



February 28, 2025

PUBLIC UPLOAD

Ms. Jillian Gallagher  
Air Quality Program Manager  
Pennsylvania Department of Environmental Protection  
2 East Main Street  
Norristown, PA 19401

Subject: RACT III Proposal and Significant Operating Permit Modification Application  
Innovation 411 Fee Owner, LLC  
King of Prussia, Pennsylvania  
Title V Operating Permit No. 46-00299  
IES Project No. EV251335.03

Dear Ms. Gallagher:

On behalf of Innovation 411 Fee Owner, LLC (Innovation), IES Engineers (IES) is pleased to submit its RACT III Proposal along with the application for a Significant Operating Permit Modification for the Innovation facility in King of Prussia, Upper Merion Township, Montgomery County, Pennsylvania. The purpose of the application is to incorporate the NO<sub>x</sub> RACT III requirements into the facility's Title V operating permit, No. 46-00299. Specifically, the permit will be modified to incorporate (i) the proposed NO<sub>x</sub> emission limits and fuel throughput limits for the three non-emergency electric generators (EGENs) in Building 32, and (ii) the presumptive RACT requirements for the boilers and emergency EGENs.

This application consists of the following documents:

- Air Quality Fee Form
- Operating Permit Modification Application Form
- Proposed Permit Changes
- Municipal Notification Letters (and proof of delivery)
- Air Pollution Control Act Compliance Review Form

Concurrently with the submission of this application, we are paying the \$4,000 Significant Operating Permit Modification fee.



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Ms. Jillian Gallagher  
February 28, 2025  
Page 2

During the Department's technical review, we will be happy to respond to any questions or provide additional information in a timely manner. Should you have any questions concerning this application, please do not hesitate to contact me or Mrs. Holly Burkitt of CBRE, the facility operator, at (860) 549-6626.

Sincerely,

*Robert W. Schlosser* /e/

Robert W. Schlosser, P.E.  
Principal Project Manager

Attachment

cc: H. Burkitt, CBRE  
K. Kyle, MLP Ventures  
A. Soni, IES



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1720 Walton Road, Blue Bell, PA 19422 610-828-3078 Fax 610-828-7842

**RACT III PROPOSAL**

**PREPARED FOR:**

**INNOVATION 411 FEE OWNER, LLC  
411 SWEDELAND ROAD  
KING OF PRUSSIA, PENNSYLVANIA 19406**

**SUBMITTED TO:**

**PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
AIR QUALITY PROGRAM  
SOUTHEAST REGIONAL OFFICE  
NORRISTOWN, PENNSYLVANIA 19401**

**IES PROJECT NO. EV251335.03  
FEBRUARY 2025**

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- 1.0 Project Background & Process Description
- 2.0 Regulatory Review
- 3.0 RACT III Requirements

## **APPENDIX**

- Appendix A Significant Operating Permit Modification

## 1.0 PROJECT BACKGROUND & PROCESS DESCRIPTION

Innovation 411 Fee Owner, LLC (Innovation), owns a mixed-business campus in Upper Merion Township, Montgomery County, Pennsylvania. Facilities and related emission sources within the campus are operated by CBRE, Inc. Innovation has a Title V Operating Permit (No. 46-00299), which was issued on February 16, 2024, revised on February 13, 2025, with an expiration date of April 16, 2029.

The Philadelphia-Wilmington-Atlantic City region failed to achieve the 8-hour 2015 National Ambient Air Quality Standard for ozone by the August 2024 attainment deadline. Consequently, on July 30, 2024, the U.S. EPA reclassified Bucks, Chester, Delaware, Montgomery, and Philadelphia Counties from moderate nonattainment to serious nonattainment for ozone. Since the Innovation campus is located in Montgomery County, it is potentially an affected facility. The nonattainment reclassification lowered the NO<sub>x</sub> major source threshold under the RACT III program from 100 tpy to 50 tpy. The RACT major source threshold for VOC remains at 50 tpy for both moderate and serious nonattainment areas. The redesignation action affects only NO<sub>x</sub> emissions.

Innovation's Title V permit imposes a site-wide NO<sub>x</sub> emission limit of 99.99 tons per year (tpy), which makes the facility a major NO<sub>x</sub> source for purposes of RACT III and subjects the facility to the requirements of 25 Pa. Code §§129.111-115. Two of these requirements are that affected facilities must submit a notification of RACT III applicability to the Department by January 31, 2025, and comply with the RACT III rule by January 1, 2026. Innovation submitted the required notification to the Department on January 31, 2025.

