

THE BELLWETHER DISTRICT

Public Meeting

September 20, 2022



**The Bellwether
District**

AN HRP PROJECT

AGENDA

- HRP Introduction
- Demolition Update
- Environmental Remediation Update
 - Benzene Monitoring Update
- Community Engagement Update
 - Community Survey Results
 - Community Benefits Agreement (CBA) Path Forward
- Question and Answer/Comments

OUR TEAM



Jasmine Sessoms
Senior
Vice President,
Corporate Affairs



Stephanie Eggert
Senior
Vice President,
Operations



Joe Jeray
Vice President,
Environmental
Remediation



Mia Fioravanti
Vice President,
Corporate Affairs

HRP CORE PILLARS

Hilco Redevelopment Partners is in the **business of transformation, setting the new standard of sustainable redevelopment**. As a real estate owner, operator, and developer, we re-imagine complex properties across the United States to remediate and redevelop sites for the future. We prioritize best-in-class environmentalism, community engagement, and local economic development.

Environment

Our projects surpass environmental standards, incorporate green tech and integrate significant sustainability measures.

Economy

We support local economies by creating long-term jobs and recruiting locally in order to grow our neighborhoods.

Community

We connect to communities through open dialogue, civic participation, charitable giving and neighbor-centric planning.



DEMOLITION UPDATE



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SITE DECOMMISSIONING & DEMOLITION

- 80% of facility tanks have been demolished
- 86% of pipe has been removed
- 99% of petroleum product has been removed
- 80% of demolition has been completed

Distillate Processing Unit before demolition



Distillate Processing Unit after demolition



PROGRESS PHOTOS – POINT BREEZE SECTION

May 2021



May 2022



PROGRESS PHOTOS – GIRARD POINT SECTION

May 2021



August 2022





ENVIRONMENTAL REMEDIATION UPDATE



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SOIL & GROUNDWATER CLEANUP – WHO IS RESPONSIBLE FOR WHAT?

Hilco Redevelopment Partners (HRP)

- Assessment and cleanup of contamination that was released after September 2012.
- Act 2 reporting associated with contamination that was released after September 2012.
- Sampling beneath Storage Tanks after removal.
- Management of soil during redevelopment in accordance with June 2020 Soil Management Plan.
- Vapor intrusion assessments for new buildings.

