



Lycoming County Brownfields Coalition

Final Community Project Meeting



June 7, 2017
10:30 a.m.- noon

THE MAYNARD STREET CORRIDOR

A HISTORIC VIEW



THE MAYNARD STREET CORRIDOR

CIRCA 2012



THE MAYNARD STREET CORRIDOR

CIRCA 2005







Agenda

1. Overview of Lycoming County Brownfields Coalition Program
2. Program Goals & Accomplishments
 - 10 minute networking break -
3. The What, Why, When: The BF Process
4. Experience with the Lyco BF Program
5. What's Next?
6. Looking out to the Horizon
7. Questions & Networking





Brownfields Overview

What is a brownfield?

Any property that is underutilized for various socioeconomic reasons such as abandonment, obsolescence, tax delinquency, and/or blight, and whose redevelopment is inhibited by the real or perceived presence of hazardous substances and environmental contamination.



History of County Brownfield Program

- **First US EPA Brownfield Grant (2005-2009)**
- **Awarded \$200,000 by US EPA in 2005:**
 - Sites Inventory (hazardous sites only)
 - Phase I Environmental Site Assessments
 - Outreach & Engagement
 - Four targeted areas:
 - Jersey Shore
 - Hughesville
 - Montgomery
 - Williamsport
- **Goal: *Spur Economic Development***

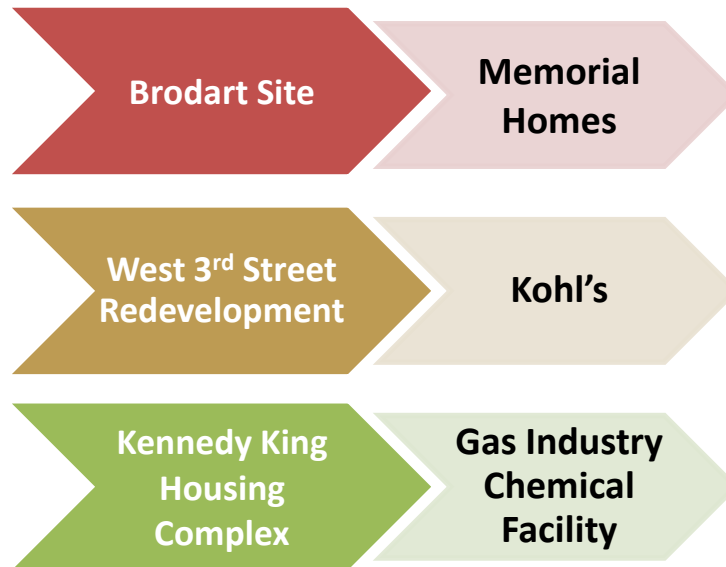




2005 Brownfield Grant Results (2005-2009)

1st EPA Brownfield Grant Results:

- 80 Sites identified & prioritized for inventory
- 15 Phase 1 Environmental Site Assessments (ESA's) completed
- Redevelopment occurred on 13 of the Phase 1 ESA sites





Leveraging Additional Money – It Works!

