

Shale Gas and Brownfields - Is There a Connection?

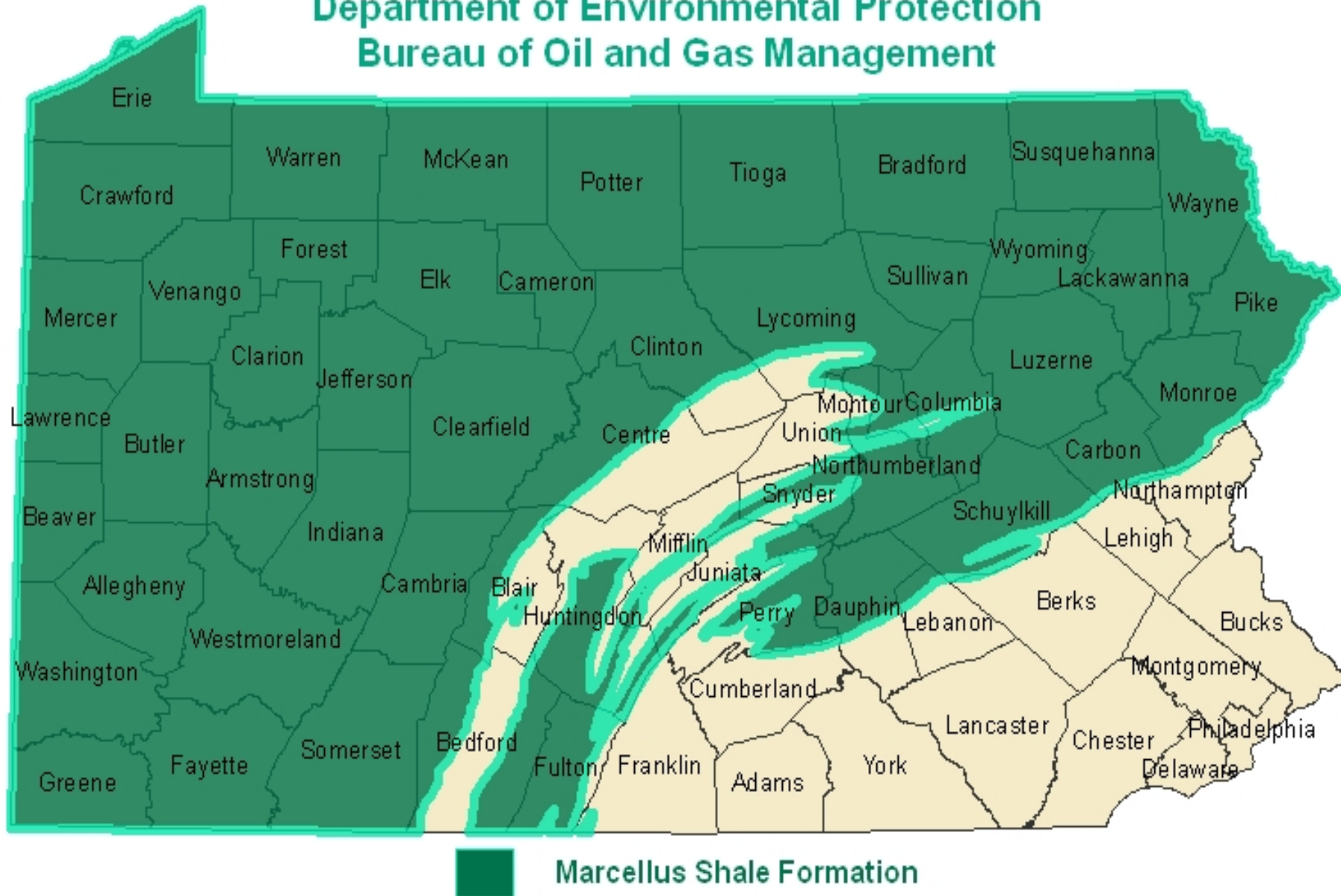
A County-Level Perspective



Setting the Brownfield Stage

- **US EPA Assessment Grant—2007**
- **PA DEP Grant—2009**
- **US EPA Targeted Brownfield Grant—2010**
- **PA DCED Grant—2011**
- **Results**
 - **Over 80 sites identified**
 - **20 Phase I ESAs Performed**
 - **Phase II ESA for Future Residential Project**
 - **Phase II ESA for Municipal Facility**
 - **Additional Characterization for Forthcoming Project**

Commonwealth of Pennsylvania
Department of Environmental Protection
Bureau of Oil and Gas Management



Getting Ready

Community Natural Gas Task Force—Kick-off Feb 2008

“Identify key issues, research facts, and review and propose public policy regarding the positive, economic impact of gas exploration of the Marcellus Shale in Lycoming County”



**Task Force
visits
Barnett Play
In Texas**

Getting Ready

- **Open Penn College Training Center for Gas Site Ops**



- **Amend County Zoning Ordinance**

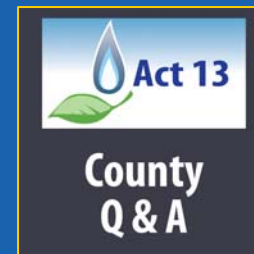
- 20 Month Collaborative Effort
- Community—County—Industry
- “Fair & Balanced”
- Covers 18 Municipalities
- Adopted February 2011

- **Develop Gas Services Energy Park**



Community Leaders Outreach

- 2 April 2012 Event In Williamsport
- Over 110 leaders invited
- Act 13 Defined & Explained
- Impact Fee Provisions Outlined
- \$10M anticipated—1st Checks
- Questions Captured & Posted



