	-0.40%	0.3%
Population/Square Mile	84.2	271
Median Age	40.2	38
Average Household Income	\$39,978	\$46,593
Average Home Value	\$66,996	\$104,047
Average Travel Time to Work	21.2	24.3
<b>Education</b>		
High School	74.1%	59.2%
Associate Degree	8.4%	9.2%
Bachelor's Degree	12.4%	21.7%
Graduate School or Higher	5.1%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.5% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment completed.

Information regarding this assessment can be requested through the site contact previously listed on this form.

# Riker's Yard Site

Young Township, PA 15767



Young Township | Jefferson County

## SITE CONTACT INFORMATION

**Craig Coon**, Jefferson County  
Department of Development  
155 Main Street  
Brookville, PA 15825  
814.849.3047  
cwcoon@jeffersoncountypa.com

## PROPERTY

The Riker's Yard site is a former rail yard site located on property owned by CSX Railroad. It is strategically located 1 mile from S.R. 119 in Jefferson County.



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## SITE LOCATION & CHARACTERISTICS

### Property Description

90 acres

### Lease or Sale

This property is for sale

### Former Use

Rail yard

### Owner

CSX Railroad Realty

### Zoning

No zoning

### Transportation

S.R. 119 within 1 mile

Rail served by CSX Railroad

## UTILITIES

### Water

No public water

### Sewer

No public sewer

### Gas

TW Phillips

### Power

Penelec—A FirstEnergy Company

### Telecommunications

Verizon

### Incentives

LERTA Tax Abatement

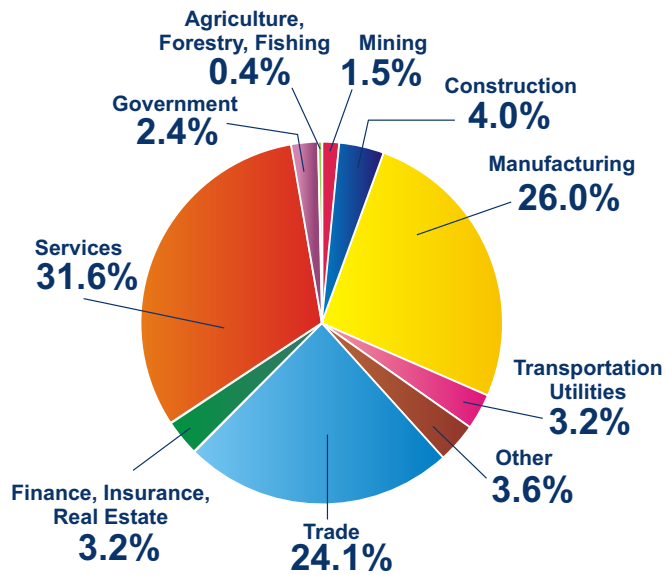


# Riker's Yard Site

Young Township, PA 15767

Young Township | Jefferson County

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 5.2% March 2008

Source: Team Pennsylvania Foundation

## DEMOGRAPHICS - Jefferson County

	County	State
Population (2005 Estimate)	45,759	12,429,616
Population Change (2004-2005)	-0.20%	0.3%
Population/Square Mile	70	271
Median Age	39.8	38
Average Household Income	\$39,737	\$46,593
Average Home Value	\$70,749	\$104,047
Average Travel Time to Work	22.3	24.3
<b>Education</b>		
High School	75.7%	59.2%
Associate Degree	8.6%	9.2%
Bachelor's Degree	11.3%	21.7%
Graduate School or Higher	4.4%	10.0%

## ENVIRONMENTAL STATUS

No known environmental assessments have been conducted.

Further information can be obtained from the site contact previously listed on this form.

# > Moving Pennsylvania Forward

## Case New Holland

36 Maple Street, Belleville, PA 17004

Union Township | Mifflin County

### SITE CONTACT INFORMATION

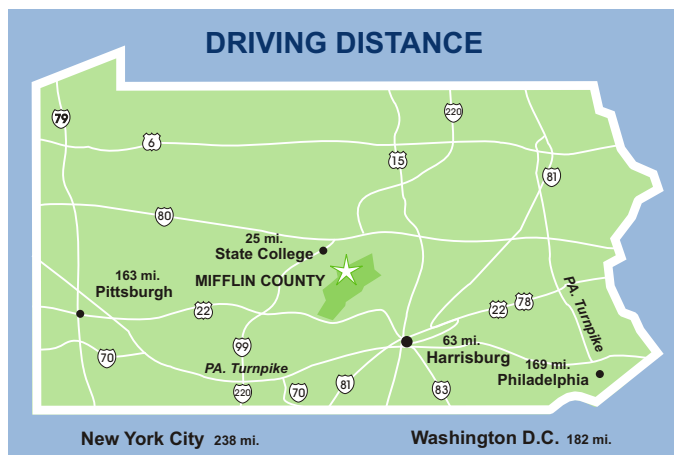
**Robert Postal, MCIDC**  
6395 SR 103N – Bldg. 50  
Lewistown, PA 17044  
717.242.0393  
rpostal@mcidc.org

### PROPERTY

This is a large, multi building complex with heavy infrastructure. It had been developed for manufacturing of agricultural machinery and acreage is available for outside inventory and truck staging.



*Aerial view of Belleville Plant (2005)*



### UTILITIES

#### Water

Lewistown Municipal Authority

#### Sewer

Union Township Municipal Authority

#### Gas

PPL Gas Utilities

#### Power

Penelec—A FirstEnergy Company

#### Telecommunications

Embarq

### SITE LOCATION & CHARACTERISTICS

#### Property Description

65+ acres  
500,000+ square feet

#### Lease or Sale

This property is available for sale or lease and may be subdivided

#### Former Use

Agricultural equipment manufacturing facility

#### Owner

Case New Holland

#### Zoning

Industrial

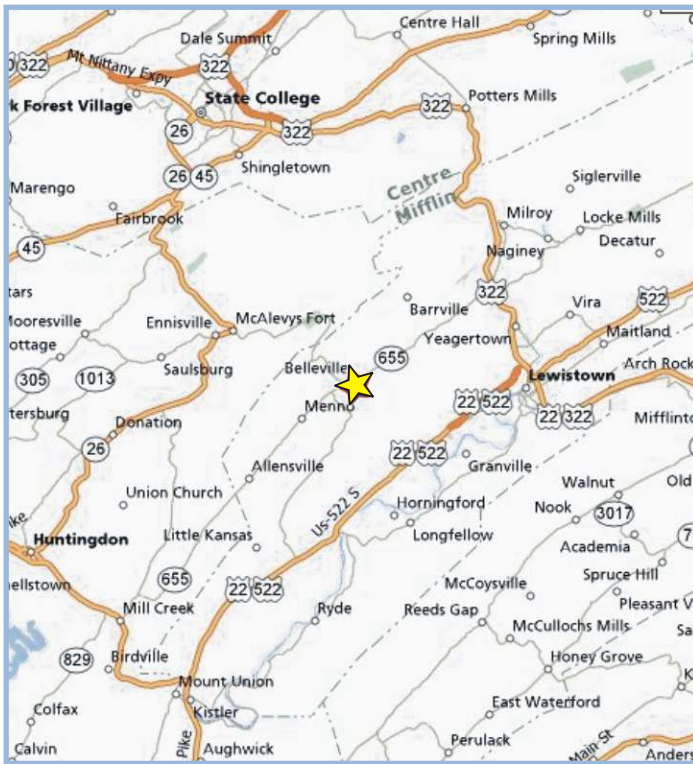
#### Transportation

Adjacent to S.R. 655  
U.S. 322 within 10 miles  
I-99 within 30 miles  
I-80 within 35 miles