Brodart Redevelopment Project



Before

\$4,500: Phase I
\$85,000: Phase II
EPA Assessment Grant



\$325,000
City/County/Private
\$975,000
State DCED

**for Remediation
and Demolition**



\$300,000
City and County Act 13
\$1.3 million
STATE PHARE Funds

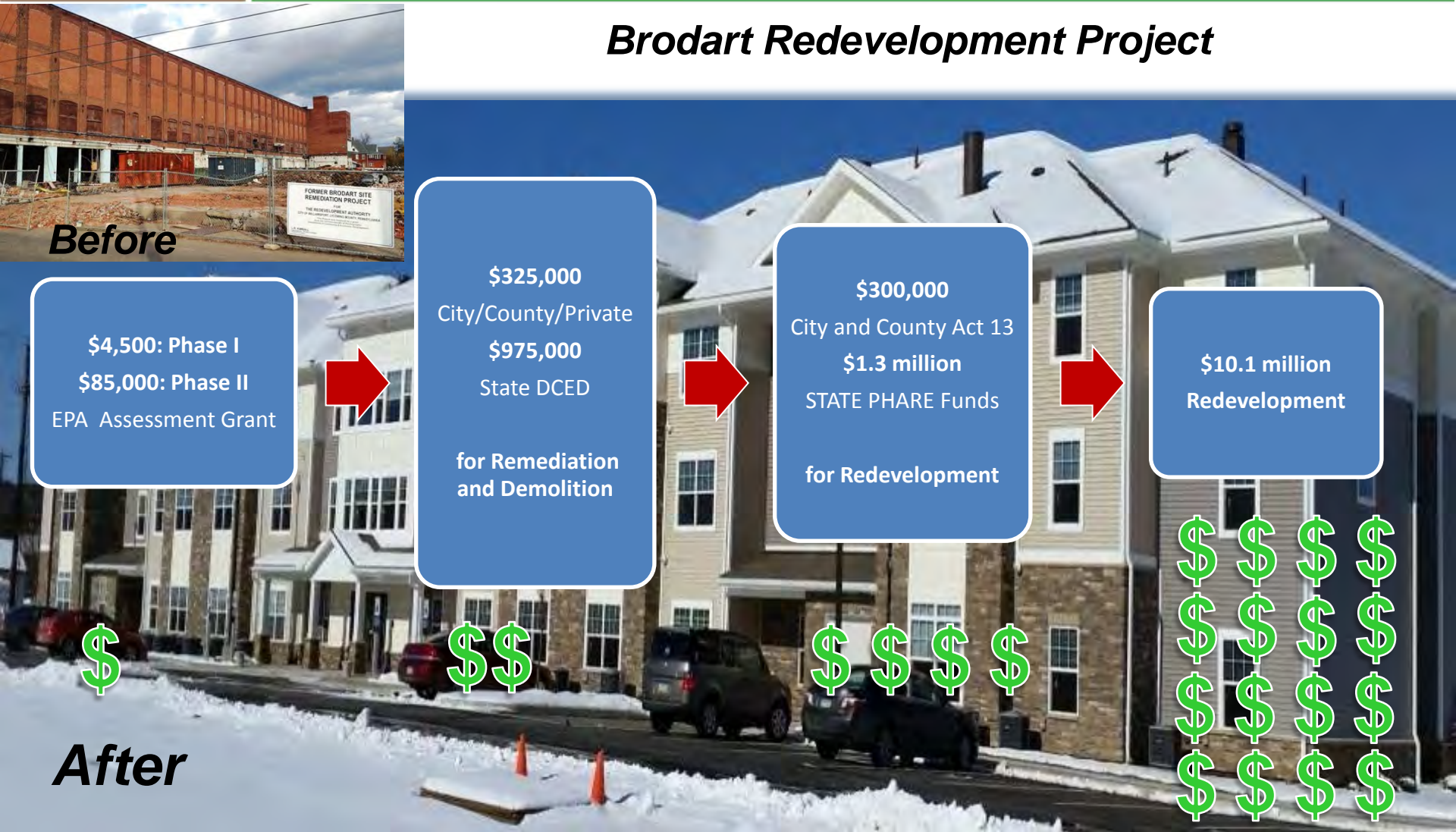
for Redevelopment



\$10.1 million
Redevelopment



After





BF Project Highlight - Brodart

Chronology of Brodart Site and PA Act 2

- **Phase I ESA (2007- 2008)**
- **Phase II ESA (2010)**
- **Site Redevelopment Plan (2011)**
- **Remediation (2012 – 2013)**
- **Demolition (2013)**
- **Parallel Activities (2011 – 2013)**
- **Site Redevelopment (2014)**



Comprehensive Community Development

Housing Redevelopment at Brodart

- ❑ Mixed Housing Types
- ❑ Mixed Income Housing
- ❑ Contextual with surrounding neighborhood
- ❑ Neighborhood Improvement Program





Comprehensive Community Development

- ***BNIP Homes-in-Need Program***
 - Upgrade existing housing stock with interior and exterior code, safety, weatherization, and accessibility assistance – for Homeowners
- ***Habitat A Brush With Kindness Program***
 - Utilize volunteers to assist with minor exterior work and yard clean up.
- **City Rental Rehabilitation Program**
 - Upgrade existing housing stock with interior and exterior code, safety, weatherization, and accessibility assistance – for Rental Properties
- **Streetscape Enhancement Program**
 - Sidewalks, Crosswalks, Curbs, Lighting, Accessible Ramps, Street Trees

\$2.85 Million of Neighborhood Investments!