Land Use Planning—Ordinances

- **Lycoming County Zoning Ordinance Updated Collaboratively With Community & Industry – Feb 2011**
- **Prepared Additional Update To County Ordinance To Align With Act 13 Provisions—now Held In Abeyance**
- **Lycoming County Can Respond Rapidly To Adopt Needed Changes Pending Supreme Court Ruling**



One of the First Gas Drilling Rigs in Lycoming County— October 2007



PVR's Ogontz East Compressor Station



Range Resource's Lone Walnut Drill Pad



PVR's Lone Walnut Compressor Station





Compressor Station:
**Intake Systems—Exhaust Fans—
Compressors—Dehydration Unit—
Metering & Transmission**



**30 Inch
Diameter
Gas
Gathering
Lines
rising up
Bobst
Mountain**

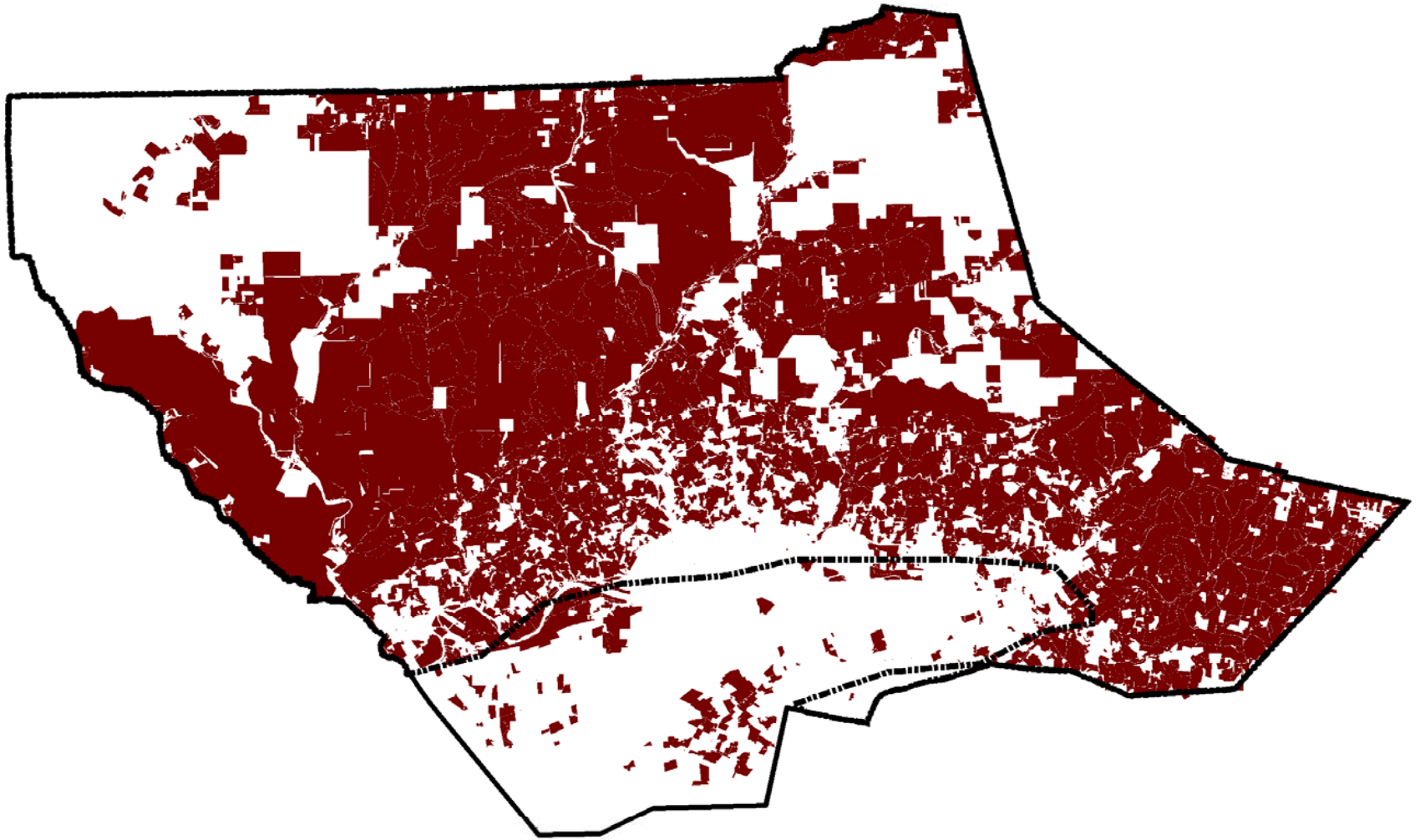


Treating & Recycling Well-Field Waste Water



Lycoming County Land Leased to Oil & Gas Industry

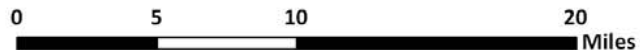
June 2012

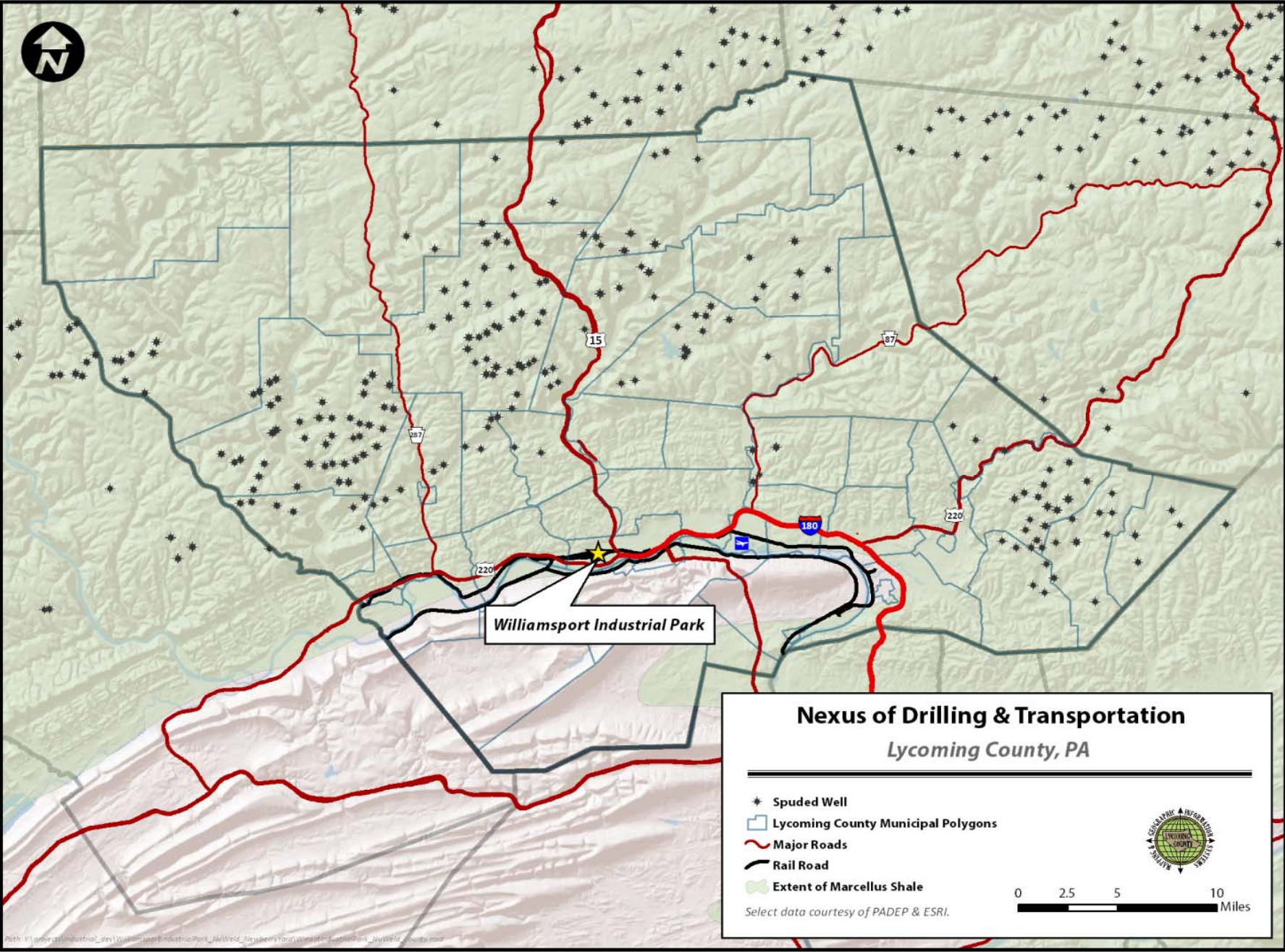


Marcellus Shale Boundary

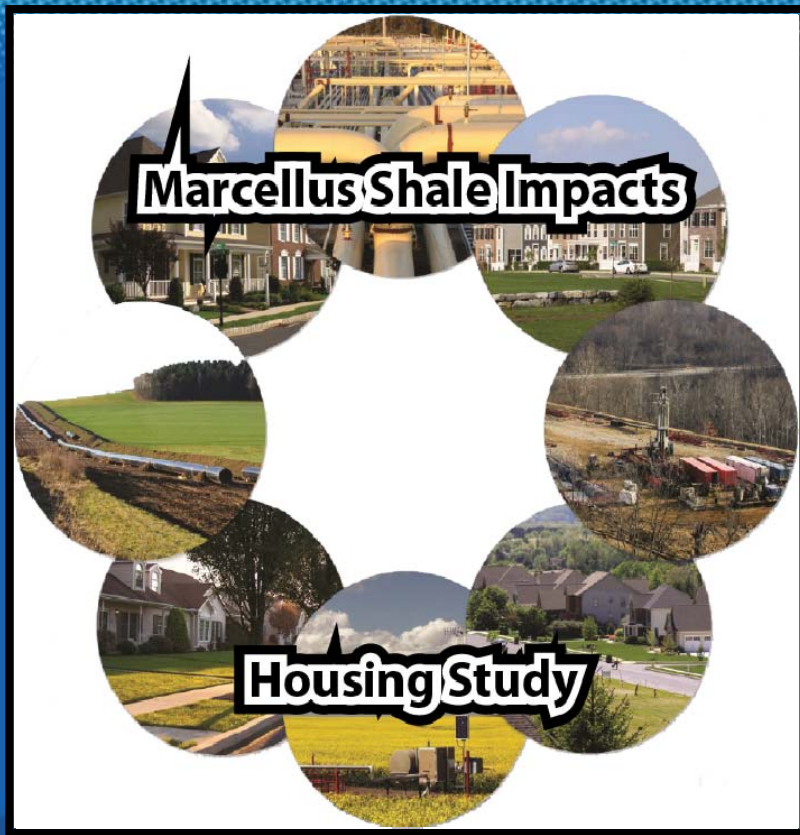


Leased Land (private & State)



