

THE BELLWETHER DISTRICT

Closure of Hazardous Waste Locations - Public Meeting

December 7, 2022



**The Bellwether
District**

AN HRP PROJECT

AGENDA

- Purpose of meeting
- HRP Introduction
- Site Project Update
- RCRA Permit – Hazardous Waste Tanks and Girard Point Container Storage Area Closure
- Summary of Next Steps
- Question and Answer/Comments

OUR TEAM



Stephanie Eggert
Senior
Vice President,
Operations



Julianna Connolly
Executive
Vice President,
Environmental
Remediation

PURPOSE OF TODAY'S MEETING

The purpose of today's meeting is to describe the planned closure of two hazardous waste storage areas and to provide the public an opportunity to offer comments on the planned closure. This meeting satisfies 25 Pa. Code § 270a.83.

- The facility has three on-site areas where hazardous waste is permitted to be stored.
- The hazardous waste storage areas are permitted by the Pennsylvania Department of Environmental Protection (PADEP).
- The facility plans to close all the three storage areas for redevelopment.
 - Point Breeze storage area in the North Yard is in the closure process as shared at October 2021 Public Meeting.
 - The two remaining storage areas will be presented for closure during this meeting.
 - Two Girard Point Spent Caustic Hazardous Waste Storage Tanks, Tank numbers: 1086 and 1087
 - Girard Point Hazardous Waste Container Storage Pad
- Hazardous wastes will be removed from the storage areas, concrete pad will be decontaminated (i.e., cleaned) and then sampled along with the soils underneath it before the facility submits final closure certification to PADEP for review.

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.

SITE DECOMMISSIONING & DEMOLITION

- 84% of facility tanks have been demolished
- 90% of pipe has been removed
- 99% of petroleum product has been removed
- 88% of demolition has been completed