2nd US EPA Brownfield Grant – 2012 (current)

- **\$550,000 for Hazardous and Petroleum sites**
- **3 Municipal Partners**
 - Lycoming County
 - City of Williamsport
 - Borough of Muncy
 - Steering Council
 - Consultant: TRC Environmental
- **Tasks:**
 - Community Outreach
 - Brownfield Inventory
 - Phase Is (goal: 30)
 - Phase IIs (goal: 3)
 - Cleanup Planning/ABCA

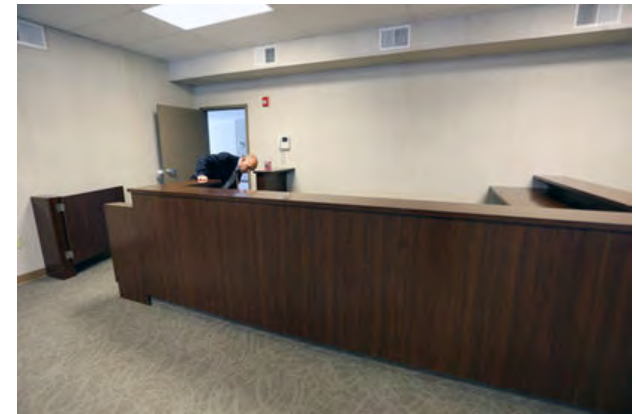


2nd EPA Grant: Early Successes

Barto Tire & Auto



District Magistrate's Office



DCNR Forestry Office



STEP River Walk Center





2nd EPA Grant: Program Components

- Steering Council
- Community Engagement
- Brownfield Inventory
- Phase I Environment Site Assessments
- Phase II Environment Site Assessments



Steering Council & Community Engagement

- **Steering Council:** Comprised of municipal officials, business representatives, and community partners

Community Engagement Purpose:

- Gather information about Brownfield sites throughout Lycoming County to ***maximize opportunities***
- Engage a ***diverse set of stakeholders***
- Increases the ***visibility*** of Brownfield redevelopment activities and makes them more ***effective***



Stakeholder Engagement

Stakeholders:

- Citizens:
 - General public
 - Underserved communities
 - Senior citizens
- Brownfield Property Owners
- Businesses
- Developers/Realtors
- Hospital



Presentations & Interviews:

- Kiwanis Club
- Rotary Club
- Chamber of Commerce Industrial Properties Corporation
- PADEP Brownfields 101 Event at Regional DEP Office
- Muncy Borough Council
- Williamsport City Council
- Jersey Shore Borough Council
- Realtor interviews
- Susquehanna Health interview



Community Engagement & Outreach Activities

- Project Website
- Brownfields Videos (on website)
- Moving Meeting Presentations
- Project Fact Sheet
- Feedback Forms

<http://www.lyco.org/brownfields>

Lycoming County Brownfield Coalition

People, Potential, Progress

Lycoming County Brownfield Coalition
Starting in 2007 after receiving funding from a 2005 U.S. Environmental Protection Agency (EPA) grant, Lycoming County began to inventory, conduct environmental site assessments (ESAs), and promote the reuse of abandoned and underutilized sites. Through strong partnerships with Pennsylvania Department of Environmental Protection (DEP), EPA, and many other local and regional partners, Lycoming County has achieved significant results in turning underutilized facilities into thriving opportunities.

What's New?
Brownfield Coalition Project
In 2012, Lycoming County and partners including the City of Williamsport and Muncy Borough were awarded a 2nd round of funding from EPA to complete the Brownfield Coalition Project. The Brownfield Coalition Project will update the County's existing Brownfield Inventory last updated in 2008 and site specific environmental assessments will be conducted to identify any areas of environmental concern. The result of the efforts will continue Lycoming County's Brownfield redevelopment progress.

Results Since 2007
Over 80 sites identified and multiple Phase I Environmental Site Assessments completed.

See the County's website for more details on this program

Brownfield Redevelopment Benefits

- ✓ Improved environmental quality
- ✓ Improved public health
- ✓ Preserving green space
- ✓ Leveraging existing infrastructure
- ✓ Fewer blighted buildings and sites
- ✓ New tax revenues
- ✓ New jobs

Brownfield - real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Lycoming County Brownfield Coalition

Welcome to Lycoming County, Pennsylvania

What is a Brownfield?
A brownfield is any property that is contaminated for various environmental reasons such as abandonment, discontinuance, and dilapidation, minor spills, and other mismanagement attributed to the need for potential presence of hazardous substances and environmental contamination.

Project Overview
In 2012, Lycoming County and partners including the City of Williamsport and Muncy Borough were awarded a 2007-2012 grant from the U.S. Environmental Protection Agency (EPA) for the Lycoming County Brownfield Coalition project. This project will update the County's existing Brownfield Inventory, last completed in 2008, and will conduct site specific environmental assessments in preparation to identify any areas of environmental concern. The result of the efforts will continue Lycoming County's Brownfield redevelopment progress and promote the reuse of abandoned and underutilized sites throughout the county.