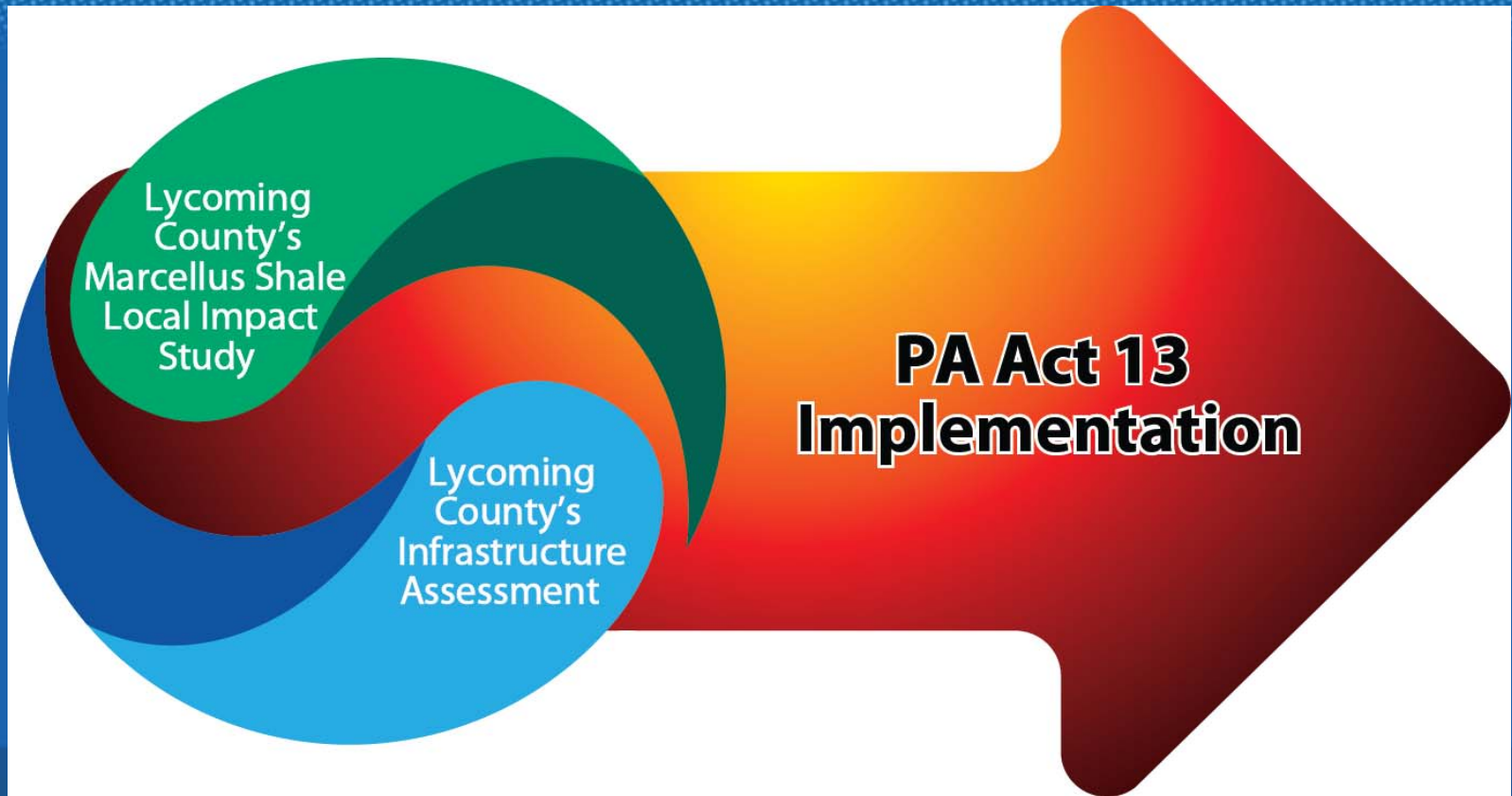


Marcellus Shale Impact Studies

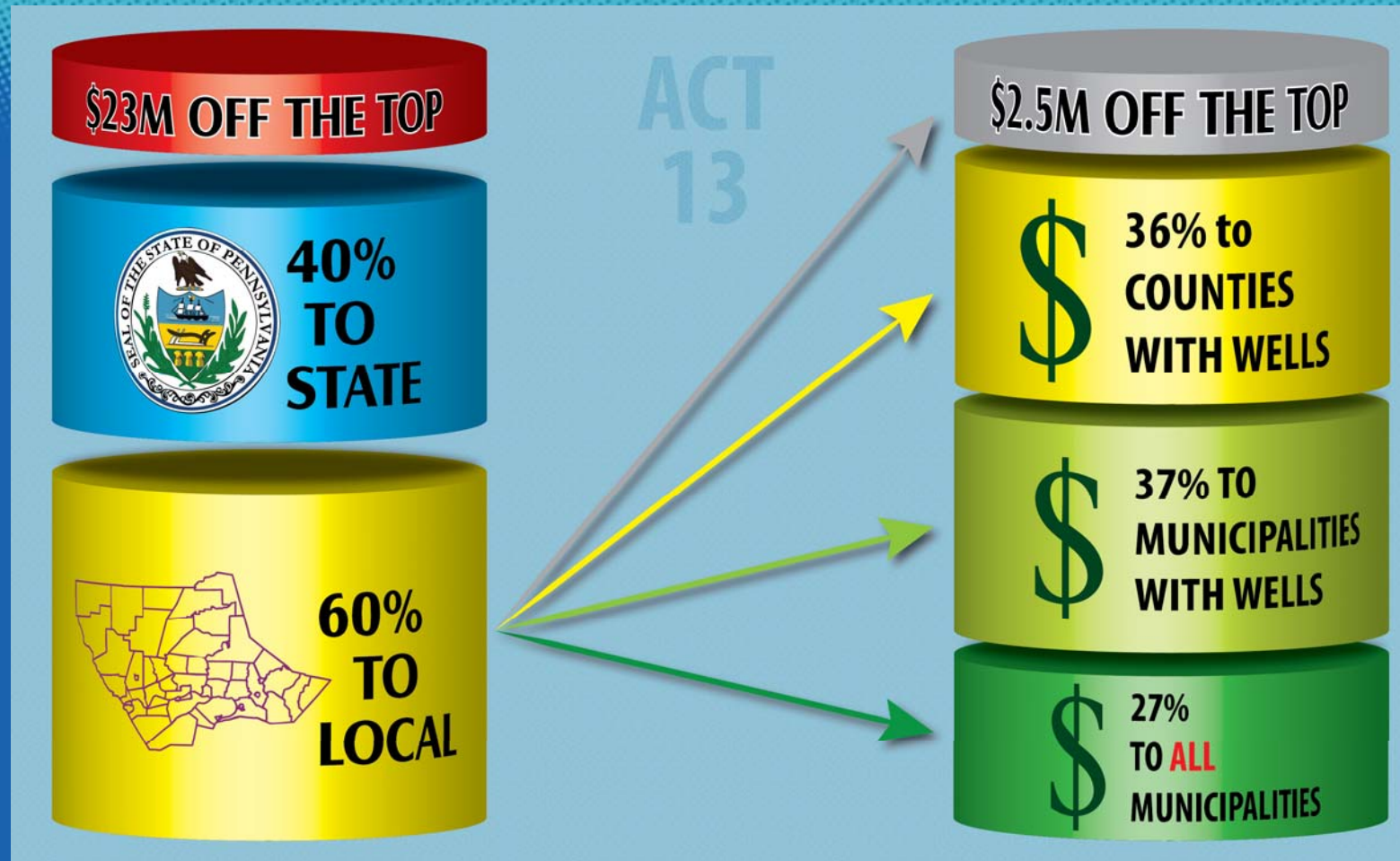


Approved by County Commissioners on 30 Aug 2012

Needs & Resources



Impact Fee Distribution

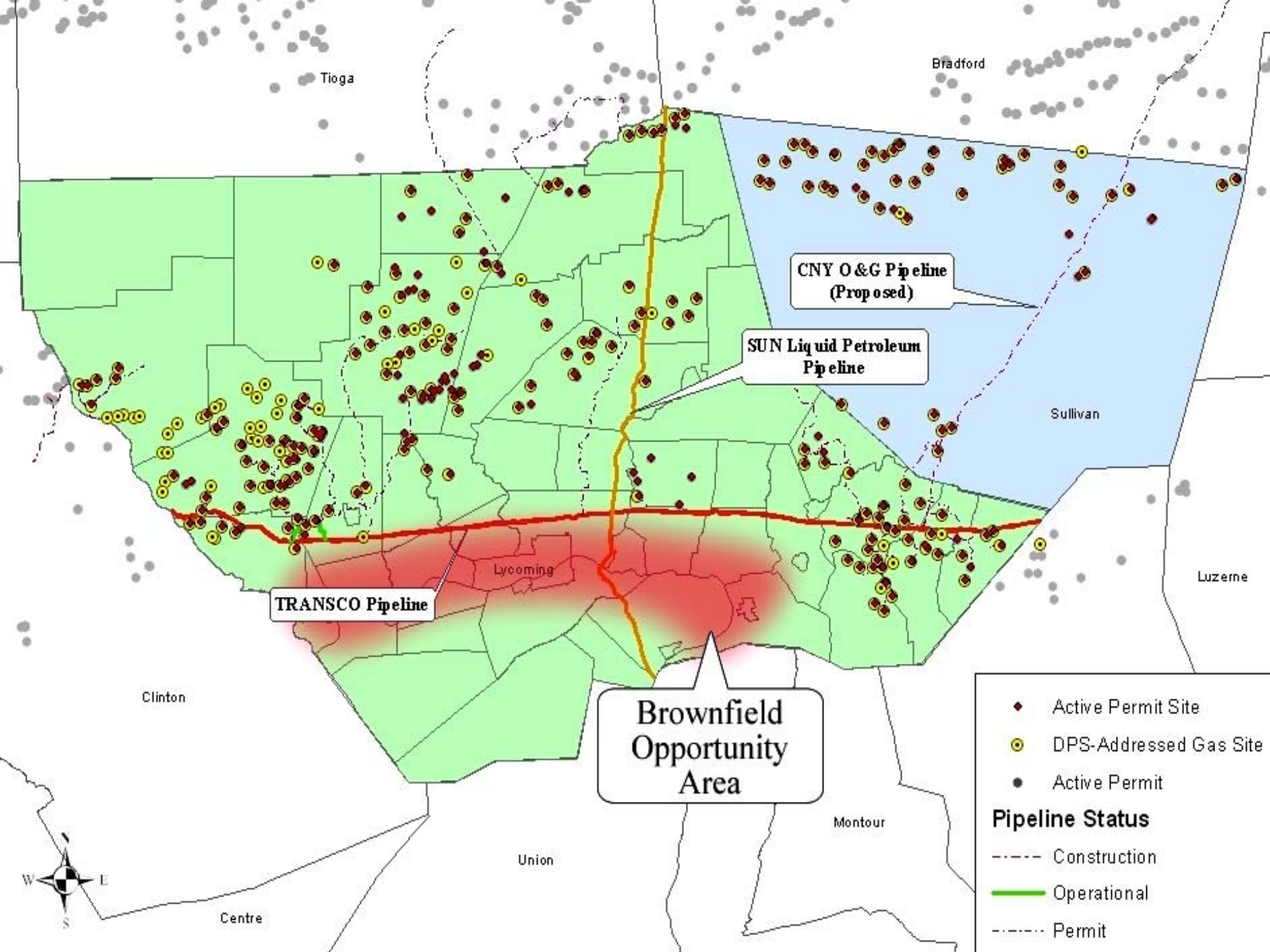


Balanced Gas Development

Core Principles



- **Strike a Balance...**
 - Preserve Rural Nature of County & Quality of Life
 - Provide for Industrial Growth
- Amend Zoning Ordinance as appropriate – Provide for rail served industrial sites
- Listen to the public and industry
- ***Advocate Brownfields Development***



TRANSCO Pipeline

**CNY O & G Pipeline
(Proposed)**

**SUN Liquid Petroleum
Pipeline**

**Brownfield
Opportunity
Area**

- ◆ Active Permit Site
 - DPS-Addressed Gas Site
 - Active Permit
- Pipeline Status**
- Construction
 - Operational
 - Permit



Getting Prepared

Our Brownfields Steering Council—An EPA Funded Initiative



Why Push Brownfields?

- **Current zoning is generally consistent with intended use**
- **Public infrastructure in-place--upgrades more affordable**
- **Brownfields ALL located in designated growth areas**
- **Reinvigorates the Community**
- **Start up time for new companies substantially reduced**



MS Business in the Brownfields

- Sand Depot
- Gravel yard/Quarry
- Pipe coatings and threading
- Railroad depots & yards
- Mud Plants
- Frac Water Recycling
- Trucking-Water Delivery
- Hotels
- Housing
- Restaurants
- Engineering Firms
- Specialized Lawyers
- Security Companies
- E&S Control Companies
- Seismic Testing
- Surveyors
- Water Quality Testing Firms
- Air Quality Test Firms
- Gas Field Service Companies

First Steps

1. **Identify potential Brownfield Sites so Marcellus Gas business can quickly see what's available**
2. **Reach out to current Brownfield owners**
3. **Conduct necessary environmental due diligence early**