Distillate Processing Unit before demolition



Distillate Processing Unit after demolition



PROGRESS PHOTOS – POINT BREEZE SECTION

May 2021



November 2022



PROGRESS PHOTOS – GIRARD POINT SECTION

May 2021



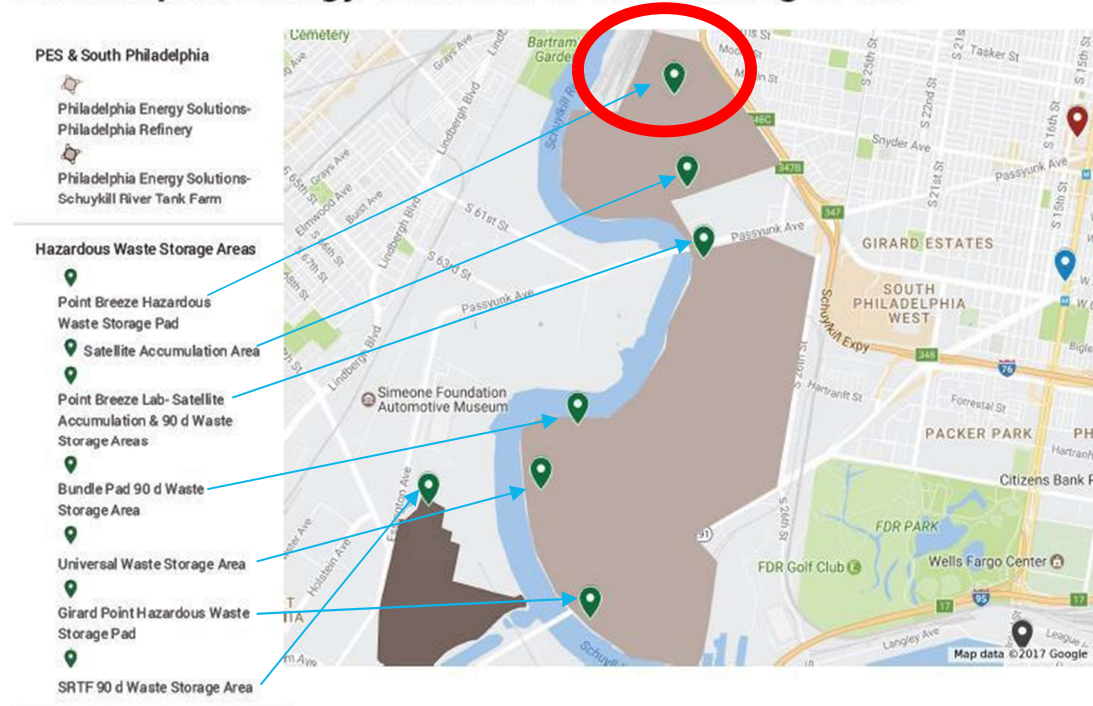
November 2022



HAZARDOUS WASTE OVERVIEW

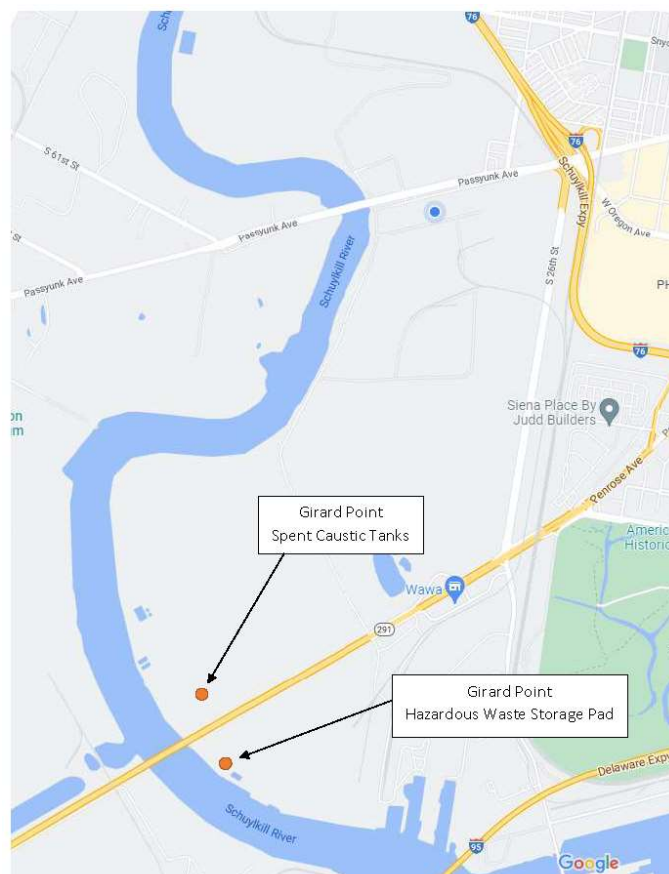
- To assist in the proper management of waste generated as part of the refining process, a hazardous waste permit under EPA ID No. PAD049791098, was obtained to allow storage of hazardous waste in two tanks and two container storage areas for up to one year prior to off-site use or disposal.
- The Point Breeze Hazardous Waste Storage Area has been closed.

Philadelphia Energy Solutions & Surrounding Areas



HAZARDOUS WASTE OVERVIEW

- To support the planned development, PESRM is seeking closure of:
 - Two Girard Point Spent Caustic Hazardous Waste Storage Tanks, Tank Numbers 1086 and 1087.
 - Girard Point (GP) Hazardous Waste Container Storage Pad.



CLOSURE PLAN – SPENT CAUSTIC TANKS

- Based on the RCRA Part B Permit, the GP Spent Caustic Tanks GP 1086 and 1087:
 - Each tank is 36 feet high with a 35-foot inside diameter with a total storage capacity of 243,600 gallons each
 - Used to store spent caustic for up to one year from the former refinery operations.
 - Maintained in a shared lined concrete secondary containment area
- Closure Plan – GP Spent Caustic Tanks GP 1086 and 1087
 - Closure Performance Standards will be followed
 - The tanks storage area is made from lined concrete that contains potential spills, so releases to surface soils and groundwater are highly unlikely. However, if there is evidence of any spill or leaks, samples will be taken and analyzed to determine the extent of contamination in the soil. Any contaminated soils that may need to be excavated will be managed and disposed of properly.
- All spent caustic has already been shipped offsite for reuse.
- Tanks and lines have been flushed, cleaned and removed for scrap metal recovery. Wastewater was treated at the onsite wastewater treatment plant.
- Containment area has been washed; wash material was treated at onsite wastewater treatment plant.
- Concrete and liner have been removed and will be sampled for proper characterization and disposal
- Soil will be sampled in accordance with Soil Sampling Plan outlined in following slide
- Closure activities will be supervised and certified by a Professional Engineer
- Public will have an opportunity to comment