# Case New Holland

36 Maple Street, Belleville, PA 17004

Union Township | Mifflin County

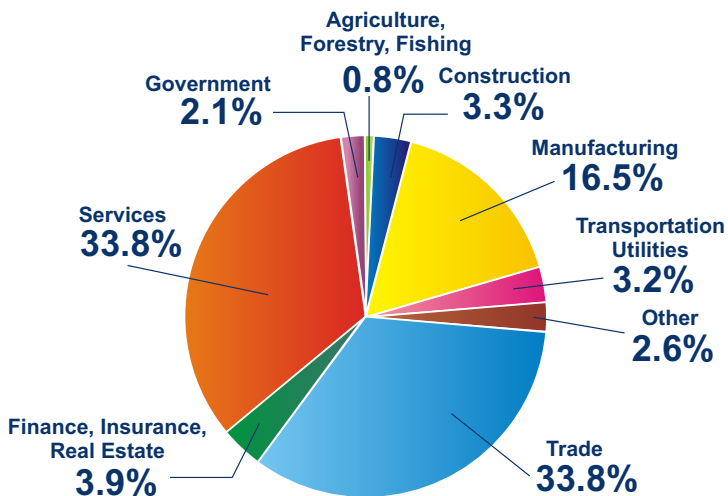


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## DEMOGRAPHICS - Mifflin County

	County	State
Population (2005 Estimate)	46,235	12,429,616
Population Change (2004-2005)	0.10%	0.3%
Population/Square Mile	112.1	271
Median Age	38.8	38
Average Household Income	\$38,907	\$46,593
Average Home Value	\$83,766	\$104,047
Average Travel Time to Work	22.1	24.3
<b>Education</b>		
High School	79.0%	59.2%
Associate Degree	6.1%	9.2%
Bachelor's Degree	10.6%	21.7%
Graduate School or Higher	4.2%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment complete (July 2008).

An Act 2 Remedial Investigation Report was approved by PADEP on 1/11/2007.

Additional information may be reviewed by contacting DEP's Southcentral Office at 717-705-4866.



# > Moving Pennsylvania Forward Everett Hardwoods

43 West 3rd Street, Everett, PA 15537

Everett Borough | Bedford County

## SITE CONTACT INFORMATION

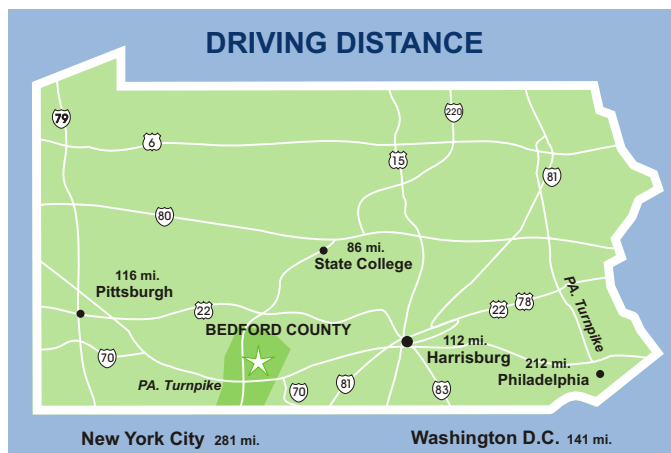
**Branden S Diehl**, *Earth Wise Consulting*  
R 23 East 3rd Street  
Everett, PA 15537  
814.977.1942  
diehl@earthwc.com

## PROPERTY

This 3-acre property was home to the former Everett Hardwood Lumber facility. The property includes a three-story 68,000 square foot building suitable for manufacturing and light industrial uses. The site is easily accessed by I-99, U.S. Route 30 and I-70 and I-76. The property owner is willing to subdivide. The property is located in a Keystone Opportunity Zone (KOZ).



*Everett Hardwood Inc.*



## SITE LOCATION & CHARACTERISTICS

### Property Description

3 acres  
68,000 square feet building space

### Lease or Sale

The building is for lease

### Former Use

Former hardwood manufacturing facility

### Owner

Ken Tewell

### Zoning

Not applicable

### Transportation

I-99 within 10 miles  
U.S. Route 30 within 2 miles  
I-70 and I-76 within 8 miles

## UTILITIES

### Water

Everett Borough Authority

### Sewer

Everett Borough Authority

### Gas

Not available

### Power

Penelec—A FirstEnergy Company

### Telecommunications

Embarq - Telecom provider  
Comcast - Broadband access

### Incentives

Keystone Opportunity Zone (KOZ)

# Everett Hardwoods

43 West 3rd Street, Everett, PA 15537

Everett Borough | Bedford County



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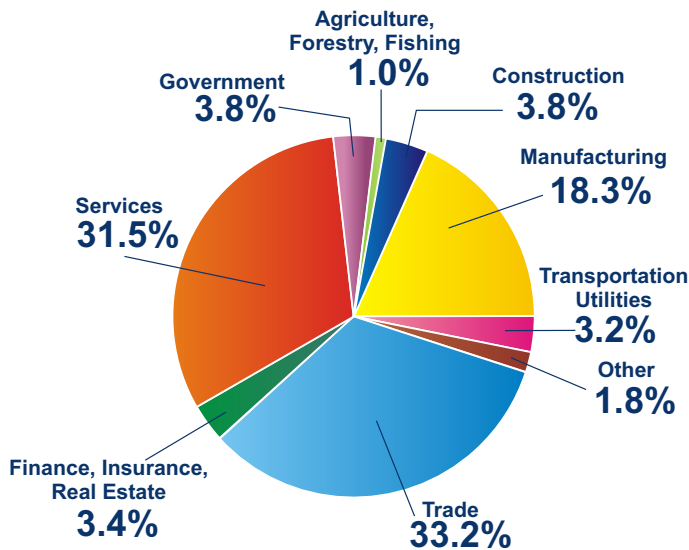
## DEMOGRAPHICS - Bedford County

	County	State
Population (2005 Estimate)	50,091	12,429,616
Population Change (2004-2005)	0.10%	0.3%
Population/Square Mile	245	271
Median Age	49.1	38
Average Household Income	\$41,001	\$46,593
Average Home Value	\$93,160	\$104,047
Average Travel Time to Work	27.9	24.3

### Education

High School	78.1%	59.2%
Associate Degree	7.4%	9.2%
Bachelor's Degree	10.3%	21.7%
Graduate School or Higher	4.2%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.3% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I and II environmental assessments conducted with final reporting available by October/November 2008.