Montgomery Mills Site

**Abandoned Building in
Montgomery Borough**



**Two New Marcellus Shale Gas
Companies at the Same Site**



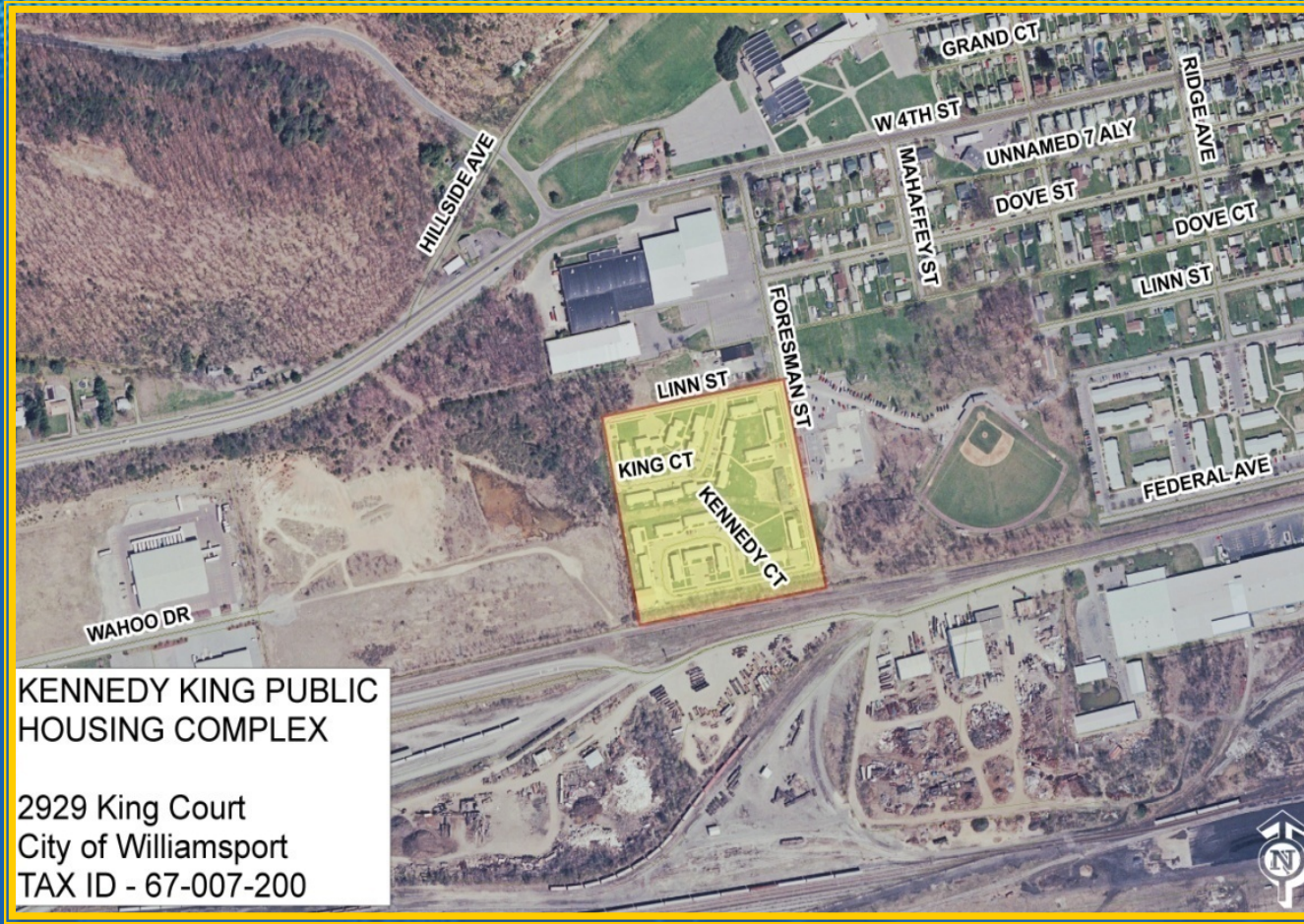
Kennedy King Site

Kennedy King – former public housing complex—blighted and vacant

MiSwaco Corporation —
natural gas products--\$50M invested



Kennedy King Site





KOHL'S

Opens Its First
Downtown Store
on Former
Brownfield Site



Brodart Warehouse

1609 Memorial Ave., Williamsport, PA 17701

City of Williamsport | Lycoming County



PROPERTY

Redevelopment of this 3 acre site has strong support from the City of Williamsport, County of Lycoming and DEP as well as a very proactive owner. Site is located in the heart of the Marcellus Shale Natural Gas play. There is potential to partner with a non-profit to integrate moderately-priced, single family homes with the final redevelopment plan. The site contains a half-acre parking lot and 2.5 acres which is almost entirely under roof. Phase II ESA indicates that residential/ mixed use land use is appropriate.



SITE LOCATION & CHARACTERISTICS

Property Description

