Community Meeting Questions
10.14.20

1. Will there be photovoltaic solar deployed on the roofs of the industrial buildings? It seems like a great opportunity for that.

   We agree! The logistics facilities will be one of a kind from a sustainability standpoint and will be designed and built to accommodate solar panels.

2. When you say "sustainability" is one of your core values, what does that mean in more concrete and specific terms, please?

   Hilco Redevelopment Partners (HRP) focuses on redeveloping obsolete, complex industrial sites that have run their useful life to a better and higher use. We do this by fully aligning the remediation, demolition and redevelopment efforts to put these sites back into commerce. Sustainability is a critical core value to our firm. In addition to fully remediating the sites we purchase to comprehensive regulatory closure standards, the demolition phase will allow for the majority of the existing facility to be recycled. This will divert thousands of tons of materials from going to landfills and eliminate the need for trucks to haul certain demolished materials. Recycling one ton of cement can save up to 1,360 gallons of water.

   The proposed logistics facilities will be developed in a modern, responsible, efficient way. The design will include sustainable initiatives such as infrastructure for electric vehicles, the ability to accommodate solar panels, extensive native landscaping, LED lighting, water efficient plumbing fixtures, energy efficient building envelopes , etc. An extensive native landscaping plan, including naturalized landscaping and bioswales, will absorb a great deal of CO2. LED lighting is 90% more efficient than conventional fixtures and the water efficient plumbing fixtures will conserve a significant amount of water. The building envelopes will be designed to minimize energy loss. There are also alternative modes of transportation associated with the development that will reduce emissions, including rail and marine operations strategically integrated into the proposed park. A 50-car train could remove up to 200 trucks from the road and a single barge can replace up to 57 trucks. Additionally, HRP will partner with local agencies to enhance the public transportation network, which will reduce the number of cars traveling to and from the facility.

3. I heard a lot of talk at school board meetings about Hilco's commitment to work with students and create job training programs. Can you speak to that commitment and plan?

   We are currently working with the School District of Philadelphia on a pioneering Career Connected Learning program to build the workforce of tomorrow by providing Philadelphia public school children with the skills, insights and information they need to work for the world-class companies who will someday call this location home. It's a landmark pilot program designed to provide our children with the real-world skills that employers value.

4. What provisions will Hilco HP be taking to ensure that the demolition process proceeds safely (as opposed to the recent situation at Little Village in Chicago)?

   We have partnered with a best in class demolition contractor who has a great deal of experience demolishing refineries and a strong presence in Philadelphia. They will be implementing an extensive dust mitigation plan and will be working with all appropriate agencies and stakeholders throughout the duration of the project. Every project that we undertake provides lessons learned that we apply to other projects.

   The demolition in Chicago was conducted according to plan but resulted in dust unintentionally migrating off site. No one was injured, HRP took immediate action to address concerns of community members, and independent testing of the dust by the Chicago Department of Public Health and the United States Environmental Protection Agency revealed it poses "no apparent health risk to the surrounding community." HRP is proud of its successful history of redevelopment and renewal.

5. Hi! How will Hilco's commitment to sustainability and environmental consciousness inform whether oil trains will remain at the site, and whether or not companies with a big carbon footprint will be allowed to operate on the site?

   Sustainability is one of our core values and is absolutely a critical part of our platform as can be seen in the response Number 2. Crude by rail is not a part of the proposed business plan. This site will not be operated as a refinery moving forward; our plan is to transform the site into a world-class logistics hub, attracting scores of companies that value green initiatives and understand how sustainability is good for the community and the environment.

6. Is HILCO not responsible for the pre-2012 contamination that Evergreen is working on?
   You are correct. HRP is not responsible for pre-2012 contamination; specifically, contamination that occurred prior to September 2012.

7. The community that has lived around the refinery site has faced over a century of environmental racism, and economic practices that benefited multibillion dollar global corporations but extracted from and disinvested from the community. We are overjoyed to see PES transformed and hopeful about the sustainability initiatives your plan includes. But for understandable reasons, many of us are also deeply concerned that residents' needs won't be taken seriously by another multi-billion dollar company that comes in from out of town. How will you ensure that residents will be involved throughout the process in making the decisions that will affect their communities, health, and livelihoods? How will residents be included in the remediation process? How can Hilco be transparent throughout the process with residents about risks and hazards that arise during the clean-up work? What commitments has Hilco made to ensure that the economic benefits reach the community and benefit those most impacted by refinery?

   We share your joy in working with the community to transform the former refinery into an environmentally conscious economic engine for the city and region. From the day we acquired the site, we have reached out to the community to hear their concerns, share our vision and work together to overcome challenges. To deepen our connection with the local community, HRP is proud to have worked with Councilmember Johnson to create the HRP Community Advisory Panel ("CAP"). The CAP consists of twenty-five (25) registered community organizations, local business associations, religious and educational institutions, and environmental advocates. The CAP convenes bi-monthly to discuss health, safety, environmental, educational, and civic concerns, as well as to disseminate other important information directly to the communities surrounding the site. To-date, HRP has engaged in over 130 community and stakeholder events and look forward to being a positive member of the local community for many years to come. Transforming land that has been used to process and store petroleum for some 150 years is no small challenge. We will only accomplish that by including residents in the process and being transparent with them. We are also sharing news and events on both social and digital channels. We now publish a bi-monthly newsletter and update our website (https://www.hrpphilly.com) as well.