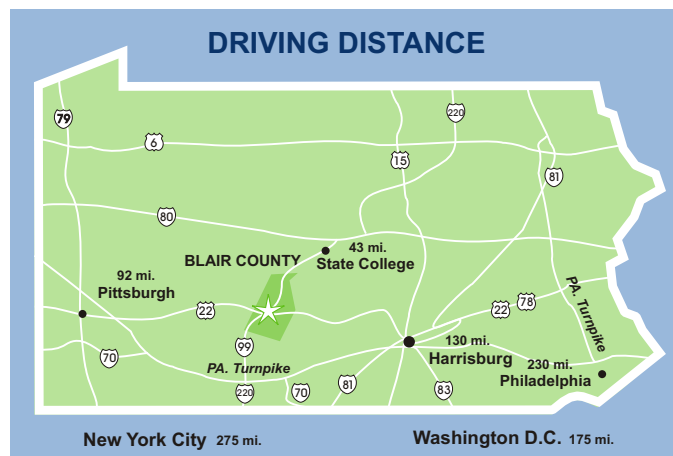
Information regarding these assessments can be requested through the site contact previously listed on this form.

## SITE CONTACT INFORMATION

**Matt Fox**, Altoona-Blair County Dev. Corp.  
3900 Industrial Park Drive  
Altoona, PA 16602  
814.944.6113  
mattf@abcd.org

## PROPERTY

The Hollidaysburg Car Shop is a former rail car repair facility. Acceptable uses of the site include light or heavy manufacturing, warehousing or distribution, with a portion of the site also permitted to house other commercial uses, such as professional offices.



*Aerial view of Hollidaysburg Car Shop Facility*

## SITE LOCATION & CHARACTERISTICS

### Property Description

360 acres  
180 developable acres  
700,000 square feet of building space

### Lease or Sale

Building is available under lease

### Former Use

Railcar repair facility

### Owner

D-Holdings, Inc.

### Zoning

Manufacturing and Industrial

### Transportation

I-99 within 2 miles  
I-70, I-80 & I-76 within 45 miles  
Rail served  
Altoona Blair County Airport within 14 miles

## UTILITIES

### Water

Altoona City Authority

### Sewer

Hollidaysburg Borough

### Gas

Dominion Peoples Gas

### Power

Penelec—A FirstEnergy Company

### Telecommunications

Verizon / Atlantic Broadband

### Incentives

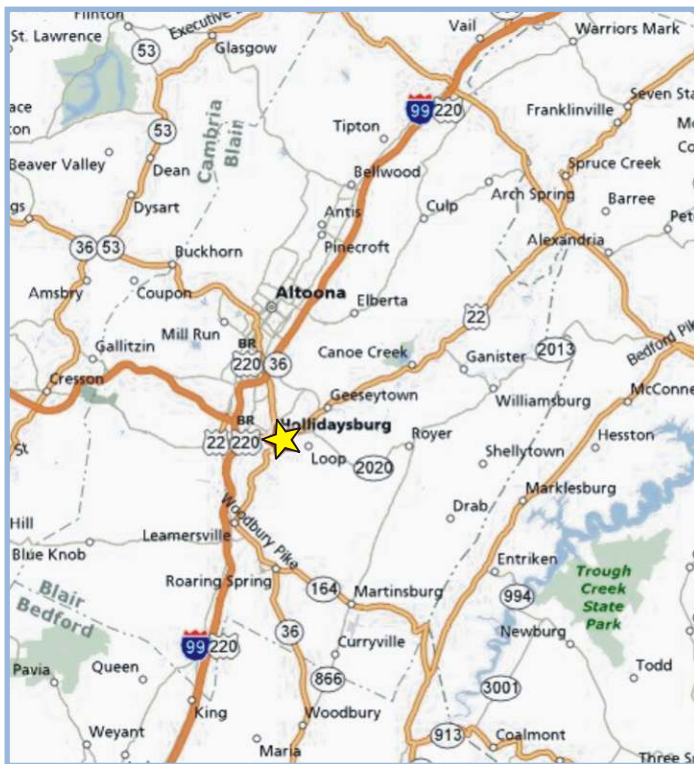
Keystone Opportunity Expansion Zone (KOEZ)  
with tax incentives until 2013



# Hollidaysburg Car Shop Facility

1000 South Juniata Street, Hollidaysburg, PA 16648

Frankstown Township | Blair County

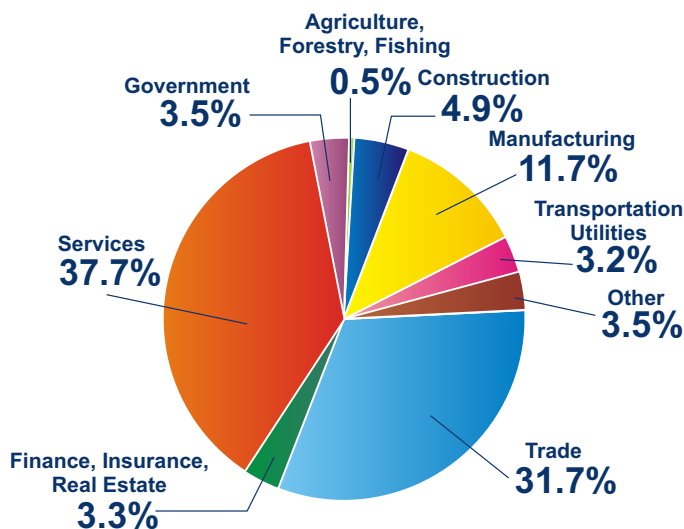


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## DEMOGRAPHICS - Blair County

	County	State
Population (2005 Estimate)	126,795	12,429,616
Population Change (2004-2005)	-0.3	0.3%
Population/Square Mile	245	271
Median Age	39.5	38
Average Household Income	\$40,786	\$46,593
Average Home Value	\$84,805	\$104,047
Average Travel Time to Work	20.2	24.3
<b>Education</b>		
High School	73.1%	59.2%
Associate Degree	8.5%	9.2%
Bachelor's Degree	13.4%	21.7%
Graduate School or Higher	5.0%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 4.8% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

A Phase I and Phase II investigation has been completed for the Hollidaysburg Car Shop Facility.

Information regarding these investigations can be requested through the site contact previously listed on this form.

# > Moving Pennsylvania Forward Former NGK Metals Site

150 Tuckerton Road, Temple, PA 19560

## SITE CONTACT INFORMATION

**William W. Keffer**, *Montgomery, McCracken, Walker & Rhoads, LLP*  
123 S. Broad Street  
Philadelphia, PA 19109  
215.772.7505  
wkeffer@mmwr.com



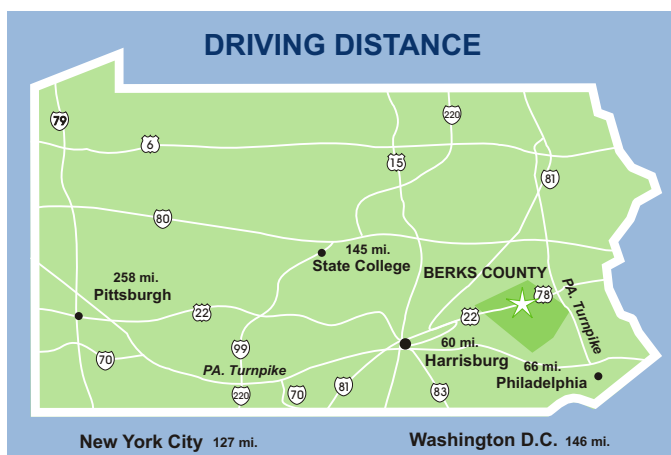
*Aerial view of NGK Metals Site*

## PROPERTY

The NGK Metals Site has operated as a beryllium alloy manufacturing facility since the 1930s with NGK Metals the most recent property owner. Muhlenberg Township has been proactively working with NGK Metals on the acquisition and/or disposition of the property.