Industrial Land & 1-4 story, 211,000 square foot building in poor to moderate condition

Minimum Acreage Available

3 acres

Maximum Acreage Available

3 acres

Divisible

Yes

Lease or Sale

This property is for sale

Owner

Brodart Company

Zoning

Industrial

Transportation

0.5 miles to US Route 15

1 mile to Interstate 180

5 miles to major commercial airport

No rail access



SITE CONTACT INFORMATION

Rick Dill, Brodart Co.
500 Arch St.
Williamsport, PA 17701
Phone: 800-233-8467 ext. 6470
Fax: 570-651-1614
E-mail: Rick.Dill@Brodart.com
Website: www.brodart.com



UTILITIES

Water

Williamsport Municipal
Water Authority

Sewer

Williamsport Sanitary Authority

Gas

UGI

Power

PPL

Telecommunications

Level 3

Incentives

Strong owner interest—selling \$1 "as is," in the heart of Marcellus Shale Natural Gas play; strong municipal commitment to supporting redevelopment; potential public funding available for demolition and partnering with non-profit.

PA DEP put Brodart
on the national map
during the
Philadelphia-hosted
National Brownfields
Conference
in April 2011

Pennsylvania Brownfields

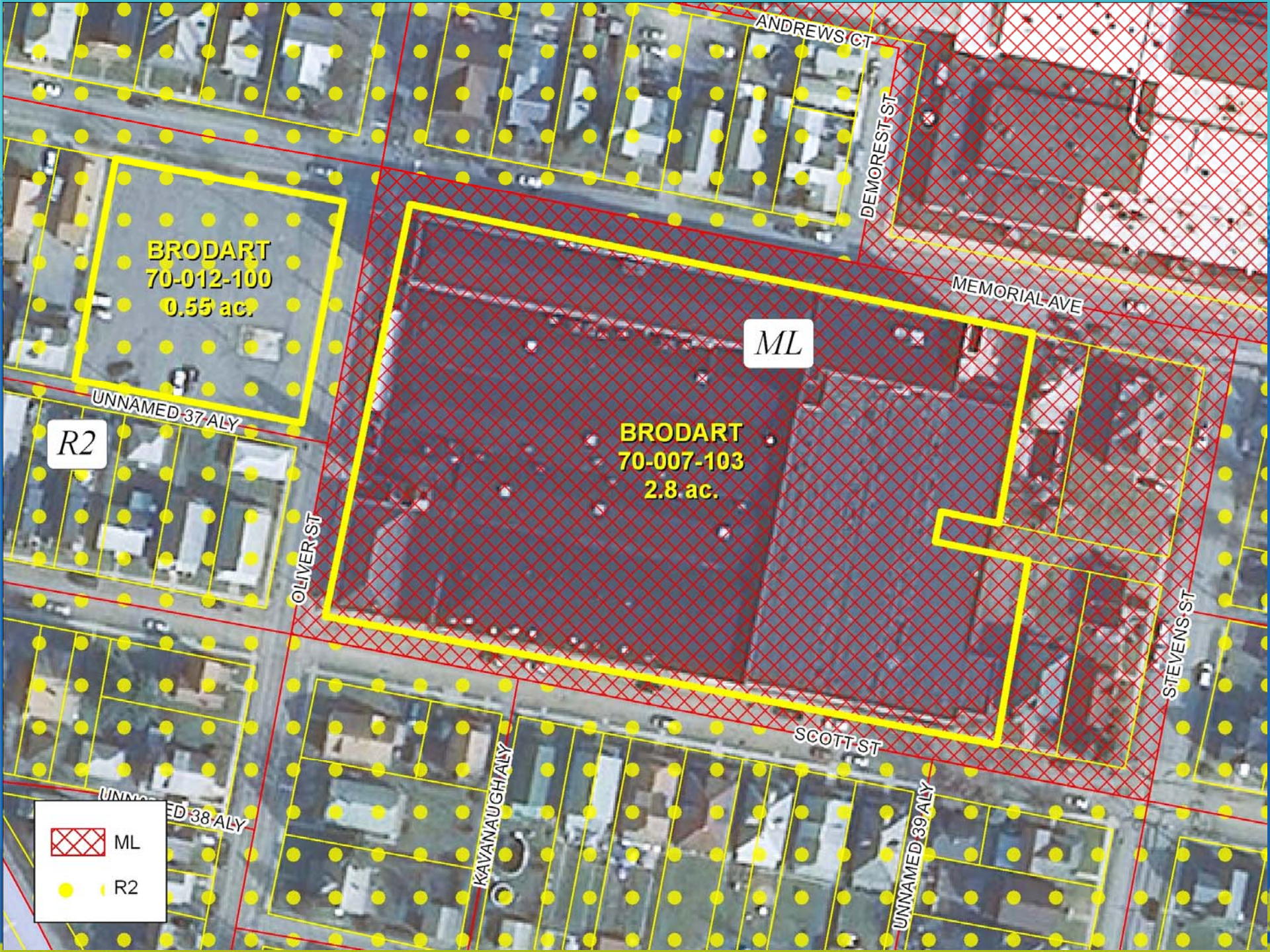
Experience. Opportunity. Innovation.