At this campus, there are three boilers and six electric generators (EGENs) subject to RACT III:

Source ID	Source Name	Rated Capacity	Fuel(s)
031	Boiler 1 (Bldg. 20)	25 MMBTU/hr	Natural gas / No. 2 fuel oil
033	Boiler 3 (Bldg. 20)	49 MMBTU/hr	Natural gas / No. 2 fuel oil
034	Boiler 4 (Bldg. 20)	25 MMBTU/hr	Natural gas / No. 2 fuel oil
047B	Three (3) Detroit Diesel Generators (Bldg. 32)	EGEN – 1,600 kW (each) Engine – 2,145.6 hp (each)	No. 2 fuel oil
047H	Bldg. 24 1,500-kW EGEN (Gen 24-1A)	EGEN – 1,500 kW Engine – 2,011.5 hp	No. 2 fuel oil
047I	Bldg. 24 750-kW EGEN (Gen 24-1)	EGEN – 750 kW Engine – 1,005.8 hp	No. 2 fuel oil
047M	Bldg. 20 900-kW EGEN (EG 20-1)	EGEN – 900 kW Engine – 1,206.9 hp	No. 2 fuel oil

The actual NO<sub>x</sub> emissions from the facility during the past five years are as follows:

<u>Year</u>	<u>NO<sub>x</sub> Emissions</u>
2020	10.09 tpy
2021	9.10 tpy
2022	8.56 tpy
2023	8.85 tpy
2024	9.12 tpy

Innovation's actual NO<sub>x</sub> emission are significantly less than the RACT III major source threshold of 50 tpy.

## 2.0 REGULATORY REVIEW

In accordance with §129.111(a), the RACT III requirements apply to a major NO<sub>x</sub>-emitting facility that commenced operation on or before August 3, 2018. These regulations establish three options by which each source can achieve compliance:

- Presumptive RACT requirements or emission limitations [§129.112]
- Facility-wide or area-wide averaging of emissions [§129.113]
- Alternative case-by-case RACT analysis for sources that (i) either do not have a presumptive requirement or emission limitation or (ii) cannot meet the applicable requirement or emission limitation [§129.114]

In addition, a facility can take a federally enforceable NO<sub>x</sub> emission limit of 50 tpy in order to become a synthetic minor source under the RACT III Program before the January 1, 2026, compliance date.

Except for the 60 MMBTU/hr boiler (ID 035) and the 2,000-kW EGEN (ID 731A), all the NO<sub>x</sub> emission sources at the Innovation campus commenced operation prior to August 3, 2018, subjecting them to the RACT III regulations. §129.115(a)(3) requires the RACT III notification to indicate whether each source is subject to a presumptive RACT requirement or RACT emission limitation specified in §§129.111-114.

The following presumptive RACT requirements and RACT emission limitations are identified in §129.112:

Source	Presumptive RACT
Combustion units with rated heat input between 20 and 50 MMBTU/hr	Biennial tune ups (every 5 years if equipped with an oxygen trim system)
Sources with NO <sub>x</sub> PTE < 5 tpy	Conformance with manufacturer's specifications and good operating practices
Boilers with rated heat input < 20 MMBTU/hr	Conformance with manufacturer's specifications and good operating practices
Emergency standby engine operating < 500 hours in any 12-month rolling period	Conformance with manufacturer's specifications and good operating practices
Lean-burn natural gas-fired engines 500-3,500 bhp	3.0 gm NO <sub>x</sub> /bhp-hr
Lean-burn natural gas-fired engines > 3,500 bhp	0.6 gm NO <sub>x</sub> /bhp-hr
Liquid fuel (diesel)-fired engines > 500 bhp	1.6 gm NO <sub>x</sub> /bhp-hr
Rich-burn engines > 100 bhp	2.0 gm NO <sub>x</sub> /bhp-hr

### 3.0 RACT III REQUIREMENTS

Innovation 411 Fee Owner, LLC (Innovation) operates three natural gas and No. 2 fuel oil-fired boilers on its campus and three No. 2 fuel oil-fired electric generators (EGENs) located in in Buildings 24 and 20 that are used only for emergency purposes.

These sources all meet the following RACT III presumptive requirements:

Boilers – Biennial tune-ups [§129.112(b)(1)(i)]

EGENs – Operation in accordance with manufacturer’s specifications and good operating practices [§129.112 (c)(10)]

Innovation also operates three No. 2 fuel oil-fired EGENs located in Building 32 that are operated for both emergency and non-emergency purposes. These three EGENs have a combined NO<sub>x</sub> emission limit of 24.2 tpy and a combined fuel limit of 61,050 gal/yr. These EGENs do not currently do not meet the RACT III presumptive emission limit of 1.6 g NO<sub>x</sub>/bhp-hr.