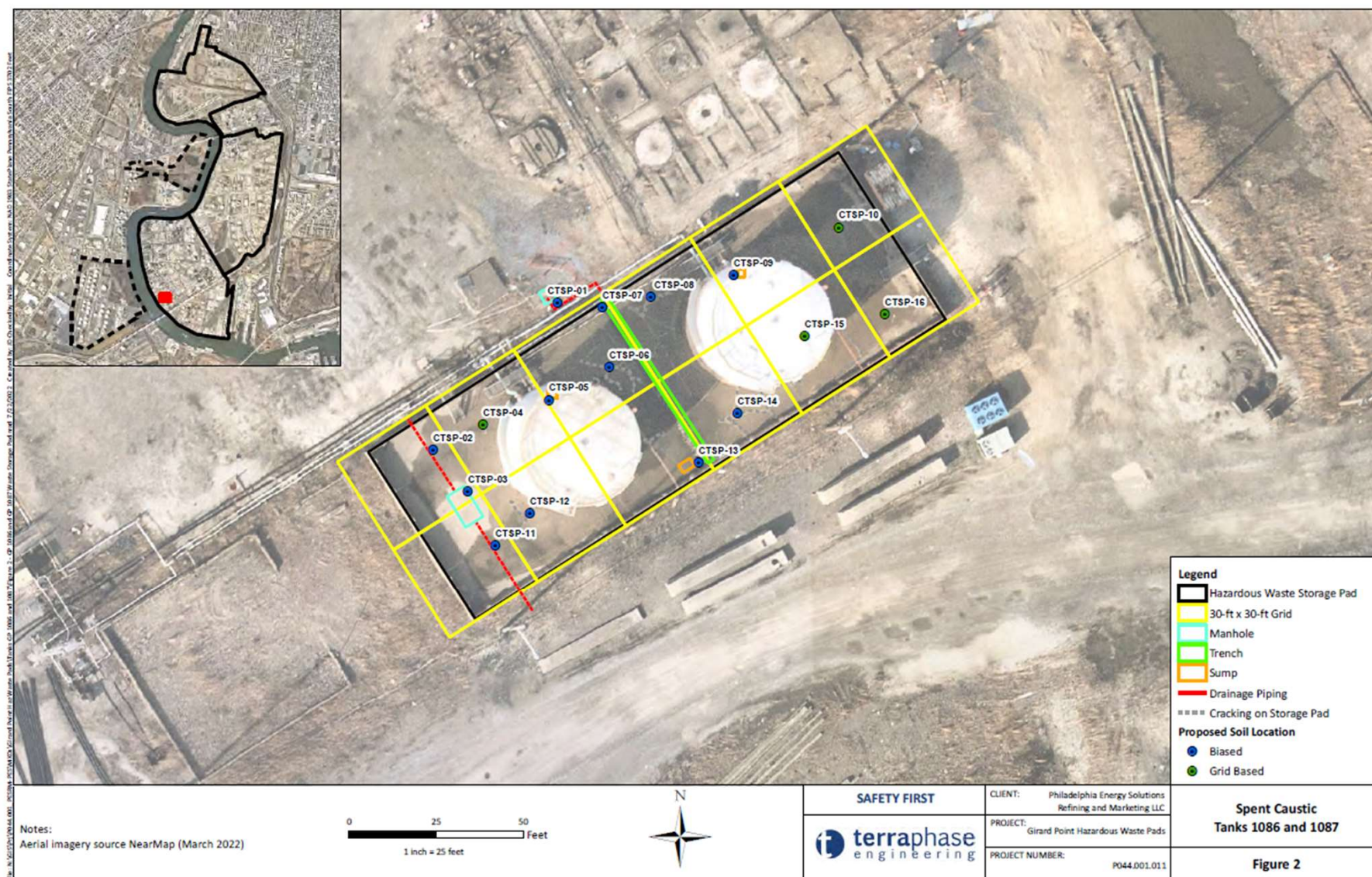
CLOSURE PLAN – GP HAZARDOUS WASTE CONTAINER STORAGE PAD

- Based on the RCRA Part B Permit, the GP Waste Container Storage Area is :
 - Approximately 96 feet by 112 feet
 - Used to store hazardous waste in drums, Flo-bins/Composite Intermediate Bulk Containers and roll-off/vacuum boxes in various configurations.
- Closure Plan – Girard Point Hazardous Waste Pad
 - Closure Performance Standards will be followed
 - The container storage area is made from concrete that contains potential spills, so releases to surface soils and groundwater are highly unlikely. However, if there is evidence of any spill or leaks, samples will be taken and analyzed to determine the extent of contamination in the soil. Any contaminated soils that may need to be excavated will be managed and disposed of properly.
- All waste (drums, flo-bins and roll-off containers) will be sent offsite for use, recycling, treatment or disposal at an appropriate facility
- Container pads will be washed and decontaminated, wash material will be collected and analyzed prior to disposal.
- Concrete will be removed and sampled for proper characterization and disposal
- Soil will be sampled in accordance with Soil Sampling Plan outlined in following slide
- Closure activities will be supervised and certified by a Professional Engineer
- Public will have an opportunity to comment