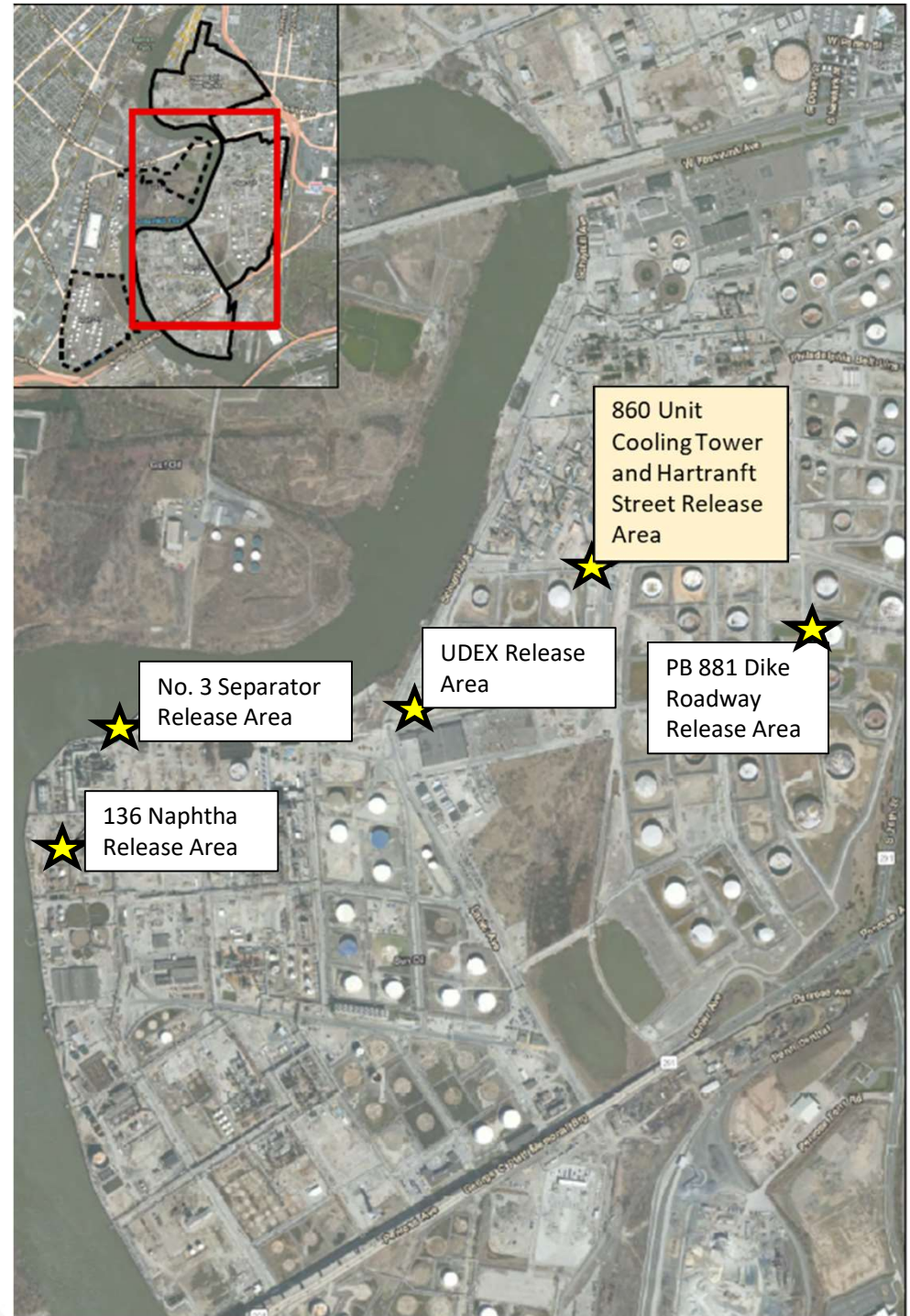
Evergreen/Sunoco

- Assessment and cleanup of contamination that was present prior to September 2012.
- Act 2 reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports.
- Sampling beneath former Refinery Process Units after removal.



ACT 2 ACTIVITIES

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for five releases that occurred after September 2012
- NIR formally enter releases into Pennsylvania's Land Recycling Program (Act 2)