Our Goal
With a long tradition of manufacturing, Lycoming County has an array of brownfield sites. Historically, these properties have been valued by the community as industrial facilities and other uses. The property owners are hesitant to attempt to sell or otherwise redevelop the sites for fear of possible environmental liabilities. The goal of this project is to work cooperatively with site owners, government, and regulatory agencies to bring these properties back into productive use.

Brownfield Redevelopment Benefits

- ✓ Improved environmental quality
- ✓ Improved public health and safety
- ✓ Preserving green space through reuse of existing sites
- ✓ Leveraging existing infrastructure
- ✓ Fewer blighted buildings and sites
- ✓ New tax revenues from expanded tax base
- ✓ New jobs created
- ✓ Improved neighborhood visual impact

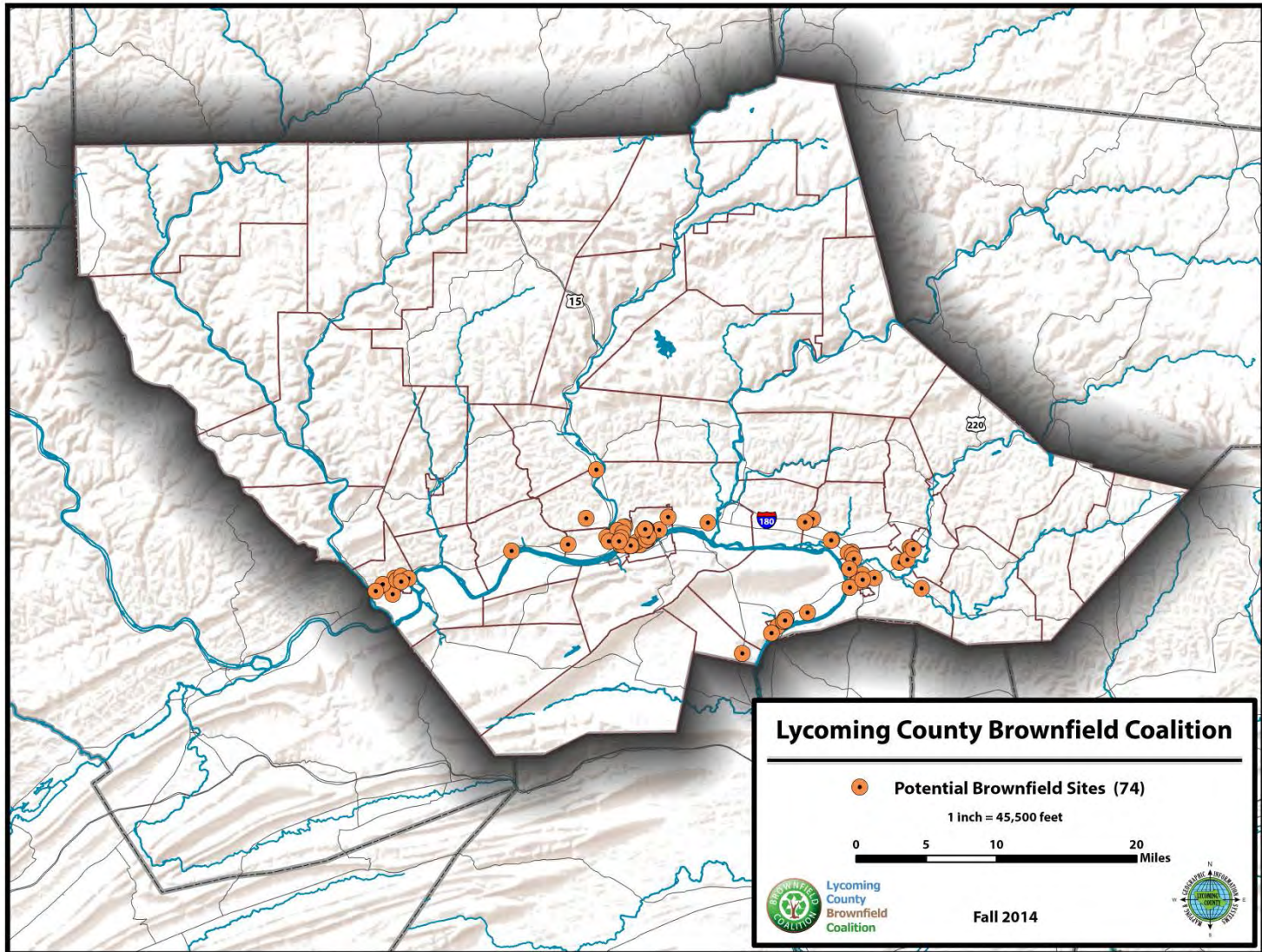


Brownfield Inventory

- Brownfield Inventory:
 - *Over 80 potential brownfield sites identified*
- Priority Site Considerations:
 - Owner participation
 - Economic development potential
 - Location and physical site characteristics
- Factors: Sites with highest economic development potential