*Redevelopment Concept*



## SITE LOCATION & CHARACTERISTICS

### Property Description

- 58 acres
- 46 acres developable
- 20 buildings totaling 390,223 square feet

### Lease or Sale

This property is for sale

### Former Use

Beryllium alloy manufacturing site

### Owner

NGK Metals Corporation

### Zoning

Industrial

### Transportation

Adjacent to S.R. 61 and US Business Route 222  
Bordered by the Reading and Northern Railroad.

## UTILITIES

### Water

City of Reading Water Authority

### Sewer

Muhlenberg Township Authority

### Gas

UGI Utilities

### Power

Met-Ed—A FirstEnergy Company

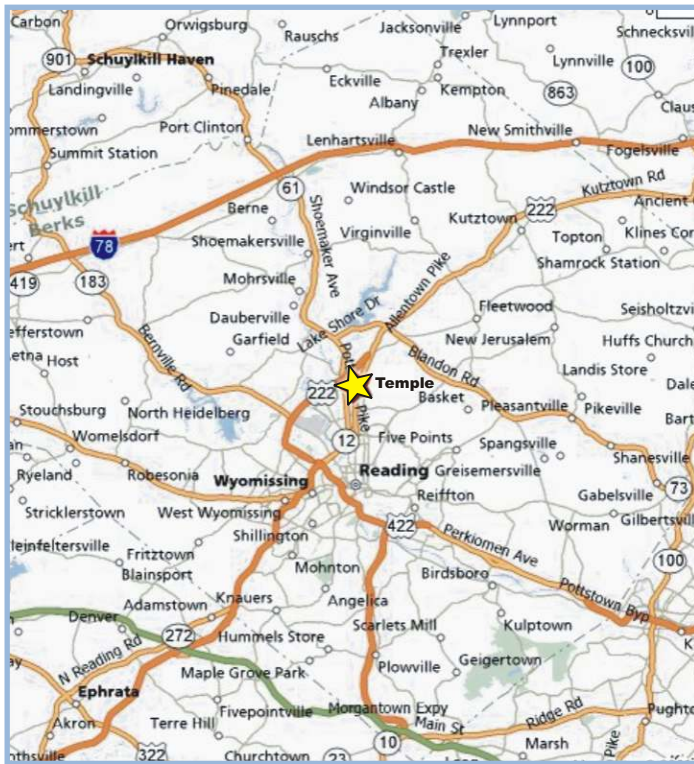
### Telecommunications

Verizon

# Former NGK Metals Site

150 Tuckerton Road, Temple, PA 19560

Muhlenberg Township | Berks County



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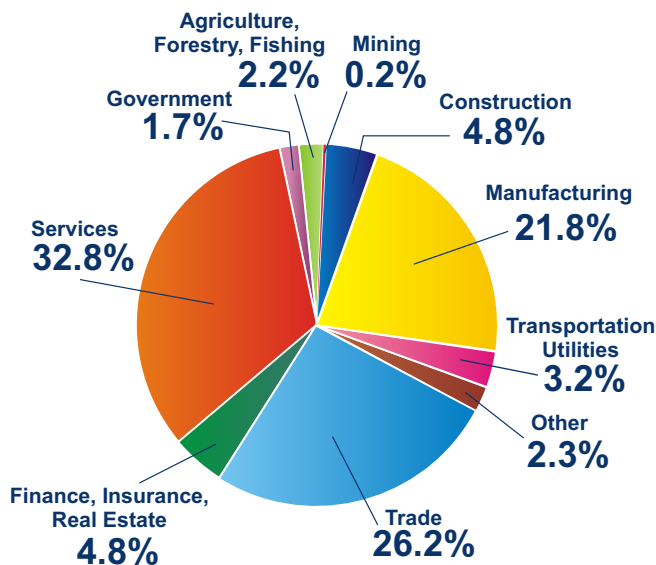
## DEMOGRAPHICS - Berks County

	County	State
Population (2005 Estimate)	396,314	12,429,616
Population Change (2004-2005)	1.20%	0.3%
Population/Square Mile	431.9	271
Median Age	37.4	38
Average Household Income	\$54,872	\$46,593
Average Home Value	\$120,712	\$104,047
Average Travel Time to Work	22.3	24.3

### Education

High School	63.6%	59.2%
Associate Degree	9.2%	9.2%
Bachelor's Degree	19.4%	21.7%
Graduate School or Higher	7.7%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 4.8% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

RCRA Corrective Action activities at this facility are being conducted under the direction of EPA Region III with input from PADEP concerning the closed hazardous waste landfill on site.

Information regarding the environmental status of the property can be requested through the site contact previously listed on this form.

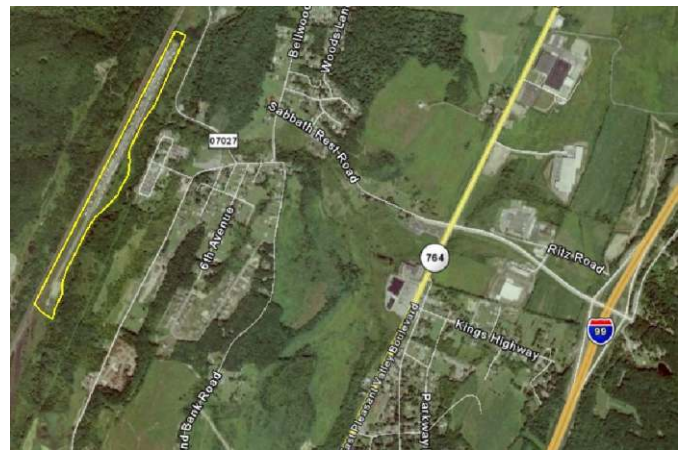


## SITE CONTACT INFORMATION

**Matt Fox**, Altoona-Blair County Dev. Corp.  
3900 Industrial Park Drive  
Altoona, PA 16602  
814.944.6113  
mattf@abcd.org

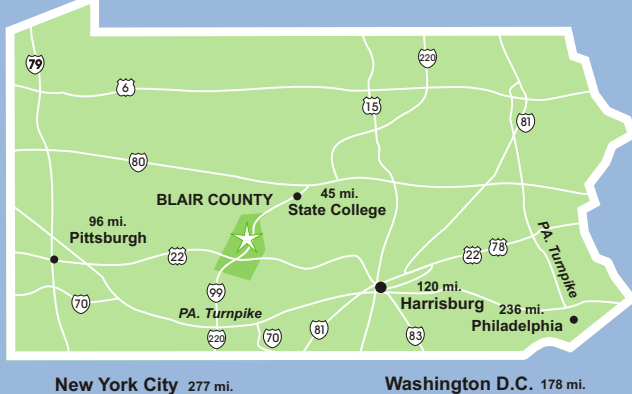
## PROPERTY

The Powell Site is a former private air strip. Acceptable uses of the site include light or heavy manufacturing, warehousing or distribution. The property is rail served by the Norfolk Southern Mainline. The property is located in the I-99 Enterprise Zone with KOZ tax incentives through 2013.