8. Is this economic impact study from econsult available to the public? Can it be made available to attendees if not?

   A summary of the economic impact study has been posted on our website.

9. Will you be bringing in workers from outside of the Philadelphia area?-

It's critical that these amazing job opportunities stay in the community. We have made local hiring commitments that our contractors will adhere to over the next decade. In conjunction with local labor unions and our contractors, we will make sure that we are doing everything we can to provide opportunities to the community, including holding job fairs, providing updates on the project website regarding job opportunities, using social media to advertise jobs, etc. As it relates to the permanent operational jobs, the strong labor force is one of the biggest drivers for our future tenants. In order to make these jobs easily accessible to the community, we are working on expanding the public bus system to surrounding neighborhoods. In addition, we are very focused on the youth. We have formed a partnership with the school board as it relates to providing internship and apprenticeship opportunities through a Career Connected Learning program.

10. How much soil will be moved? as well as the asbestos? what will be done to combat migration of this matter into the community. What continuous testing will be done in the community?

    Up to 4 million cubic yards of soil may be relocated to achieve the necessary elevations for redevelopment. Soil will be sampled before it is moved, and soil movement will be conducted under the oversight of an environmental professional. Approximately 30,000 tons of Asbestos Containing Material (ACM) will be safely abated and disposed of in close coordination with the City of Philadelphia and other regulatory agencies such as PaDEP, USEPA, OSHA etc. and per all applicable standards and regulations.

11. We need some jobs for no union workers for years we have been left out of working there because of having to be in unions…please concern the young man who need jobs now. as they find ways to escape the gun violence they face every day in the city ..it could be an way for the refinery could give back for the death they caused. Over many years ,i realize hilco was not the owners.

    There are a wide range of permanent jobs that will be generated at this site and we are confident the community will be proud of them. We anticipate that long term permanent job opportunities that will be generated by future tenants will include positions in the fields of logistics, supply chain management, operations management, light manufacturing, rail operations, marine operations, energy operations, trucking, warehouse operations, and life sciences to name a few. There will also be job opportunities associated with the highly mechanized facilities including operations, maintenance and repair, etc.
    Furthermore, we expect the creation of additional indirect jobs, potentially in the fields of health care, retail, wholesale trade, accommodation, and food services. It's important to realize that many of the thousands of permanent jobs will be available to younger

people without a great deal of employment experience. Many positions will be entry level, which represents the first rung on the employment ladder and an opportunity for future advancement.

12. Which zip codes are workers supposed to come from again?

    We believe that workers from zip codes that start with 191 and 190 will have an opportunity to work at the park.

13. What about employing people who don't have College degrees?-
    Please see the response to 11.

14. I understand there was an accident around demolition of an existing structure at the Chicago development. What lessons were learned by Hilco by that experience?

    The issue in Chicago was that the demolition of the smokestack produced more dust than expected, some of which migrated offsite despite dust mitigation measures. Subsequent independent testing of the dust by the Chicago Department of Public Health and the United States Environmental Protection Agency revealed that it poses "no apparent health risk to the surrounding community." With that said, this incident has taught us a number of important lessons, including that we need to continue to proactively engage with the communities that surround our redevelopment projects and be transparent about the activities that are taking place on site. Please note that the demolition contractor will not utilize implosion methods to perform their demolition work.

15. What are the programs that are planned that give back to the community?
    After-school activities?
    Athletic Facilities?
    Learning Sites (library)?
    Greenery?

    Please see the response to 3. As it relates to greenery, please note that thousands of new trees will be planted at the site as part of a comprehensive landscape plan.

16. What measures will you take to have this site benefit the wetlands that it is adjacent to? The refinery filled and replaced an extensive wetlands area at the confluence of the two rivers.

    A comprehensive stormwater management plan will be designed and implemented for the site in close coordination with the appropriate agencies, including the City of Philadelphia. This plan will include a series of detention ponds, Best Management Practices to treat water before it gets to the river, naturalized landscaping, etc.

17. Please discuss how you will improve access to/from the site, as well as discuss the impacts of the number of vehicles that will be added to 26th Street and Penrose Ave.

    We are working with the Southeastern Pennsylvania Transportation Authority to expand bus service to the site to ensure that the community is able to easily access these new job opportunities. This new bus service will also reduce vehicle trips. We will be building an extensive new public roadway network onsite to support the development. The site is adjacent to Interstate 76 which allows for efficient transportation connectivity. A traffic study is currently being finalized in close coordination with PennDot and the City of Philadelphia.

    There are also alternative modes of transportation associated with the development that will reduce emissions, including rail and marine operations strategically integrated into the proposed park. A 50-car train could remove up to 200 trucks from the road and a single barge can replace up to 57 trucks.