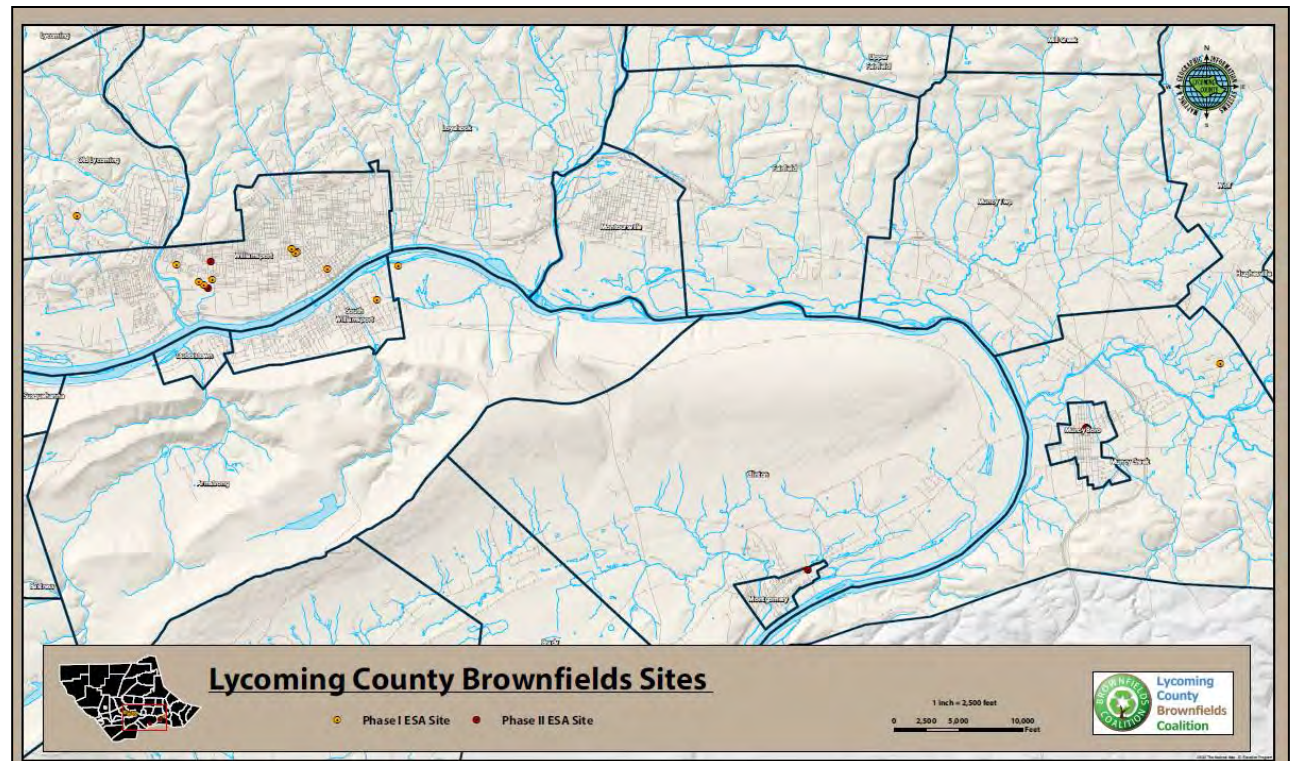
Brownfields Inventory





Phase I & II ESA Sites

- 21 Phase I ESAs
- 6 Phase II ESAs
- 2 Clean Up Plans





10 minute break

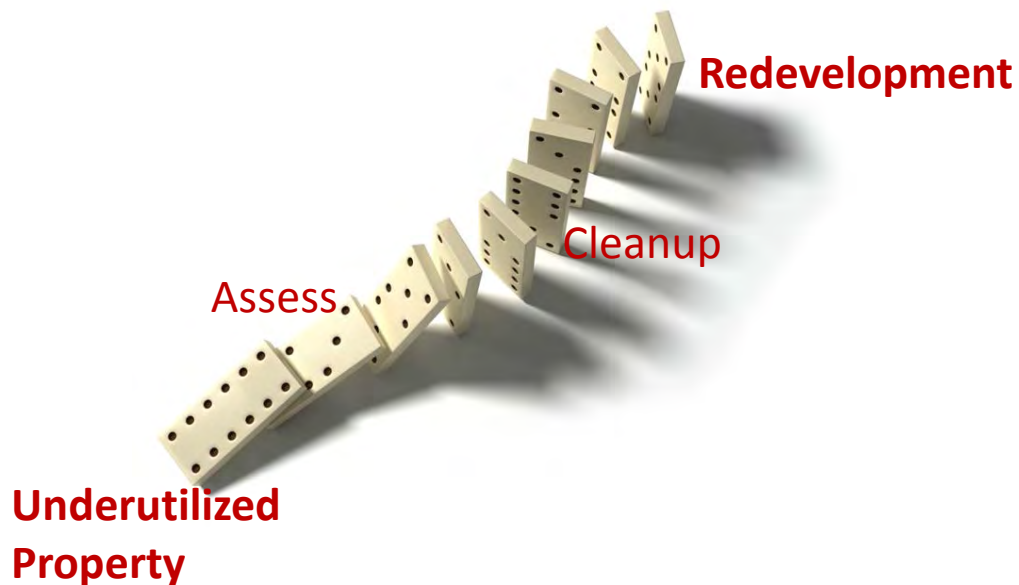


The Brownfields Process

Why do you conduct Brownfields Assessments?

What is a Brownfields Assessment?

When do you conduct a Brownfields Assessment?



Rob Goldman, P.G.
TRC Environmental, Inc.
June 7, 2017



Brownfields Assessment Process – The Why?

- ☐ Encourage Economic Development
 - Jobs
 - Tax Revenues
- ☐ Eliminate Orphaned Properties
 - Partnership with Private Developers
 - Revenues at Sale of Property
- ☐ Preserve Open Space
- ☐ Utilize Existing Infrastructure





The Brownfields Process: The What?

- **Phase I ESAs –**
 - *Phase I ESA – Important for Environmental Due Diligence – No sampling performed*
 - *In the EPA program we need LYCO, Property Owner and EPA Permissions*
- **Phase I ESA Components Include:**
 - *Historic Research*
 - *Site Visit*
 - *Regulatory Database Review*
 - *Report*





The Brownfields Process: The What?

- **Phase II ESAs –**
 - *Process begins after a Phase I is complete*
 - *A Sampling and Analysis Plan is prepared and submitted to EPA for review*
 - *Sampling may include: soil and groundwater investigations; hazardous waste surveys, asbestos and lead-based paint inspections*
 - *Field work is completed and samples submitted to analytical laboratory*
 - *Final Report Written*





The Brownfields Process: The When?

- Prior to Property Purchase
 - *Phase I is valid for 180-days*
- Provides liability protections
- Provides banks with due diligence for loan lending (reliance letters)
- Necessary for future EPA funding





The map shows the Commercial District in St. Paul, Minnesota, centered around the intersection of N. Main and E. Water streets. The map includes various buildings, streets, and landmarks. Key buildings include the Opera Hall, Commercial Ho., B.E. Stokes Livery, and the Masonic Hall. Streets shown include N. Main, S. Main, E. Water, and E. Commercial. The map also shows the location of the St. Paul and Northern Pacific Railroad tracks and the St. Paul City Hall. The map is oriented with North at the top.

Streets: N. MAIN, S. MAIN, E. WATER, E. COMMERCIAL.

Buildings and Landmarks: Opera Hall, Commercial Ho., B.E. Stokes Livery, Masonic Hall, St. Paul City Hall, St. Paul and Northern Pacific Railroad tracks.

Other Features: The map includes various street names, building numbers, and a legend for the railroad tracks.