Innovation submitted its Initial Notification of Applicability to the Department on January 31, 2025, in which it indicated it would conduct a case-by-case analysis to determine the technical and economic feasibility of adding control devices to reduce the NO<sub>x</sub> emissions from the three Building 32 EGENs (ID 047B) and determine the best method for achieving compliance with the RACT III regulation.

Innovation has completed its case-by-case analysis. Based on results of the analysis and actual operation of these EGENs, Innovation is proposing to impose a NO<sub>x</sub> emission limit of less than 5 tpy on each Building 32 EGEN along with an individual No. 2 fuel oil limit of 12,500 gal/yr, calculated on a 12-month rolling basis. These changes to the Title V permit will allow these three EGENs to qualify for the presumptive RACT III requirement (§129.112(c)(10)), which requires that the EGENs be operated in accordance with manufacturer’s specifications and good operating practices.

Therefore, Innovation is submitting its Significant Operating Permit Modification application, which is presented in Appendix A.

Upon the issuance of the modified Title V Operating Permit, Innovation will comply with the RACT III rule before the compliance date of January 1, 2026, through implementing the presumptive RACT III requirements for its boilers and EGENs.



**APPENDIX A**

**SIGNIFICANT OPERATING PERMIT MODIFICATION APPLICATION**

**TITLE V PERMIT 46-00299**

## TABLE OF CONTENTS

Air Quality Fees for Title V Operating Permit  
Operating Permit Modification Application

### ATTACHMENTS

Attachment 1	Proposed Permit Changes
Attachment 2	Municipal Notification Letters <ul style="list-style-type: none"><li>- Montgomery County Planning Commission</li><li>- Upper Merion Township</li><li>- Proofs of Delivery</li></ul>
Attachment 3	Air Pollution Control Act Compliance Review Form

## **AIR QUALITY FEES FOR TITLE V OPERATING PERMIT**



## AIR QUALITY FEES FOR TITLE V OPERATING PERMIT

Company Information				
Federal Tax ID: <b>82-2997133</b>			Firm Name: <b>Innovation 411 Fee Owner, LLC</b>	
Permit # (If any): <b>TVOP 46-00299</b>			Facility Name: <b>King of Prussia Facility</b>	
Municipality: <b>Upper Merion Township</b>			County: <b>Montgomery</b>	
Contact Person Name: <b>Holly Burkitt</b>			Telephone Number: <b>(860) 549-6626</b>	
E-mail: <b>Holly.Burkitt@cbre.com</b>				
Title V Operating Permit				
Line #	Check the appropriate box below	Type of Authorization	Fee 2021 - 2025	Total Fees
1	<input type="checkbox"/>	New Application, Subchapter G	\$5,000	
2	<input type="checkbox"/>	Renewal	\$4,000	
3	<input type="checkbox"/>	Minor Modification	\$1,500	
4	<input checked="" type="checkbox"/>	Significant Modification	\$4,000	\$4,000
5	<input type="checkbox"/>	Administrative Amendment / Change of Ownership	\$1,500	
6	<input type="checkbox"/>	Plantwide Applicability Limit (PAL) for NSR regulated pollutants or PAL for PSD regulated pollutants or both	\$10,000	

Pay maximum amount of fee when one or more authorizations are requested. For example, when a renewal application and a change of ownership forms are submitted, please pay only the highest amount of fee (\$4,000).

## **OPERATING PERMIT MODIFICATION APPLICATION**



**pennsylvania**

DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

OP #: \_\_\_\_\_

Date: \_\_\_\_\_

## OPERATING PERMIT MODIFICATION APPLICATION

### Section 1 – General Information

#### 1.1 Application Type

Type of permit for which application is made:

☐ Minor Modification ☐ State-Only Operating Permit

☒ Significant Modification ☒ Title V Operating Permit

Existing Operating Permit No: 46-00299

#### 1.2 Facility Information

Firm Name: Innovation 411 Fee Owner, LLC Federal Tax ID: 82-2997133

Facility Name: King of Prussia Facility Plant Code: 01

NAICS Code: 533190 SIC Code: 6519

Description of NAICS Code: Lessors of Other Real Estate Property – Lessors of Real Property, not Elsewhere Classified

Description of SIC Code: Land Rental or Leasing

County: Montgomery Municipality: Upper Merion Township

Latitude: 40.078925 Longitude: -74.332967

Horizontal Reference Datum: 1927 Horizontal Collection Method: \_\_\_\_\_ Reference Point: Plant entrance