Aerial view of Powell Site

## DRIVING DISTANCE



## UTILITIES

### Water

Altoona City Water Authority

### Sewer

Altoona City Authority  
Central Blair Sanitary Authority

### Gas

Dominion Peoples Gas

### Power

Penelec—A FirstEnergy Company

### Telecommunications

Verizon / Atlantic Broadband

### Incentives

Keystone Opportunity Zone (KOZ) with tax incentives until 2013  
I-99 Enterprise Zone

## SITE LOCATION & CHARACTERISTICS

### Property Description

125 acres  
80 developable acres

### Lease or Sale

This property is for sale

### Former Use

Private Air Strip

### Owner

Charles Powell c/o ABCD Corporation

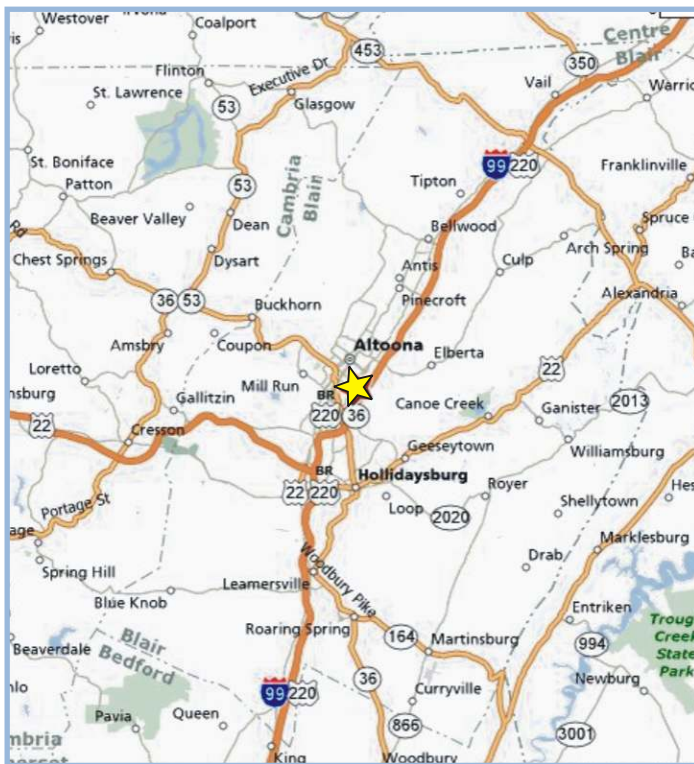
### Zoning

No zoning. Deed restrictions require that the property be used for heavy industry, warehousing, or distribution.

# Powell Site

Lower Riggles Gap Road, Antis Township, PA 16602

Antis Township | Blair County

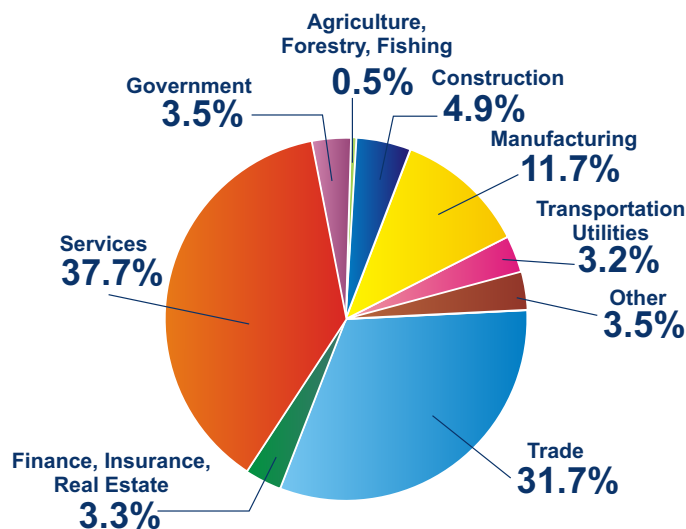


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## DEMOGRAPHICS - Blair County

	County	State
Population (2005 Estimate)	126,795	12,429,616
Population Change (2004-2005)	-0.3	0.3%
Population/Square Mile	245	271
Median Age	39.5	38
Average Household Income	\$40,786	\$46,593
Average Home Value	\$84,805	\$104,047
Average Travel Time to Work	20.2	24.3
<b>Education</b>		
High School	73.1%	59.2%
Associate Degree	8.5%	9.2%
Bachelor's Degree	13.4%	21.7%
Graduate School or Higher	5.0%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 4.8% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I and II completed. Consent order in place with PADEP.

Information regarding these assessments can be requested through the site contact previously listed on this form.

# > Moving Pennsylvania Forward

## Brownfield Site

154 Burgess Field Road, Georges Township, PA 15401

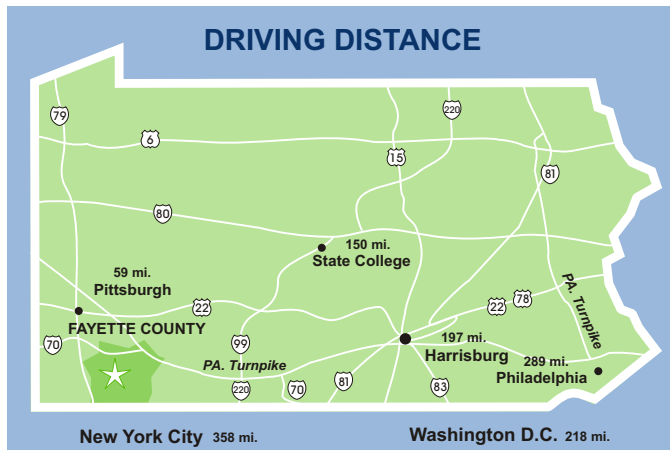
Georges Township | Fayette County

### SITE CONTACT INFORMATION

**Barry Seneri**, *Fay-Penn Economic Development Council*  
2 West Main Street, Suite 407  
Uniontown, PA 15401  
724.437.7913  
barrys@faypenn.org

### PROPERTY

Located in a Keystone Opportunity Zone (KOZ), this property is ideal for residential development, commercial/retail development, industrial development and/or recreational development. The site was formerly used for deep and strip mining for Pittsburgh Coal and has been used for agricultural uses once mining ceased. The property is shovel ready.



### Transportation

I-68, I-70-76 within 20 miles  
Port of Pittsburgh within 60 miles  
Morgantown Airport within 23 miles  
Connellsville Airport within 8 miles  
Rail access adjacent to site through Southwestern PA Railroad



*Aerial view of Brownfield Site*

### SITE LOCATION & CHARACTERISTICS

#### Property Description

56 acres

#### Lease or Sale

This property is for sale

#### Former Use

Deep and strip mining

#### Owner

Fay-Penn Economic Development Council

#### Zoning

M-1 (Light Manufacturing)