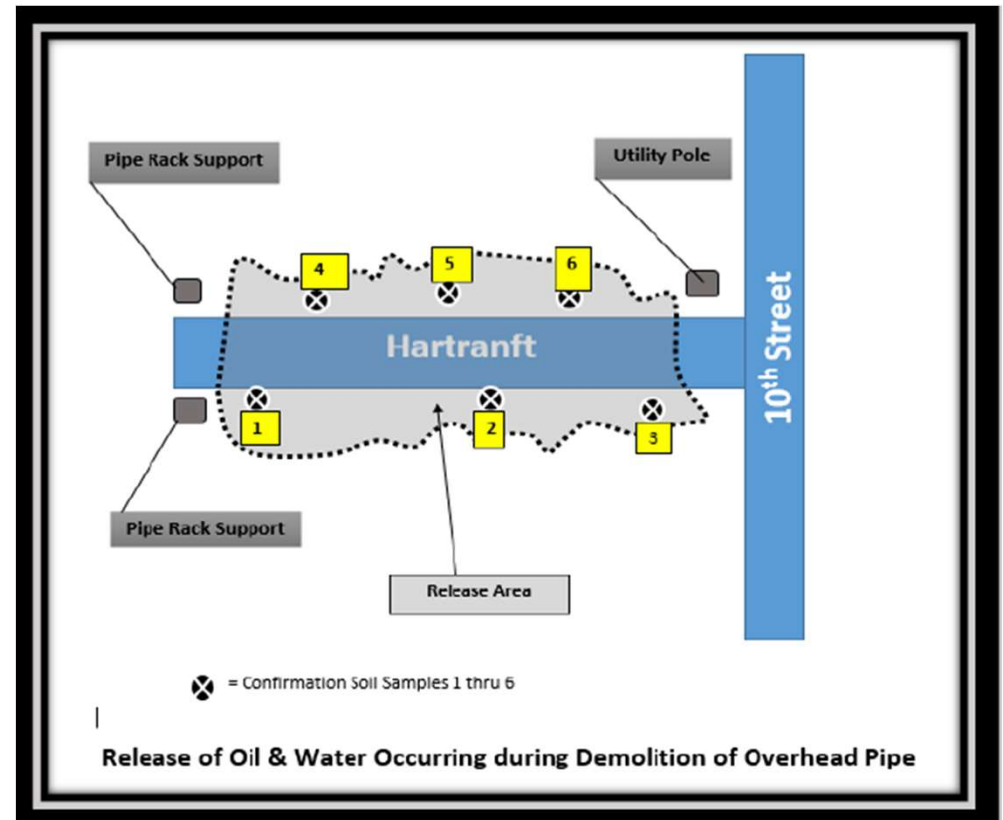
860 AND HARTRANFT RELEASE AREA

- On October 11, 2021, water containing oil was released to the ground surface during demolition of a pipe rack associated with two crude oil tanks near the southern end of the former 860 process unit
- The demolition contractor, Northstar, notified PADEP of the release within two hours of the incident
- Water and oil collected over an area of approximately 1,600 square feet on the asphalt of Hartranft Street (1,200 SF) and in the unpaved areas adjacent to the roadway (approx. 400 SF)
- Northstar used a vacuum truck to recover approximately 450 gallons of water, which was processed through the on-site wastewater treatment plant and approximately 50 gallons of oil, which was transferred to an on-site storage tank



860 AND HARTRANFT RELEASE AREA

- Northstar excavated approximately 14 cubic yards of soil from the visually impacted area and shipped it offsite for disposal
- Six confirmation soil samples were collected from the excavation area and submitted for laboratory analysis
- The soil sampling results indicated that the concentrations of chemicals in soil were less than PADEP Statewide Health Standards
- Some chemicals were not detected above laboratory reporting limits



860 AND HARTRANFT RELEASE AREA

- A Final Report was submitted to PADEP in March 2022 to request closure of this release under Act 2
- In May 2022, PADEP issued a technical deficiency letter and provided comments on the Final Report
- In July 2022, HRP submitted a revised report addressing the PADEP comments
- In September 2022, PADEP issued a disapproval letter



860 AND HARTRANFT RELEASE AREA

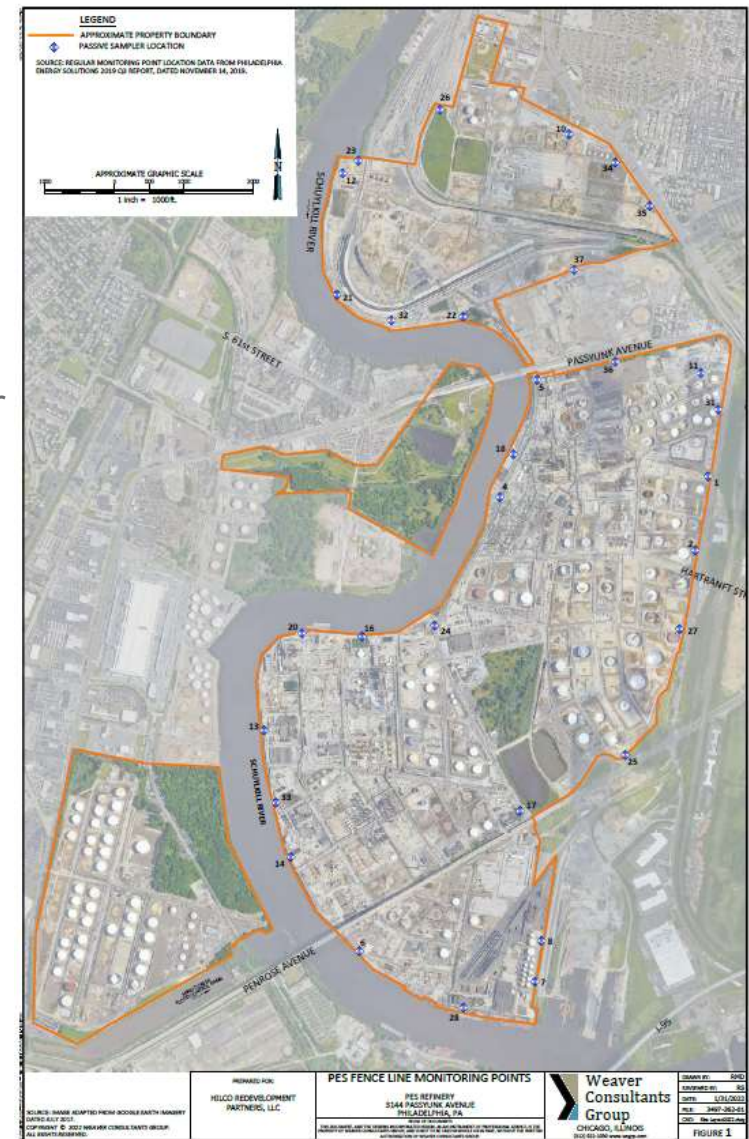
- In the disapproval letter, PADEP cite the following items remaining to be addressed:
 - Soil attainment samples were collected from intervals deeper than the base of excavation
 - Documentation of the visual extent of impact was not adequate to justify the extent of excavation
 - Laboratory reporting limits for some chemicals were higher than PADEP screening levels and standards
- HRP will collect additional samples to address these items; no additional remediation is expected to be required to achieve regulatory closure