#### 1.3 Permit Contact Information

Name: Holly Burkitt Title: General Manager

Address: 411 Swedeland Road

City: King of Prussia State: PA ZIP: 19406

Telephone: (860) 549-6626

Email: holly.burkitt@cbre.com

#### 1.4 Small Business Question

Are you a small business as defined by the Pennsylvania Air Pollution Control Act? ☐ Yes ☒ No

Are you a small business as defined by the U.S. Small Business Administration? ☐ Yes ☒ No

#### 1.5 Request for Confidentiality

Do you request any information on this application to be treated as "Confidential"? ☐ Yes ☒ No

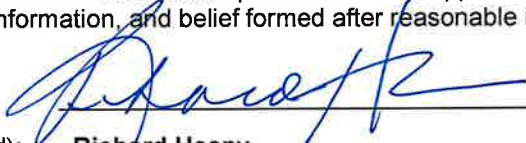
Place confidential information on separate page(s) marked "Confidential".

In order to request confidential treatment for information in any document, you must submit a redacted version of the relevant document with the confidential information blacked out (and thus suitable for public disclosure), along with a letter of request containing a table identifying the page and line number of each redaction, along with a justification for each redacted item as to why it should be deemed confidential under the specific criteria allowed under 25 Pa. Code §127.12(d) and Section 13.2 of the APCA.

#### 1.6 Certification of Truth, Accuracy and Completeness by a Responsible Official

I certify that, subject to the penalties of Title 18 Pa. C.S.A. Section 4904 and 35 P.S. Section 4009(b)(2), I am the responsible official having primary responsibility for the design and operation of the facilities to which this application applies and that the information provided in this application is true, accurate, and complete to the best of my knowledge, information, and belief formed after reasonable inquiry.

(Signed)



Date:

02/28/25

Name (Typed):

Richard Heany

Title:

President

Telephone:

(610) 992-5864

Email:

rheany@mlpventures.com

[illegible]



**Section 3 – Facility Changes - N/A**

**Complete this section ONLY if the changes are for the entire facility. If changes are for a source or sources, skip this Section and complete Section 4 for each Source in which a change is proposed.**

3.1 Describe all proposed changes to this facility:

**Not applicable**

3.2 If the proposed facility changes involve any changes in actual emissions, please complete the following table.  
Attach another table if needed.

Pollutant Name	CAS Number	Change in Actual Emissions (+ or -)

3.3 Anticipated date on which proposed change is scheduled to occur: \_\_\_\_\_

3.4 List the proposed revision language for the operating permit conditions. This includes all changes to the emissions, monitoring, testing, record-keeping, reporting requirements and work practice standard requirements. Write in the type of applicable requirements in the column provided. Attach another table if needed.

[illegible]

3.5 Provide a listing of all changes in chronological order (additions and subtractions) made at a facility since the last submittal and attach it to this application. For example:

- March 2016 - Added shot blast booth 5, exempted by the attached Request for Determination.
- Dec 2017 - Installed new paint line in accordance with Plan Approval XX-XXXXXX

**N.A.**

3.6 For renewals, please review the current operating permit. If you are proposing any changes to the conditions of the permit, please provide the condition number, the requested change, and justification for the requested change.

**N.A.**

<b>Section 4 – Unit Information (duplicate this section for each unit as needed)</b>			
<b>4.1 Unit Type:</b> <input type="checkbox"/> Combustion <input type="checkbox"/> Incinerator <input checked="" type="checkbox"/> Process <input type="checkbox"/> Control Device			
<b>4.2 General Source Information (Combustion/Incinerator/Process)</b>			
a. Source ID: <u>047B</u>	b. Source Name: <u>Three Detroit Diesel Generators</u>		
c. Manufacturer: <u>Detroit Diesel</u>	d. Model No.: <u>N.A.</u>		
e. Source Description: <u>1,600-kW Diesel-Fired Electric Generators</u>			
f. Rated Capacity (for engines use BHP): <u>≈ 2,260</u>	g. Installation Date: <u>Pre-2010</u>		
h. Rated Power/Electric Output: <u>1,600 kW each</u>			
i. Exhaust Temperature: _____	Units: _____	j. Exhaust % Moisture: _____	k. Exhaust Flow Volume: _____ SCFM
<b>4.3 General Control Device Information</b>			
a. Unit ID: <u>N.A.</u>		b. Unit Name: _____	
c. Used by Sources: _____			
d. Type: _____			
e. Pressure Drop (in. H <sub>2</sub> O): _____		f. Capture Efficiency: _____	
g. Flow Rate (specify unit): _____			
h. Manufacturer: _____		i. Model No.: _____	
j. Installation Date: _____			

#### 4.4 Proposed Changes to Unit

- a. Describe all proposed changes to this unit: **No physical changes to the units are proposed. This application is to limit the annual fuel throughput to each Building 32 EGEN to 12,500 gallons per year and the potential NOx emissions to less than 5.0 tpy, both calculated on a 12-month rolling sum.**

- b. If the proposed unit changes involve any changes in actual emissions, please complete the following table. Attach another table if needed.