### UTILITIES

#### Water

North Fayette County Municipal Authority

#### Sewer

South Union Township Sewage Authority

Fairchance Georges Joint Municipal Sewage

#### Gas

Columbia Gas

#### Power

Allegheny Power

#### Telecommunications

Verizon / Atlantic Broadband

#### Incentives

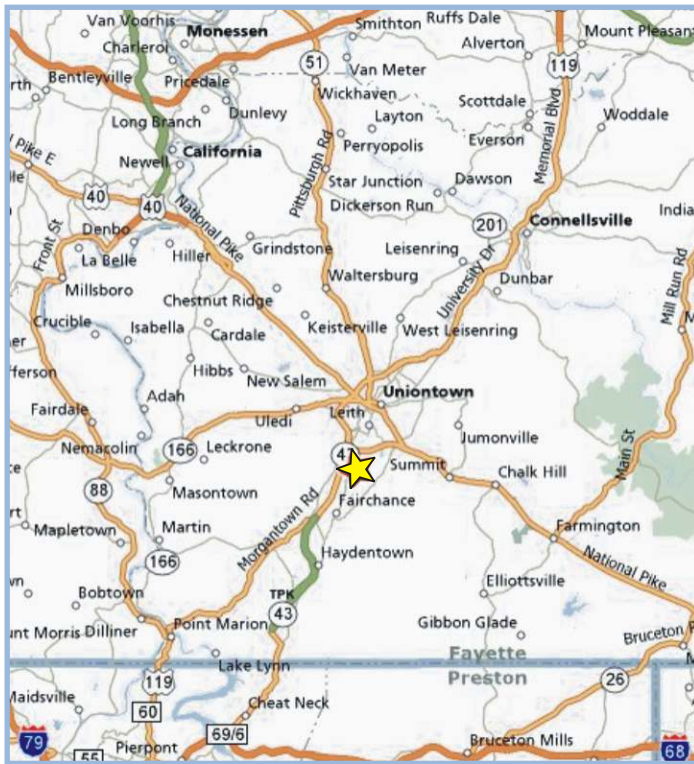
Keystone Opportunity Zone (KOZ)  
with tax incentives until 2013



# Brownfield Site

154 Burgess Field Road, Georges Township, PA 15401

Georges Township | Fayette County

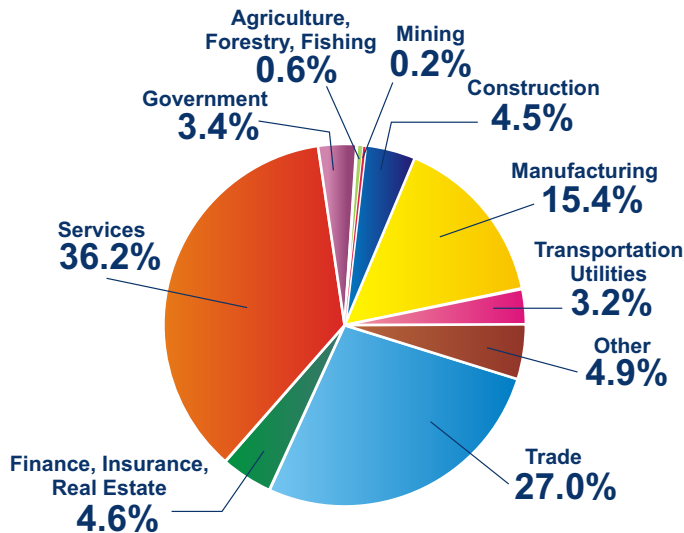


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## DEMOGRAPHICS - Fayette County

	County	State
Population (2005 Estimate)	146,142	12,429,616
Population Change (2004-2005)	-0.50%	0.3%
Population/Square Mile	186.3	271
Median Age	40.2	38
Average Household Income	\$37,400	\$46,593
Average Home Value	\$74,921	\$104,047
Average Travel Time to Work	26.5	24.3
<b>Education</b>		
High School	76.0%	59.2%
Associate Degree	7.6%	9.2%
Bachelor's Degree	11.4%	21.7%
Graduate School or Higher	5.0%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment complete.

Information regarding this assessment can be requested through the site contact previously listed on this form.

# > Moving Pennsylvania Forward Lemont Furnace Site

North Union Township, PA 15456

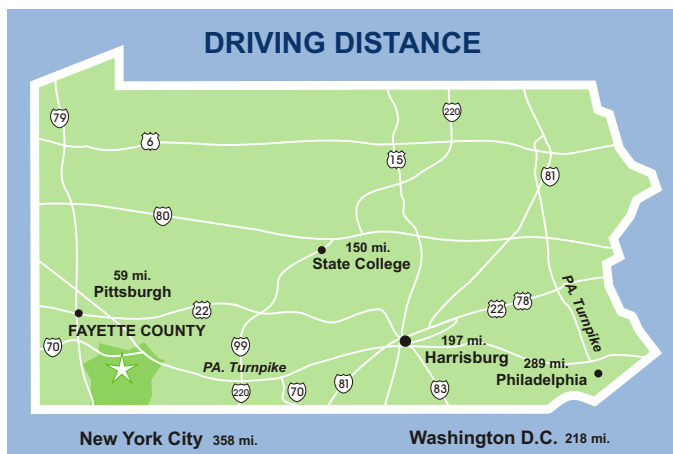
North Union Township | Fayette County

## SITE CONTACT INFORMATION

**Barry Seneri**, *Fay-Penn Economic Development Council*  
2 West Main Street, Suite 407  
Uniontown, PA 15401  
724.437.7913  
barrys@faypenn.org

## PROPERTY

Located in a Keystone Opportunity Zone (KOZ), this property is ideal for manufacturing and/or a warehouse/distribution center. The site was formerly used for deep and strip mining and has been used for agricultural uses once mining ceased. Surrounding land uses are residential and commercial. The property is shovel ready.



## Transportation

I-70 & I-76 within 26 miles  
S.R. 119 within 1 mile  
Port of Pittsburgh with 45 miles  
Morgantown Airport within 28 miles  
Rail access adjacent to site through Southwestern PA Railroad



*Aerial view of Lemont Furnace Site*

## SITE LOCATION & CHARACTERISTICS

### Property Description

130 acres

### Lease or Sale

This property is for sale

### Former Use

Deep mining and strip mining

### Owner

Fay-Penn Economic Development Council

### Zoning

M-1 (Light Manufacturing)