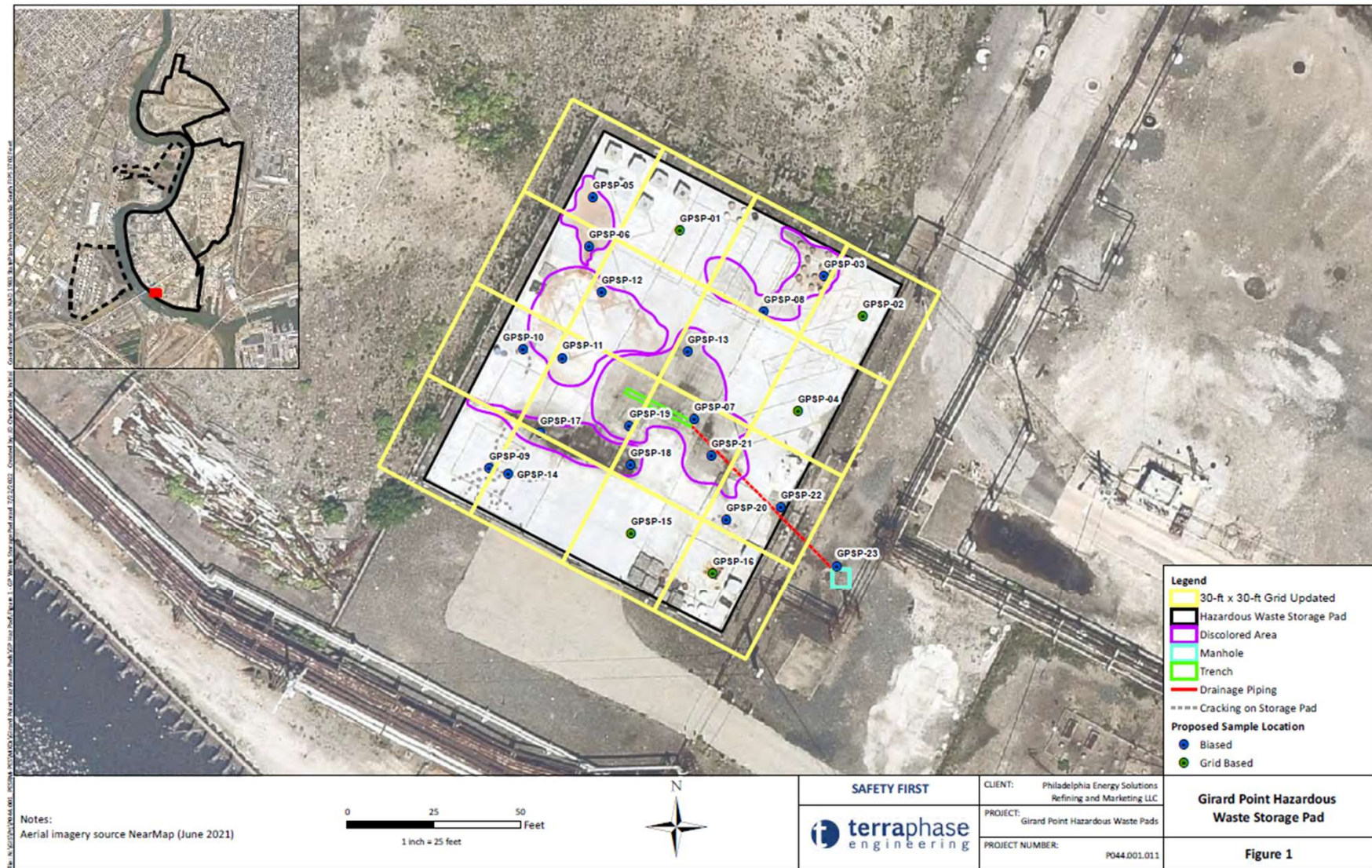
SOIL SAMPLING PLAN

- Soil sampling will be conducted to assess whether potential historical releases from the Spent Caustic Tanks or the GP Hazardous Waste have impacted soil beneath the storage areas. Soil sampling will occur following removal of the concrete pads in these areas.
- Since there are no documented releases of hazardous waste to the environment from the Spent Caustic Tanks or the GP Hazardous Waste Pad, sampling locations have been selected to correspond to the features that were designed to collect and contain fluids in the event of a release or in areas with visual evidence of concrete deterioration.
- In addition to these biased sample locations, a 30-foot by 30-foot grid has been placed across the areas and one sample location will be placed in each grid cell where a sampling location was not already identified.
- For the Spent Caustic Tanks, 13 soil borings will be installed near trenches, carbon steel piping systems, sumps and manholes, or spalled concrete. 4 soil borings will be advanced based on the grid cell overlay.
- For the GP Hazardous Waste Pad, 19 soil borings will be installed near trenches, carbon steel piping systems, manholes, concrete cracks, and discolored areas. 5 soil borings will be advanced based on the grid cell overlay.
- The soil borings will be advanced to the water table, or to 8 feet below ground surface (bgs), whichever is shallower.
- Samples will be collected from depth intervals exhibiting evidence of contamination or (in the absence of observable contamination) from the interval immediately below the feature of interest (trench, pipe, or spalled concrete).
- Each soil sample will be analyzed for a site-specific list of constituents, which was developed based on records of the types of hazardous waste stored at the facility.

SOIL SAMPLING PLAN MAP – SPENT CAUSTIC TANKS



SOIL SAMPLING PLAN MAP – GP HAZARDOUS WASTE CONTAINER STORAGE PAD



NEXT STEPS

- Spent Caustic Tanks
 - Concrete containment area foundation was removed.
 - NorthStar will perform the closure of the Spent Caustic Tanks (TK 1086/TK 1087) in accordance with the approved Closure Plan (started August 2022).
 - Following PADEP's input on the sampling plan, soil sampling will be conducted following removal of the concrete foundation.
 - If the soil samples identify contamination, the facility will do additional investigation with PADEP oversight.
 - The facility will then submit a certification and closure documentation.
 - We are aiming to obtain final Certification of Closure from PADEP by the Q1 2023.
 - The former Spent Caustic Tank area will then be re-used for redevelopment.
- Girard Point Waste Container Storage Area
 - NorthStar will perform the closure of the Girard Point Waste Container Storage Area in accordance with the approved Closure Plan (work is expected to start April 2023).
 - Following PADEP's input on the sampling plan, soil sampling will be conducted following removal of the concrete pad.
 - If the soil samples identify contamination, the facility will do additional investigation with PADEP oversight.
 - The facility will then submit a certification and closure documentation, which is expected in July 2023.
 - We are aiming to obtain final Certification of Closure from PADEP by the Q3 2023.
 - The former Girard Point Waste Container Storage Area will then be re-used for redevelopment.
- Questions/Comments?