Pollutant Name	CAS Number	Change in Actual Emissions (+ or -)
No Change		

- c. Anticipated date on which proposed change is scheduled to occur: **Upon issuance of modified permit**

- d. List the proposed revision language for the operating permit condition. This includes all changes to the emission, monitoring, testing, record-keeping, reporting requirements and work practice standard requirement. Write in the type of applicable requirements in the column provided. Attach another table if needed.

Citation Number	Type of Applicable Requirement	Existing Operating Permit Condition or Condition Number	Proposed Language for Permit Condition
TVOP 46-00299, ID 047B	§127.441	003 (NOx)	439 lb/hr or 5.0 tpy/EGEN on a 12-month rolling sum.
TVOP 46-00299, ID 047B	§127.441	006(b)	The permittee shall ensure that the No. 2 fuel oil usage for each Detroit diesel generator (Building 32)(Source ID 047B) shall not exceed 12,500 gal/yr, calculated on a 12-month rolling su.

<b>Section 4 – Unit Information (duplicate this section for each unit as needed)</b>			
<b>4.1 Unit Type:</b> <input type="checkbox"/> Combustion <input type="checkbox"/> Incinerator <input type="checkbox"/> Process <input type="checkbox"/> Control Device			
<b>4.2 General Source Information (Combustion/Incinerator/Process)</b>			
a. Source ID: _____	b. Source Name: _____		
c. Manufacturer: _____	d. Model No.: _____		
e. Source Description: _____			
f. Rated Capacity (for engines use BHP): _____		g. Installation Date: _____	
h. Rated Power/Electric Output: _____			
i. Exhaust Temperature: _____	Units: _____	j. Exhaust % Moisture: _____	k. Exhaust Flow Volume: _____ SCFM
<b>4.3 General Control Device Information</b>			
a. Unit ID: _____		b. Unit Name: _____	
c. Used by Sources: _____			
d. Type: _____			
e. Pressure Drop (in. H <sub>2</sub> O): _____		f. Capture Efficiency: _____	
g. Flow Rate (specify unit): _____			
h. Manufacturer: _____		i. Model No.: _____	
j. Installation Date: _____			

Section 5 – Compliance Plan for the Facility			
		Yes	No
5.1	Will your facility be in compliance with all applicable requirements at the time of permit issuance and continue to comply with these requirements during the permit duration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2	Will your facility be in compliance with all applicable requirements presently scheduled to take effect during the term of the permit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ATTACHMENT 1**

**PROPOSED PERMIT CHANGES**

ATTACHMENT 1  
PROPOSED PERMIT CHANGES

Innovation proposes the following changes to the Title V operating permit, No. 46-00299. The section, page, and condition numbers are referenced to the latest version of the permit, issued on February 13, 2025. Proposed additions are indicated in ***bold, italic*** typeface; proposed deletions are indicated in ~~striketrough~~ typeface.

Section D, Page 40, ID 047B, Condition #003 – Please change this condition to read as follows:

“The total, combined pollutant emissions from the three (3) Detroit Diesel Generators (Bldg. 32) (Source ID: 047B) shall not exceed the following limits:

NO<sub>x</sub>: 439 lbs/hr or ~~24.2~~ ***5.0*** tons per year/EGEN as a 12-month rolling sum...”

Section D, Page 41, ID 047B, Condition #006(b) – Please revise this condition to read as follows:

***The permittee shall ensure that the No. 2 Fuel Oil usage for each of the three (3) Detroit Diesel Generators (Bldg. 32) (Source ID: 047B) shall not exceed 12,500 gallons per year, calculated as a 12-month rolling sum.***



## **ATTACHMENT 2**

### **MUNICIPAL NOTIFICATIONS**

- **MONTGOMERY COUNTY PLANNING COMMISSION**
- **UPPER MERION TOWNSHIP PLANNING COMMISSION**
- **PROOF OF DELIVERY**



---

1720 Walton Road, Blue Bell, PA 19422 610-828-3078 Fax 610-828-7842

February 26, 2025

EXPRESS MAIL

*FedEx No. 8182 9132 7281*

Mr. Scott France, AICP  
Executive Director  
Montgomery County Planning Commission  
One Montgomery Plaza, Suite 201  
425 Swede St.  
Norristown, PA 19401