## UTILITIES

### Water

North Fayette County Municipal Authority

### Sewer

North Union Township Sewage Authority

### Gas

Columbia Gas

### Power

Allegheny Power

### Telecommunications

Verizon / Atlantic Broadband

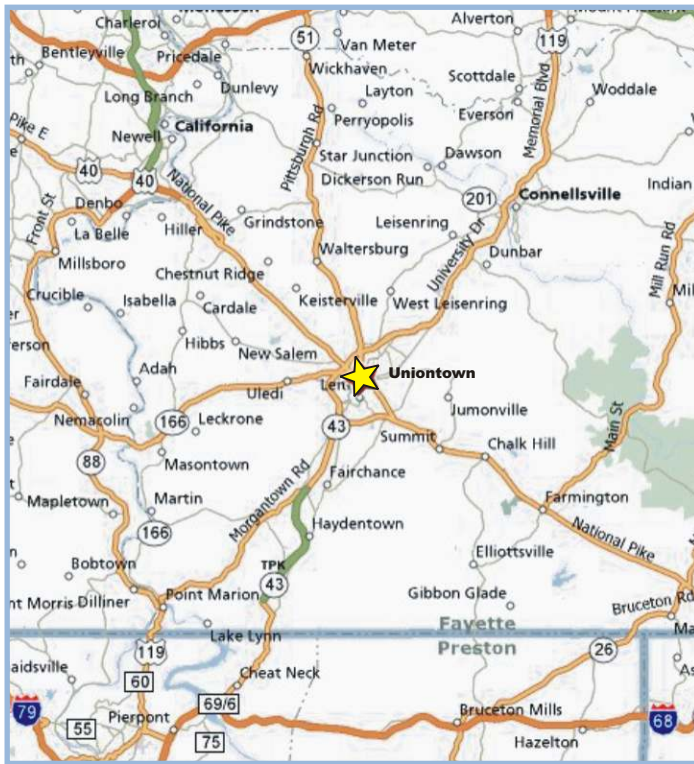
### Incentives

Keystone Opportunity Zone (KOZ)  
with tax incentives until 2013

# Lemont Furnace Site

North Union Township, PA 15456

North Union Township | Fayette County

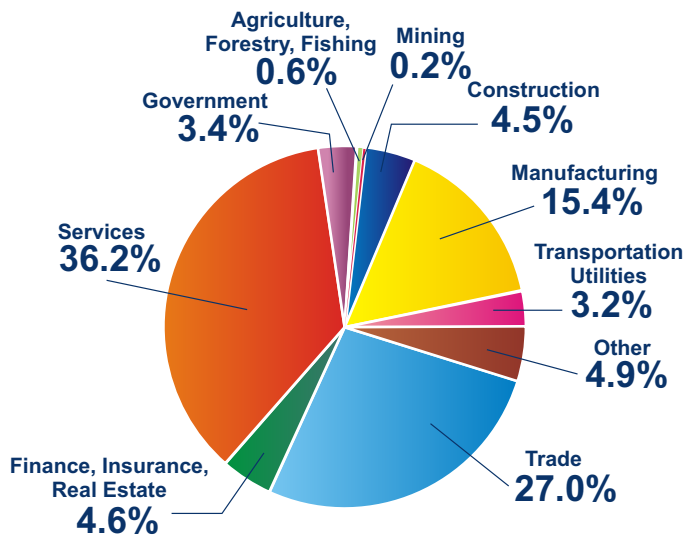


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## DEMOGRAPHICS - Fayette County

	County	State
Population (2005 Estimate)	146,142	12,429,616
Population Change (2004-2005)	-0.50%	0.3%
Population/Square Mile	186.3	271
Median Age	40.2	38
Average Household Income	\$37,400	\$46,593
Average Home Value	\$74,921	\$104,047
Average Travel Time to Work	26.5	24.3
<b>Education</b>		
High School	76.0%	59.2%
Associate Degree	7.6%	9.2%
Bachelor's Degree	11.4%	21.7%
Graduate School or Higher	5.0%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I Environmental Assessment complete.

Information regarding this assessment can be requested through the site contact previously listed on this form.



## SITE CONTACT INFORMATION

**Taris Vrcek**, McKees Rocks CDC

19 May Avenue

McKees Rocks, PA 15136

412.608.6765

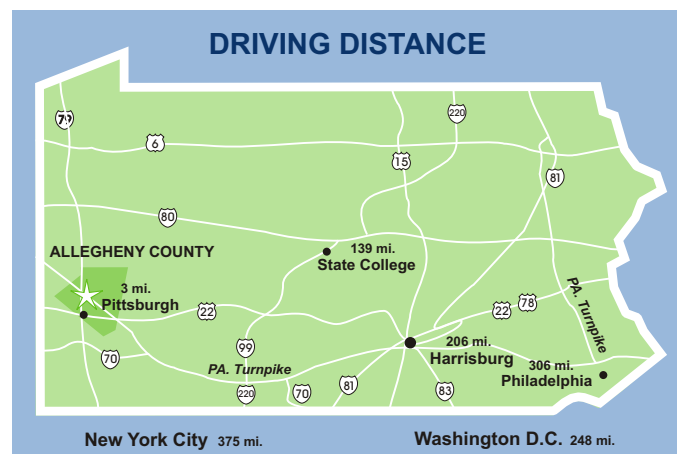
tvrcek@mckeesrocks.com

## PROPERTY

McKees Rocks Flats, located at a former P&LE locomotive shop, is strategically located along the Ohio River and 3 miles from downtown Pittsburgh. The property receives 22,000 vehicular trips daily from the north entrance at McKees Rock Bridge and 17,000 vehicular trips daily from the south entrance on Carson Street. The project is a central part of the Borough of McKees Rocks' strategic revitalization and Ohio Valley Enterprise Zone strategies.



*Aerial view of McKees Rocks Flats*



## SITE LOCATION & CHARACTERISTICS

### Property Description

150 acres

120 developable acres

300,000 square feet building space

### Lease or Sale

This property is available for sale or lease

### Former Use

Railcar Repair Facility

### Owner

Multiple property owners

### Zoning

I-1 (Industrial)

### Transportation

I-79 and I-279 within 5 minutes

Pittsburgh International Airport within 15 minutes

Rail served by CSX and Pittsburgh Ohio Central

## UTILITIES

### Water

West View Water

### Sewer

Alcosan

### Gas

Columbia Gas

### Power

Power - Duquesne Light

### Telecommunications

Verizon

### Incentives

Enterprise Zone

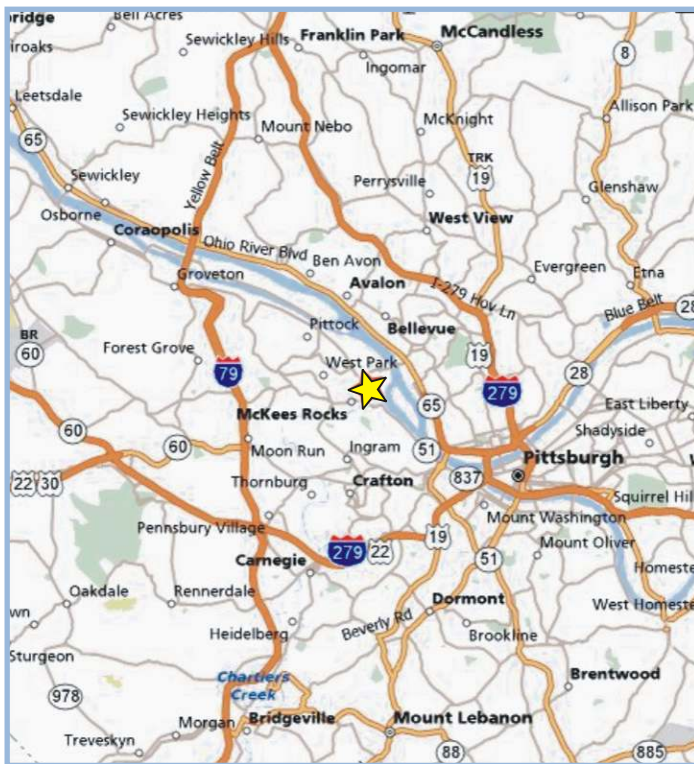
Keystone Innovation Zone

Community Action Team Project

# McKees Rocks Flats

1 Railway Drive, Borough of McKees Rocks, PA 15136

Borough of McKees Rocks | Allegheny County

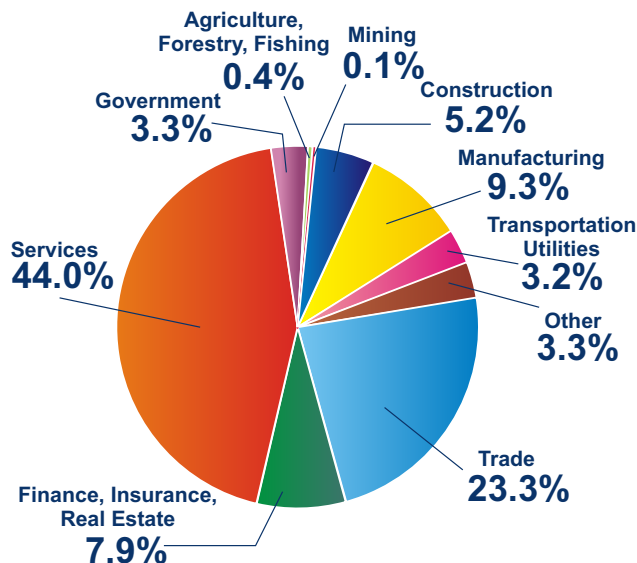


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## DEMOGRAPHICS - Allegheny County