Brodart – A Brownfields Transformation

Brodart Building –

Efforts are underway to provide affordable and market rate housing





ML

BRODART
70-007-103
2.8 ac.

BRODART
70-012-100
0.55 ac.

R2

 ML
 R2

ANDREWS CT

DEMOREST ST

MEMORIAL AVE

STEVENS ST

SCOTT ST

KAVANAUGH ALY

UNNAMED 37 ALY

UNNAMED 38 ALY

UNNAMED 39 ALY

OLIVER ST

Our Partners



Memorial Homes: Phase 1 ♦ Apartments



Memorial Homes: Phase 2 ♦ Town Homes



P&L Investments, LLC



Results to Date

**Over 120 New Businesses or Plants
Expanded due to Shale Gas since 2008**



Economic Growth

- Williamsport Metropolitan Statistical Area (MSA) had a GDP growth rate of 7.8%
- The national average was 2.5%

WILLIAMSPORT SUN-GAZETTE
Saturday, September 24, 2011
www.sun-gazette.com

10th Year, No. 257 10c Newsstand/21c Home Delivery

City 7th fastest growing in nation

Chamber credits shale; mayor: friendly attitude

By ALESHA MURPHY
amurphy@sun-gazette.com

Williamsport became the seventh fastest growing metropolitan area in the country in 2010, according to figures released by the U.S. Bureau of Economic Analysis.

The economic growth ranking is measured by percentage change in real gross domestic product by metropolitan area.

"The very proud," Mayor Gabriel Campese said. " (See CITY, Page A-5)

Fastest growing areas

1. Elizabethtown, Ky., 14.4 percent
2. San Jose, Calif., 13.4 percent
3. Elkhart-Goshen, Ind., 13 percent
4. Columbus, Ind., 10.1 percent
5. Midland, Texas, 9.3 percent
6. Lafayette, La., 8.3 percent
7. Williamsport, Pa., 7.8 percent
8. Hinesville, Ga., 7.7 percent
9. Shreveport, La., 7.5 percent

SOURCE: U.S. Bureau of Economic Analysis

**No. 7.
Williamsport
7.8 percent**

Flood relief effort aims to get workers back on job

By DAVID THOMPSON
dthompson@sun-gazette.com

The road to rebuilding communities impacted by the recent flooding is being paved with the help of the Williamsport-Lycoming Chamber of Commerce and First Community Foundation Partnership of Pennsylvania.

On Friday, those two organizations hosted a news conference to announce the creation of a joint disaster relief program that will provide funding assistance to businesses and non-profits affected by the September flooding. They are taking applications for that funding.

The Chamber will spearhead relief efforts for small businesses, while the foundation will focus on non-profits, according to Vincent Matteo, chamber president.

"We are here to announce the establishment of one effort, but two relief funds," Matteo said.

Many donations already have been made, and will continue to be made, to "first responder" organizations such as the Red Cross, Salvation Army and American Rescue Workers, Matteo said.

The chamber-foundation partnership will support and continue those organizations' work, he said.

"This (initiative) is going to be a second effort three, four and five weeks down the line when people are going to need more assistance," he said.

"The goal is to get small businesses up and running as quickly as possible."

(See FLOOD, Page A-5)

Vincent J. Matteo, Williamsport/Lycoming Chamber of Commerce president and CEO, talks about a flood relief fund for businesses at a news conference Friday morning in which major donations for flood relief efforts were detailed. Those included funds contributed by companies working in the Marcellus Shale

Sustaining the Momentum

- ✓ **Estimates for Marcellus Shale Gas Development range from 25-40 years**
- ✓ **Utica Shale Development on Horizon**
- ✓ **Secondary Industries**
 - ✓ **Gas Powered Generating Plants**
 - ✓ **CNG Vehicle Operations**
- ✓ **Get Ready—Be Prepared to Revitalize Brownfields**
- ✓ **Lycoming County Will Launch 2013 EPA Program !**