Subject: Innovation 411, Fee Owner, LLC  
King of Prussia, Pennsylvania  
Significant Operating Permit Modification  
IES Project No. EV251335.03

Dear Mr. France:

On behalf of Innovation 411 Fee Owner, LLC (Innovation), IES Engineers (IES) hereby provides notice that, on or about February 28, 2025, Innovation will be submitting an application to the Pennsylvania Department of Environmental Protection for a Significant Modification to Title V Operating Permit (No. 46-00299) for the Innovation facility in Upper Merion Township, Montgomery County, Pennsylvania. The purpose of application is to incorporate the Reasonably Available Control Technology requirements for oxides of nitrogen emissions into the facility's operating permit. Innovation is not proposing to add any new equipment or modifications to existing equipment.

Pursuant to Section 1905-A of the Administrative Code of 1929 (71 P.S. §510-5) and 25 Pa. Code §127.43a, Innovation is required to provide municipalities with formal notice of this application. The Department allows for a 30-day comment period from the date of receipt of this letter. The application may be reviewed at the Department's Southeast Regional Office located at 2 East Main Street, Norristown, PA 19401. Comments on this application should be submitted to Ms. Jillian Gallagher, the Department's Air Quality Program Manager, at that address. If the Planning Commission has no comments, it may submit a written statement to the Department expressly waiving the 30-day comment period.

Sincerely,

*Robert W. Schlosser* /e/

Robert W. Schlosser, P.E.  
Principal Project Manager

cc: H. Burkitt, CBRE  
K. Kyle, MLP Ventures  
A. Soni, IES

February 26, 2025



February 27, 2025

Dear Customer,

The following is the proof-of-delivery for tracking number: 818291327281

Delivery Information:

Status:	Delivered	Delivered To:	Shipping/Receiving
Signed for by:	K.Lewis	Delivery Location:	2 E AIRY ST
Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday		NORRISTOWN, PA, 19401
		Delivery date:	Feb 27, 2025 09:11

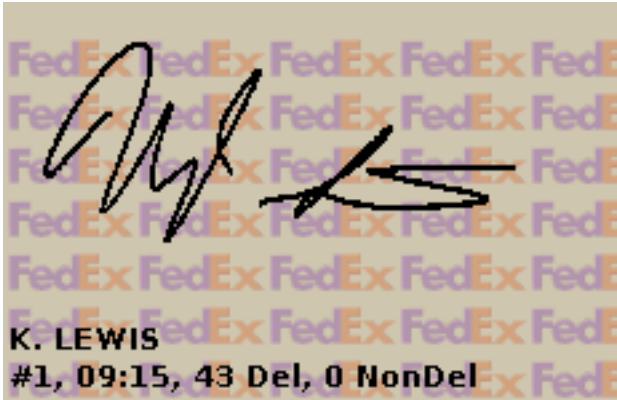
Shipping Information:

Tracking number:	818291327281	Ship Date:	Feb 26, 2025
		Weight:	

**Recipient:**  
SCOTT FRANCE, MONTG CO PLANNING COMMISSION  
425 SWEDE ST  
NORRISTOWN, PA, US, 19401

**Shipper:**  
ROBERT SCHLOSSER, IES ENGINEERS  
1720 WALTON RD  
BLUE BELL, PA, US, 194222305

Reference EV25335 03



Thank you for choosing FedEx



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1720 Walton Road, Blue Bell, PA 19422 610-828-3078 Fax 610-828-7842

EXPRESS MAIL

*FedEx No. 8182 9132 7292*

Mr. Anthony Hamaday  
Township Manager  
Upper Merion Township Planning Commission  
175 West Valley Forge Road  
King of Prussia, PA 19406

Subject: Innovation 411, Fee Owner, LLC  
King of Prussia, Pennsylvania  
Significant Operating Permit Modification  
IES Project No. EV251335.03

Dear Mr. Hamaday:

On behalf of Innovation 411 Fee Owner, LLC (Innovation), IES Engineers (IES) hereby provides notice that, on or about February 28, 2025, Innovation will be submitting an application to the Pennsylvania Department of Environmental Protection for a Significant Modification to Title V Operating Permit (No. 46-00299) for the Innovation facility in Upper Merion Township, Montgomery County, Pennsylvania. The purpose of application is to incorporate the Reasonably Available Control Technology requirements for oxides of nitrogen emissions into the facility's operating permit. Innovation is not proposing to add any new equipment or modifications to existing equipment.

