

The Bellwether District Public Meeting – June 14, 2022

Questions & Answers

This list shows questions received in connection with the virtual public meeting held on Tuesday, June 14 at 6:00 PM during which The Bellwether District provided demolition, environmental remediation, and development updates as well as plans for expanding current community input and engagement. The questions below do not include those which were answered live during the meeting.

Questions are copied directly as asked with spelling errors corrected.

Q1: Are those benzene levels above the federal standard? What is Hilco doing to lower these levels immediately?

A: There is no federal National Ambient Air Quality Standard for benzene. The Bellwether District has been working diligently to safely remove petroleum product leftover from former refinery operations. As of June 2022, 99% of the leftover petroleum product from the refinery has been removed. Removing this leftover petroleum product has reduced benzene concentrations in outdoor air around the property.

Q2: Benzene is toxic and harmful to our communities. And what do you mean by “normal for urban areas”? Are you saying that urban areas are polluted more than rural areas? I’m confused why you mentioned urban areas specifically and want to ensure I understand your comment with the appropriate context. Thank you!

A: Benzene is a chemical found in the air from emissions from a variety of sources, including burning coal and oil, refining oil, gasoline stations, motor vehicle exhaust, and tobacco smoke. These sources tend to be more common in urban areas than in rural or remote areas. Accordingly, benzene concentrations in outdoor air are typically higher in urban areas than in rural or remote areas.

Q3: The UDEX Release site looks to be close to a large tank. Is the tank in use?

A: There were aboveground storage tanks (AST) close to the UDEX area to the north and south. These tanks have been removed and are no longer in the use. These former tanks were shown in the photograph that was used as the background for UDEX area in the presentation.

Q4: Does the presence of the tank affect how the site is monitored?

A: No, these former tanks do not impact how the UDEX area is monitored.

Q5: The Benzene data on your website shows that there was a spike at site 33 between 8/25/2021 and 9/08/2021 of 130 ug/m3. Can you explain what caused this spike?

A: The site 33 monitoring station is located on the western side of the property, next to the Schuylkill River. It is possible that this concentration was related to decommissioning activities that were ongoing in this area at that time. These decommissioning activities are necessary to permanently remove the petroleum product that was left over from refinery operations. It is important to note that benzene is a chemical found in outdoor air from a variety of sources, including motor vehicle exhaust, other diesel or gasoline engine exhaust, and tobacco smoke. Based on the perimeter benzene monitoring, it is not possible to definitively tie any individual benzene concentrations to one individual source. It is possible

that multiple sources contributed to the concentration measured in this sample. Overall, removing leftover petroleum product has reduced benzene concentrations in outdoor air around the property.

Q6: How do you prevent the capped surface from being damaged in the future and allowing rainwater or leaking potable water to get through the cap to the contaminated soil?

A: Requirements to maintain caps will be documented in environmental covenants (deed restrictions) that will run with title to the land pursuant to the deed and will require that caps be maintained and, if damaged, repaired.

Q7: Would lead be tested and measured against acceptable levels for residential areas?

A: We are doing a significant amount of sampling for lead in soil as part of our soil management activities and our aboveground storage tank closure activities. We compare lead concentrations to both residential and non-residential standards in deciding how soil at the site will be relocated to make sure that soil is relocated in a way that will be protective of human health.

Q8: The demolition stage air monitoring program identified several benzene spikes. What were the spikes attributed too, how can they be avoided, and where mitigation efforts necessary?

A: It is possible that “spikes” in concentration were related to decommissioning activities that were occurring near individual monitoring points. These decommissioning activities are necessary to permanently remove the petroleum product that was left over from refinery operations. It is important to note that benzene is a chemical found in outdoor air from a variety of sources, including motor vehicle exhaust, other diesel or gasoline engine exhaust, and tobacco smoke. Based on the perimeter benzene monitoring, it is not possible to definitively tie any individual benzene concentrations to one individual source. It is possible that multiple sources contributed to concentration “spikes.” Overall, removing leftover petroleum product has reduced benzene concentrations in outdoor air around the property.

Q9: You discussed testing one soil sample for every 2000 cubic yards of soil. How is that calculated? What surface area of soil is included for each sample?

A: We start with understanding the surface area and depth of the soil volumes that are planned to be relocated. This three-dimensional soil volume is then divided into 2000-cubic yard “cells” to be sampled. The surface area of each cell varies depending on the three-dimensional shape. The surface areas of these cells can be seen in reports called Soil Management Plan Addenda, which will be available on The Bellwether District website (<https://www.thebellwetherdistrict.com/>). Soil Management Plan Addendum No. 1 is currently available on The Bellwether District website, and additional Addenda will be uploaded as sampling activities are completed for additional portions of the site.

Q10: Will future earthwork construction activities include air and dust monitoring?

A: Continuous dust monitoring will be conducted during earthwork. This monitoring will be used to confirm that dust mitigation measures are effective. Monitoring stations will be equipped to provide data in close to real time. Having data in close to real time will allow our contractors to promptly adjust dust mitigations activities, if needed to maintain acceptable dust levels.

Q11: Who currently owns the property?

A: The property is owned by Philadelphia Energy Solutions Refining and Marketing LLC.

Q12: Does Hilco intend to negotiate a formal Community Benefits Agreement with the United South/SW Coalition for Healthy Communities?

A: The Bellwether District is committed to engaging with and supporting the Philadelphia community with a particular focus on our neighbors in South and Southwest Philadelphia. We are considering all community stakeholders and look forward to engaging in a robust outreach process.