Phase I ESA Example - Muncy

Myers Auto Parts 1 – 7 N. Main Street

- Empty Commercial Space, ~0.13 acres
- Phase I and II ESA for property transfer
- Recognized Environmental Conditions:
 - Four AST's in basement with minor oil staining
 - Extensive oil staining on Hose Repair Room floor
- Additional Building Concerns

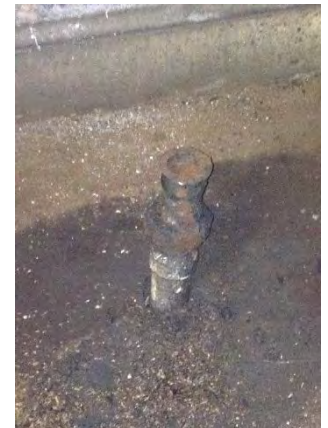




Phase I ESA Example - Muncy

Additional Building Concerns – Myers Auto Parts

- Multiple remedial building supports in basement to stabilize building
- Potential lead based paint and suspect Asbestos Containing Material (ACM) throughout building
 - Basement pipewrap, 9" x 9" floor tiles, ceiling tiles





Muncy Phase II ESA Results

Myers Auto Parts Phase II Results

- Recognized Environmental Conditions:
 - No impact to soil was identified below on-site ASTs
 - No PCBs identified on stained surfaces
 - Some very limited lead-based paint was identified
 - Some Asbestos Containing Building Materials (ACM) were identified:
 - ACM - Pipe insulation, flue penetration patch, linoleum, and window caulking
 - Friable ACM will be remediated prior to demolition



Muncy Community Meeting – 6/23/15





Blighted Building at Dangerous Intersection





Demolition of Blighted Building and Reuse





Lycoming County Brownfields Coalition

Former Myers Auto Parts

**Former Myers Auto
Parts Blighted Building**



**Post-Demolition of
Blighted Building**





Lycoming County Brownfields Coalition

Cleanup Planning

- Cleanup Planning allowed under Phase II funding
- Completion of Analysis of Brownfields Cleanup Alternatives (ABCAs) completed for:
 - Mozley's Opera House, Muncy





Lycoming County Brownfields Coalition

Cleanup Planning

- Completion of Analysis of Brownfields Cleanup Alternatives (ABCAs) completed for:
 - Pajama Factory, Williamsport





Lycoming County Brownfields Coalition

A Municipal Perspective: Muncy

Bill Ramsey, Muncy Borough Manager

**Former Myers Auto
Parts Blighted Building**



**Post-Demolition of
Blighted Building**





Lycoming County Brownfields Coalition

A Private Owners Perspective: Pajama Factory

Mark Winkelman – Owner and Developer





What's Next?

Next Steps in the Brownfields Process



Kelley Race, P.G., LSP
TRC Environmental
June 7, 2017



Brownfields Grants

Brownfields Grants –

- Assessment
- Cleanup
- Revolving Loan Funds
 - Subgrants
 - Loans





Who Can Apply for Brownfields Grants?

☐ Eligible Entities

- States
- General Purpose Unit of Local Government
- Tribes
- Redevelopment Agencies
- Land Clearance Authority
- Councils of Government
- Non-profits (Cleanup & AWP only)





Assessment Grants

Assessment Grants (\$300K)

- ☐ Petroleum - \$100k
- ☐ Hazardous - \$200k
- ☐ Competitive Applications
- ☐ Applications Due in the Fall
- ☐ Important Information
 - Story, Need, Goal, **Past Success!!!**





Assessment Grants

- ❑ Inventory Brownfields
- ❑ Phase I Environmental Site Assessments
- ❑ Phase II Environmental Site Assessments
- ❑ Cleanup / Reuse Plans
- ❑ Community and Stakeholder Outreach

- ❑ **YOU CAN'T CLEANUP OR REMEDIATE A SITE!!!!**





Cleanup Grants

Who Can Apply?



Cleanup Grants

- ❑ \$200,000 grant
- ❑ Requires 20% match

- \$200,000 per site (can apply for up to 3 sites)
- Applicant must own the site (at the time of application)
- Municipalities and Non-profits can apply
- Applicants can not be potentially liable under CERCLA
- Must have a valid Phase I ESA and Phase II
- Need Cleanup Plan and estimated costs
- Community Outreach prior to application



Revolving Loan Fund Grants (RLFs)

RLF

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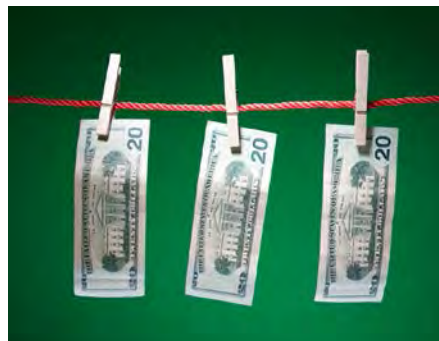
\$800k - \$1M

RLF Loan

Cleanup Sub-Grant

- 50%
- Provides no-interest or low interest loans for Brownfields Cleanups

- 50%
- Do not require repayment





RLF Example

Lycoming County

Muncy Opera House



RLF Grant (loan or grant)

Pajama Factory



RLF Loan



What's Next?