Pursuant to Section 1905-A of the Administrative Code of 1929 (71 P.S. §510-5) and 25 Pa. Code §127.43a, Innovation is required to provide municipalities with formal notice of this application. The Department allows for a 30-day comment period from the date of receipt of this letter. The application may be reviewed at the Department's Southeast Regional Office located at 2 East Main Street, Norristown, PA 19401. Comments on this application should be submitted to Ms. Jillian Gallagher, the Department's Air Quality Program Manager, at that address. If the Planning Commission has no comments, it may submit a written statement to the Department expressly waiving the 30-day comment period.

Sincerely,

*Robert W. Schlosser* /e/

Robert W. Schlosser, P.E.  
Principal Project Manager

cc: H. Burkitt, CBRE  
K. Kyle, MLP Ventures  
A. Soni, IES



February 27, 2025

Dear Customer,

The following is the proof-of-delivery for tracking number: 818291327292

---

**Delivery Information:**

---

<b>Status:</b>	Delivered	<b>Delivered To:</b>	Residence
<b>Signed for by:</b>	Signature not required	<b>Delivery Location:</b>	175 W VALLEY FORGE RD
<b>Service type:</b>	FedEx Priority Overnight		
<b>Special Handling:</b>	Deliver Weekday		KING OF PRUSSIA, PA, 19406
		<b>Delivery date:</b>	Feb 27, 2025 09:14

---

**Shipping Information:**

---

<b>Tracking number:</b>	818291327292	<b>Ship Date:</b>	Feb 26, 2025
		<b>Weight:</b>	

**Recipient:**  
ANTHONY HAMADAY, UPPER MERION TWSP PLANNING COM  
175 W VALLEY FORGE RD  
KING OF PRUSSIA, PA, US, 19406

**Shipper:**  
ROBERT S, IES ENGINEERS  
1720 WALTON RD  
BLUE BELL, PA, US, 194222305

**Reference** EV251335 03

Thank you for choosing FedEx

**ATTACHMENT 3**

**AIR POLLUTION CONTROL ACT COMPLIANCE REVIEW FORM**



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF AIR QUALITY

## AIR POLLUTION CONTROL ACT COMPLIANCE REVIEW FORM

Fully and accurately provide the following information, as specified. Attach additional sheets as necessary.

**Type of Compliance Review Form Submittal (check all that apply)**
☒ Original Filing

Date of Last Compliance Review Form Filing:

☐ Amended Filing

**8/19/2024**
**Type of Submittal**
☐ New Plan Approval

☐ New Operating Permit

☐ Renewal of Operating Permit

☐ Extension of Plan Approval

☐ Change of Ownership

☐ Periodic Submission (@ 6 mos)

☒ Other: Significant Operating Permit Modification

### SECTION A. GENERAL APPLICATION INFORMATION

**Name of Applicant/Permittee/("applicant")**  
(non-corporations-attach documentation of legal name)

Innovation 411 Fee Owner LLC

**Address** 2201 Renaissance Boulevard, Suite 410

King of Prussia, PA 19406

**Telephone** 610-992-5864

**Taxpayer ID#** 82-2997133

**Permit, Plan Approval or Application ID#** Title V Operating Permit No. 46-0299

**Identify the form of management under which the applicant conducts its business (check appropriate box)**

☐ Individual

☐ Syndicate

☐ Government Agency

☐ Municipality

☐ Municipal Authority

☐ Joint Venture

☐ Proprietorship

☐ Fictitious Name

☐ Association

☐ Public Corporation

☐ Partnership

☐ Other Type of Business, specify below:

☒ Private Corporation

☐ Limited Partnership

**Describe below the type(s) of business activities performed.**

Real Estate Investment Company that holds Title.

**SECTION B. GENERAL INFORMATION REGARDING "APPLICANT"**

If applicant is a corporation or a division or other unit of a corporation, provide the names, principal places of business, state of incorporation, and taxpayer ID numbers of all domestic and foreign parent corporations (including the ultimate parent corporation), and all domestic and foreign subsidiary corporations of the ultimate parent corporation with operations in Pennsylvania. Please include all corporate divisions or units, (whether incorporated or unincorporated) and privately held corporations. (A diagram of corporate relationships may be provided to illustrate corporate relationships.) Attach additional sheets as necessary.

