



Pennsylvania
**Department of
Environmental Protection**

May 4, 2026

CERTIFIED MAIL NO. 9489 0090 0027 6506 2945 05

Craig Hibbard
Sr. Vice President, Infrastructure
Mercer Node Property, LLC
201 Clark Street
Sharon, PA 16146

Re: Mercer Node - Approval of Site Management Plan
Former JMC Steel Group - Sharon Pipe Plant
eFACTS PF No. 625900
eFACTS Activity No. 38298
200 – 201 Clark Street
City of Sharon, Mercer County

Dear Mr. Hibbard:

The Department of Environmental Protection (DEP) has reviewed the March 2026 document titled, "SITE-SPECIFIC PROJECT MANUAL" for the Property referenced above (Site Management Plan). The Site Management Plan was prepared by Civil & Environmental Consultants, Inc. and submitted to the DEP in accordance with Paragraph 4.c of the April 20, 2026 Consent Order and Agreement between the DEP, Mercer Node Property, LLC, and Mercer Node Development, LLC (COA).

DEP hereby approves the Site Management Plan in accordance with Paragraph 5 of the COA.

The following additional requirements under Paragraph 4 of the COA are as follows:

- On or before May 20, 2026, notify the DEP in writing to confirm that the COA and its Exhibits are recorded with the Deed to the property in the Recorder of Deeds Office for Mercer County.
- On or before May 20, 2026, submit to the DEP a Notice of Intent to Remediate ("NIR"), submit notice of the NIR to the local municipality, and publish notification of the NIR as required by Act 2.
- On or before June 19, 2026, submit to the DEP a Characterization Schedule for performing further site characterization prior to or in conjunction with planned redevelopment activities on the property to further clarify the horizontal and vertical extent of contamination in a manner that protects human and ecological receptors during redevelopment activities.

Please feel free to contact Barry Stanton, P.G. by e-mail at bastanton@pa.gov or by telephone at 814332.6195 with any questions or if further clarification is needed regarding this matter.

Sincerely,



Kammy Halterman
Environmental Program Manager
Environmental Cleanup and Brownfields Program

cc: Jeff Summers – CEC
Hardik Patel – BitFarms
Kevin Garber, Esq. – Babst Calland
Mercer County Conservation District
City of Sharon
Katie McLaughlin – OTO
Troy Conrad – OTO
Barry Stanton – DEP
Dearald Shufstall – DEP OCC
Staci Gustafson – DEP
Erin Wells – DEP
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