BENZENE OUTDOOR AIR MONITORING

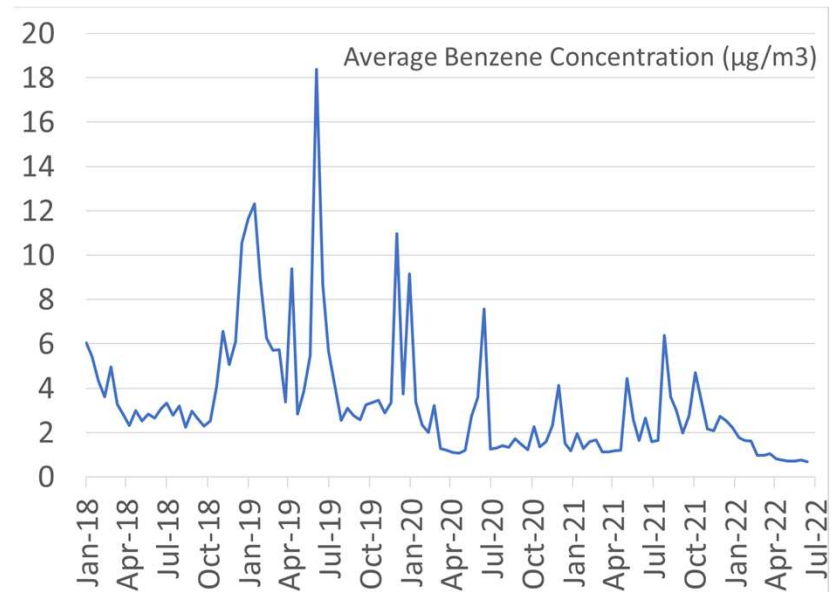
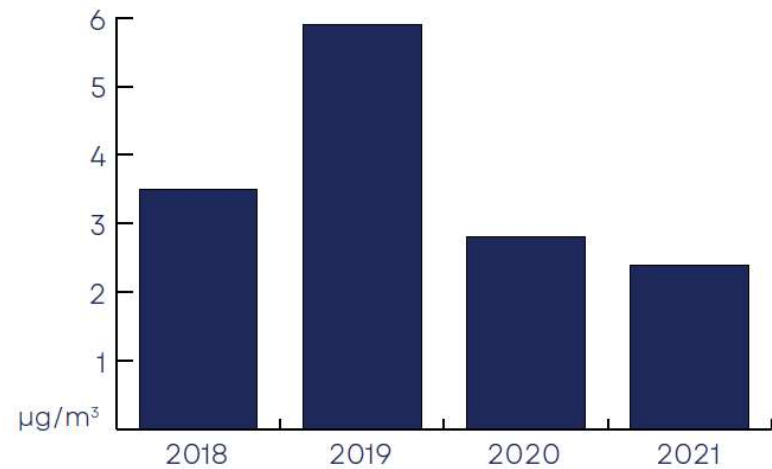
- Benzene is a chemical that is present in oil that was processed at the former refinery.
- Benzene concentrations have been measured in outdoor air at the property since 2018 in accordance with a USEPA requirement for refineries (The Refinery Sector Rule).
- Benzene samples are collected continuously over two-week periods at approximately 30 locations around the perimeter of the site.
- Activities that were subject Refinery Sector Rule have not occurred since September 2021.
- HRP has continued to monitor benzene since September 2021.
- HRP will continue to monitor benzene concentrations in outdoor air through the end of 2022
- Benzene data available on [The Bellwether District website](#).