Unit Name	Principal Places of Business	State of Incorporation	Taxpayer ID	Relationship to Applicant
Innovation 411 Fee Owner LLC	King of Prussia, PA	Delaware	82-2997133	Applicant

**SECTION C. SPECIFIC INFORMATION REGARDING APPLICANT AND ITS "RELATED PARTIES"**

**Pennsylvania Facilities.** List the name and location (mailing address, municipality, county), telephone number, and relationship to applicant (parent, subsidiary or general partner) of applicant and all Related Parties' places of business, and facilities in Pennsylvania. Attach additional sheets as necessary.

Unit Name	Street Address	County and Municipality	Telephone No.	Relationship to Applicant
Innovation 411 Fee Owner, LLC	411 Swedeland Road, King of Prussia, PA 19406	Montgomery County; Upper Merion Township	(860) 549-6626	Applicant

**Provide the names and business addresses of all general partners of the applicant and parent and subsidiary corporations, if any.**

Name	Business Address
Richard Heany	2201 Renaissance Blvd., Suite 410, King of Prussia PA 19406



**List the names and business address of persons with overall management responsibility for the process being permitted (i.e., plant manager).**

<b>Name</b>	<b>Business Address</b>
Richard Heany	2201 Renaissance Blvd., Suite 410, King of Prussia PA 19406

**Plan Approvals or Operating Permits. List all plan approvals or operating permits issued by the Department or an approved local air pollution control agency under the APCA to the applicant or related parties that are currently in effect or have been in effect at any time 5 years prior to the date on which this form is notarized. This list shall include the plan approval and operating permit numbers, locations, issuance and expiration dates. Attach additional sheets as necessary.**

<b>Air Contamination Source</b>	<b>Plan Approval/ Operating Permit#</b>	<b>Location</b>	<b>Issuance Date</b>	<b>Expiration Date</b>
Boilers & EGENs	TVOP 46-00299	411 Swedeland Road King of Prussia, PA	02/16/24	4/16/29
1 New EGEN Building 32	PA 46-0299	411 Swedeland Road King of Prussia, PA	5/20/21	11/17/24 <sup>a</sup>
2 New 2,000-kW EGENs, Buildings 22, 25, 26, 27, 29, 29A	PA-46-0299A	411 Swedeland Road King of Prussia, PA	12/01/22	12/01/25
4,000-kW EGEN	PA-46-0299B	411 Swedeland Road King of Prussia, PA	04/12/23	10/13/25
60 MMBTU/hr NG/No. 2 Fuel Oil dual fuel fired boiler	PA-46-0299C	411 Swedeland Road King of Prussia, PA	06/05/23	12/05/24 <sup>a</sup>

a Incorporated into Title V permit through administrative amendment on February 13, 2025.


**Compliance Background.** (Note: Copies of specific documents, if applicable, must be made available to the Department upon its request.) List all documented conduct of violations or enforcement actions identified by the Department pursuant to the APCA, regulations, terms and conditions of an operating permit or plan approval or order by applicant or any related party, using the following format grouped by source and location in reverse chronological order. Attach additional sheets as necessary. See the definition of "documented conduct" for further clarification. Unless specifically directed by the Department, deviations which have been previously reported to the Department in writing, relating to monitoring and reporting, need not be reported.

Date	Location	Plan Approval/ Operating Permit#	Nature of Documented Conduct	Type of Department Action	Status: Litigation Existing/Continuing or Corrected/Date	Dollar Amount Penalty
None						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$

List all incidents of deviations of the APCA, regulations, terms and conditions of an operating permit or plan approval or order by applicant or any related party, using the following format grouped by source and location in reverse chronological order. This list must include items both currently known and unknown to the Department. Attach additional sheets as necessary. See the definition of "deviations" for further clarification.

Date	Location	Plan Approval/ Operating Permit#	Nature of Deviation	Incident Status: Litigation Existing/Continuing Or Corrected/Date
9/19/24	King of Prussia	P.A. 46-0299C	Late notifications	---

**CONTINUING OBLIGATION.** Applicant is under a continuing obligation to update this form using the Compliance Review Supplemental Form if any additional deviations occur between the date of submission and Department action on the application.

VERIFICATION STATEMENT	
<p>Subject to the penalties of Title 18 Pa.C.S. Section 4904 and 35 P.S. Section 4009(b)(2), I verify under penalty of law that I am authorized to make this verification on behalf of the Applicant/Permittee. I further verify that the information contained in this Compliance Review Form is true and complete to the best of my belief formed after reasonable inquiry. I further verify that reasonable procedures are in place to ensure that "documented conduct" and "deviations" as defined in 25 Pa Code Section 121.1 are identified and included in the information set forth in this Compliance Review Form.</p>	
	<u>2/28/25</u>
Holly Burkitt	Signature Date
Name (Print or Type)	
General Manager	
Title	