	County	State
Population (2005 Estimate)	1,235,841	12,429,616
Population Change (2004-2005)	-0.90%	0.3%
Population/Square Mile	1721.3	271
Median Age	39.6	38
Average Household Income	\$52,734	\$46,593
Average Home Value	\$106,194	\$104,047
Average Travel Time to Work	25.3	24.3
<b>Education</b>		
High School	50.7%	59.2%
Associate Degree	10.7%	9.2%
Bachelor's Degree	26.0%	21.7%
Graduate School or Higher	12.6%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 4.6% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase II environmental assessment pending.

Information regarding this assessment can be requested through the site contact previously listed on this form.

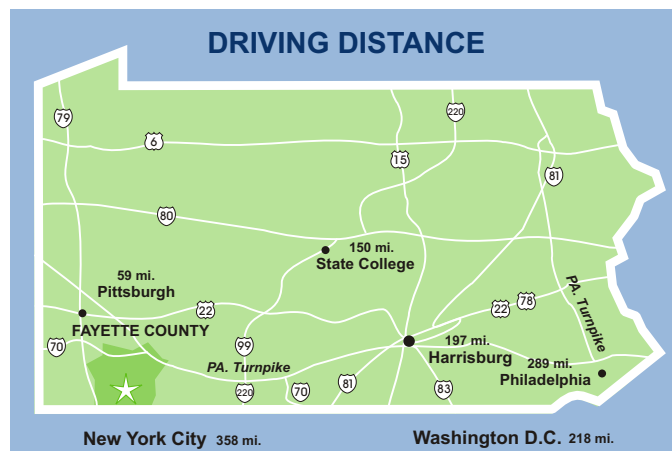


## SITE CONTACT INFORMATION

**Barry Seneri**, *Fay-Penn Economic Development Council*  
2 West Main Street, Suite 407  
Uniontown, PA 15401  
724.437.7913  
barrys@faypenn.org

## PROPERTY

Located in a Keystone Opportunity Zone (KOZ), this property is ideal for residential development, commercial/retail development, industrial development and/or recreational development. The site was formerly used for deep and strip mining by Pittsburgh Coal and the surrounding land use is primarily agriculture with little to no congestion and site is easily accessible.



*Aerial view of Springhill Site*



## SITE LOCATION & CHARACTERISTICS

### Property Description

852 acres

### Lease or Sale

This property is for sale

### Former Use

Deep mining and strip mining

### Owner

Fay-Penn Economic Development Council

### Zoning

M-1 (Light Manufacturing) & AR (Agricultural Residential)

### Transportation

I-68 within 6 miles

Route 857 within 1.5 miles

Pittsburgh Waterport within 60 miles

Morgantown Airport within 9 miles

Connellsville Airport within 20 miles

## UTILITIES

### Water

North Fayette County Municipal Authority

### Sewer

Not available

### Gas

Columbia Gas

### Power

Allegheny Power

### Telecommunications

Verizon

### Incentives

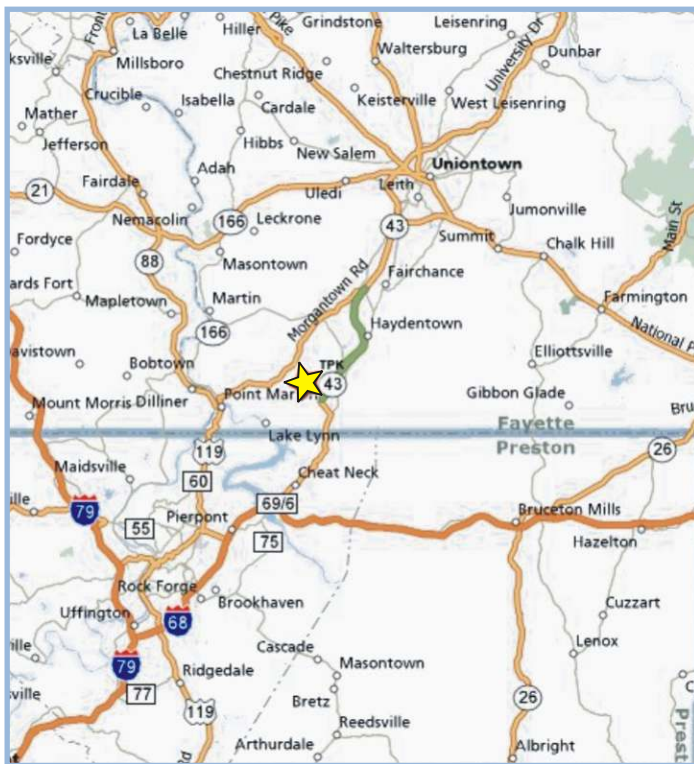
Keystone Opportunity Zone (KOZ)  
with tax incentives until 2013



# Springhill Site

203 Cornish Road, Springhill Township, PA 15439

Springhill Township | Fayette County

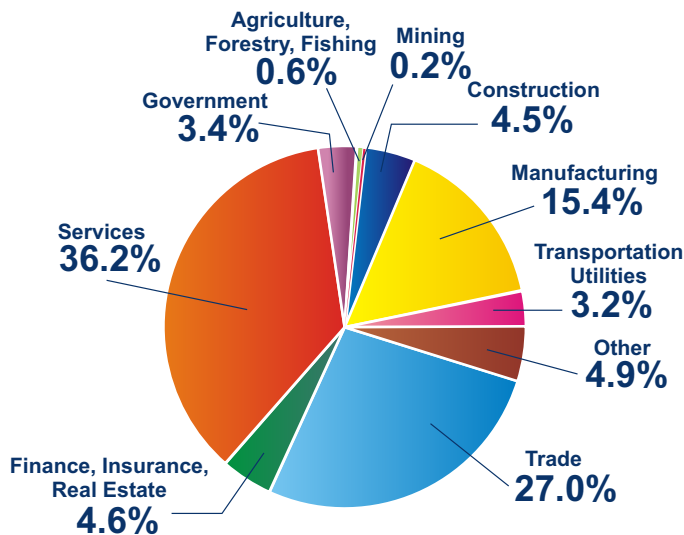


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## DEMOGRAPHICS - Fayette County

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Associate Degree	7.6%	9.2%
Bachelor's Degree	11.4%	21.7%
Graduate School or Higher	5.0%	10.0%

## EMPLOYMENT BY INDUSTRY



Unemployment Rate 6.0% March 2008

Source: Team Pennsylvania Foundation

## ENVIRONMENTAL STATUS

Phase I environmental assessment complete.

Information regarding this assessments can be requested through the site contact previously listed on this form.