Go to Community → Reports → Benzene Monitoring.



BENZENE OUTDOOR AIR MONITORING

- Benzene concentrations in outdoor air at the site are typically low and consistent with concentrations in other urban areas of Philadelphia.
- We do not observe consistently elevated benzene concentrations in outdoor air.
- The average benzene concentration at the perimeter of the property in 2021 was 2.4 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), which is lower than the average concentrations detected in 2020 (2.8 $\mu\text{g}/\text{m}^3$), 2019 (5.9 $\mu\text{g}/\text{m}^3$), and 2018 (3.5 $\mu\text{g}/\text{m}^3$).
- The average benzene concentration at the perimeter of the property in the first seven months of 2022 was 1.3 $\mu\text{g}/\text{m}^3$





COMMUNITY ENGAGEMENT EXPANSION



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HRP'S Expanded Community Engagement

- Launched community survey to capture broader feedback from community members on a variety of topics
- Launching new in-person focus groups (fall 2022)
- Listening tour with faith-based leaders and environmental groups (fall 2022)
- Continuing quarterly public meetings, newsletters, etc.



COMMUNITY SURVEY RESULTS



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HRP Philadelphia Community Engagement Survey

Summary Findings



HRP Community Engagement Survey Methodology

Online survey of “volunteer” sample of 101 respondents, open June 13–July 8, 2022

Methodology: online single-instrument survey, distributed to audiences via multiple channels

Methods of distribution:

- Distributed to entire Community Advisory Panel
- Distributed via The Bellwether district e-newsletter blast (2x)
- Posted on social channels (8x)
- Distributed via Google search redirect
- Distributed via print-outs with QR code link
- HRP extended field time by an additional 10 days to allow for maximum community participation

Research designed to:

- Understand base familiarity with HRP
- Establish areas of focus viewed by audience as important and impactful
- Explore perceptions on beneficiaries of HRP efforts and investments
- Understand form, type and timing of community inputs

Community Engagement Focus & Impact

When it comes to general focus of the respondents:

- Environmental protections: 94%
- Support for local schools, education and youth partnerships: 86%
- Workforce support: 80%

On impact of environmental protections, top actions for HRP are:

- Removing all past, leftover stored petroleum stored on the site (90%)
- Clean water initiatives (88%)
- Clean energy commitments for future businesses on site (87%)

On impact of support for local schools, education and youth partnerships:

- Creating apprenticeship programs (78%)
- Creating trade school scholarships (77%)
- Creating youth job training programs (73%)

On impact of workforce support actions:

- Creating jobs that pay employees above minimum wage (92%)
- Making sure locals will qualify for jobs at the development and with future tenants (89%)
- Creating a large portion of jobs for people who live in area surrounding the site (86%)

Communication & Cadence

Local community is top priority:

- Better communication with community highly important to respondents (81%)
- Those in ZIP codes near the site seen as rightful beneficiaries of HRP efforts (65%)
- Prioritize local residents (63%), local RCOs (43%), local advocacy groups (29%)

On meeting type and cadence:

- Once per month (47%)
- In-person rather than virtual (72%)
- Large (54%) or small (51%) group

On purpose:

- Stakeholders to provide ideas to HRP for areas to consider and prioritize (35%)
- Weigh in on HRP ideas for focus areas (29%)



COMMUNITY BENEFITS AGREEMENT PATH FORWARD



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CBA Commitment & Timeline

Formally committing to a Community Benefits Agreement (CBA)

CBA Timeline

- Discuss full process at November 2022 public meeting
- Commence CBA process in early 2023

CBA Participants

- Utilizing HRP's Community Advisory Panel for CBA negotiation process
- Community Advisory Panel made up of 25 Registered Community Organizations (RCOs) and other key stakeholders that have served as HRP's eyes and ears in the community
- Also inviting United South/Southwest Coalition to join Community Advisory Panel and the CBA process

Stay connected...

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THANK YOU!



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