Looking out on the Horizon

Mozley's Opera House

- Opera house as anchor and catalyst site
- Part of larger community wide Greater Muncy Resiliency Plan revitalization plan
- State agency involvement, Penn State University participation





Looking out on the Horizon

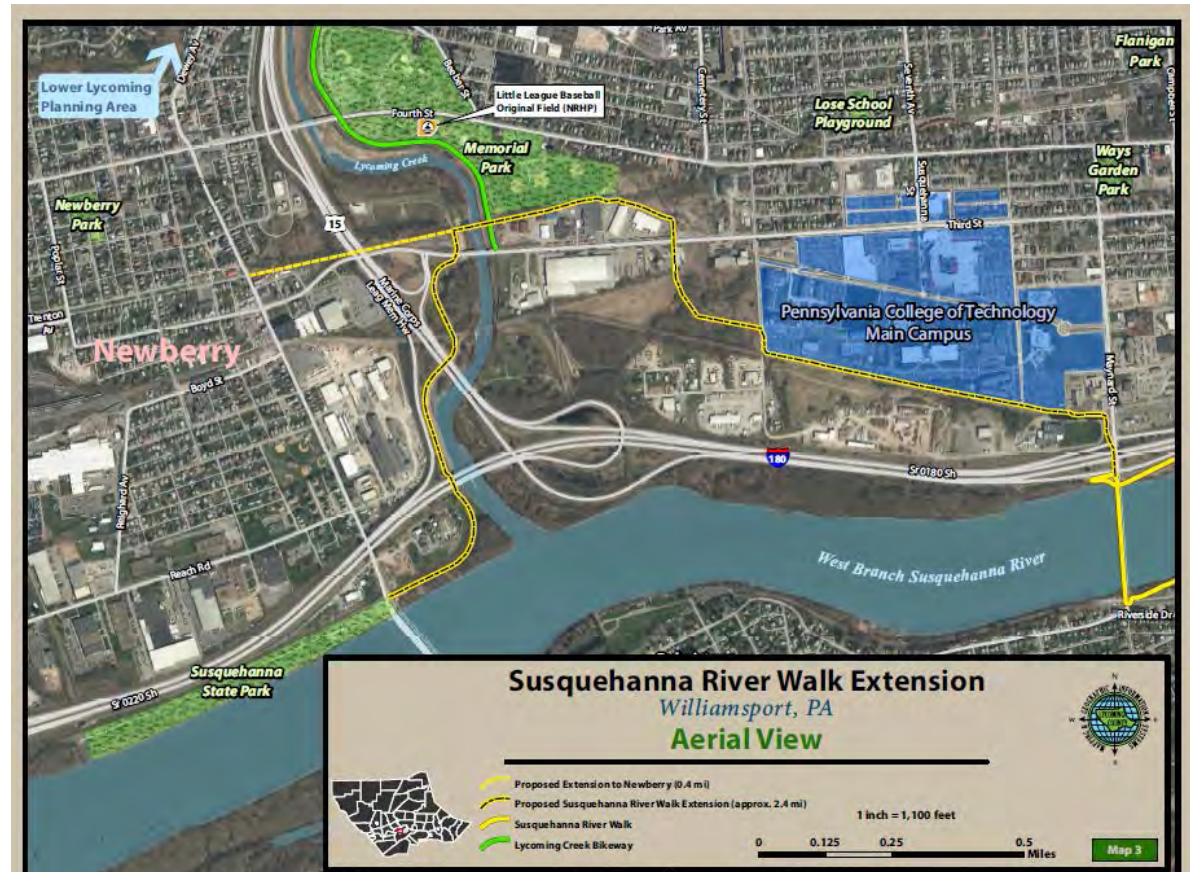
- Partnership and Collaboration: Example-
Susquehanna River Walk Extension
- Brownfields to Playfields: Concept to Reality





Brownfields to Playfields

- Phase I ESA part of 1st BF program
- Will reuse part of abandoned RR corridor
- County has DCNR funding for trail design & engineering





Questions?





Thank You!

Lycoming County Planning & Community Development

www.lyco.org/planning

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Project Website:

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