18. Will the new buildings be certified as LEED platinum? Will they be Net Positive?

    The proposed facilities will be designed to accommodate LEED certification on a speculative basis. Future tenants will need to also make that commitment in order to achieve this certification and we are confident that they will do so. Sustainability is one of our core values and our tenants also share that vision. Whether they will be net positive is dependent on the operational efficiency of the companies who locate there.

19. What will sustained community input look like moving forward? How will you ensure that local community members have a seat at the table and are leading decisions for the site now, through construction, and in the future?-

    We have developed a number of channels to sustain community input. We are holding community meetings with a wide variety of groups and are working with local civic and stakeholder groups to hear their feedback and build steady communications. We post regularly to our Facebook page (Hilco Redevelopment Partners Philadelphia), our Twitter page (@HRPPhilly) as well as to our hrpphilly.com website. We are meeting regularly with key stakeholders throughout the region. We publish a bi-monthly newsletter and distribute both printed and digital copies to the community. We release regular news to the media and are conducting site tours frequently with elected officials, regulatory agencies, City of Philadelphia staff, the media, and other groups.

20. there is a huge amount of people in the grays ferry area with no highschool diploma will there be jobs available to them-

    Please see the response to 11.

21. I think it would be good to have a program that is gear towards hiring people with a High School diplomas or have a trade or skill and Hilco helping them work towards secondary education within the company..(If they would like) (Paying for College, etc.) Also, the local Youth who live in and around the neighborhood, school (Wilson Park) have an opportunity to learn about what Hilco is doing in the community. Giving them exposure to a Company such as this... is a great way for the Company to be involved bridging the gap...people in the community need to be include in the long term

    Please see the response to 3.

22. How can you possibly be finalizing a master plan without residents having the opportunity to weigh in as key stakeholders, decisionmakers, and holders of knowledge?

    We are currently working on the conceptual master plan and engaging with residents, key stakeholders, regulatory agencies, and others on a daily basis. This public meeting is an example of how we are gaining input and feedback from the community as we advance the process. It should be noted that due to the previous use of the site, the site cannot accommodate residential development.

23. When are scheduled implosions? When are community public meetings that allow residents to ask questions?

    Implosions will not be utilized at the site. We will notify residents of project updates through social and digital channels, as well as through community groups and the media.

24. In working with school district which is giant, you could you consider targeting the k-8 public schools nearest the refinery property? Not sure how many are say within a mile of the refinery. But choosing a few creates real impact as opposed to a District wide program that may hardly be noticed.

    We believe the site holds great implications for Greater Philadelphia. With that said, we are working to engage the community through community meetings, engagement with local civic associations and working closely with local elected officials to educate the community on the employment opportunities this site will offer in the future. Through the Career Connected Learning Pilot, we have a good opportunity with the School

District of Philadelphia build the workforce of tomorrow by providing students as young as middle school with real world training and insights as a means for them to someday work for companies that locate at the site.

25. I appreciate the commitment to hiring Philadelphians. Would Hilco also commit to a hire-local commitment specifically to the proportion of people they'll hire from South and Southwest Philly, who were most directly impacted by the PES refinery?

    The strong labor force is one of the biggest drivers for our future tenants. In order to make these jobs easily accessible to the community, we are working on expanding the public bus system to surrounding neighborhoods. In addition, we are very focused on the youth. We have formed a partnership with the school board as it relates to providing internship and apprenticeship opportunities through a Career Connected Learning program. We are confident that Philadelphians living in the South and Southwest will significantly benefit from these job opportunities.

26. Also, have you considered contracting with independent environmental consultants or a local university, to provide verification of early sampling results, or to document (hopefully) decreasing air pollution exposures in community over time?

    We are coordinating with the Lindy Institute from Drexel University to share ideas and consider their input. We are also working closely with the Clean Air Coalition, the Pennsylvania Department of Environmental Protection, the United States Environmental Protection Agency, and other organizations and groups. We will be contracting with environmental consultants and contractors to implement our clean-up plans and sustainable initiatives.

27. Could you say more about strategies for making the site flood-worthy and keeping soluble contaminants from moving into the river and community when water levels are high? Are you planning to bring in a great deal of fill and to create cut-off walls along the river?

    As part of the approved Soil Management Plan, soils will be moved within the limits of the site during a mass earthwork operation and sampled before being relocated. This advanced sampling will allow us to be proactive in soil management, keeping soils with higher concentrations away from the groundwater table. In accordance with this Soils Management Plan, approximately 3.8mm CY will be moved to raise the ground surface elevations east of the Schuylkill River above base flood elevations. We are working very closely with the FEMA, the Corps of Engineers, the City of Philadelphia, and other agencies to finalize our comprehensive mass grading plans. The entire site will be raised

above the 100-year floodplain and all building floor slabs will be constructed above 500-year floodplain.

28. I compliment Hilco on the hiring of Ms. Sessoms to be a part of the worthwhile project. My question for you is "Are there any plans to develop training for positions at Hilco"?

    We are fortunate that Jasmine is on our team. As a lifelong Philadelphian who grew up in Point Breeze in the shadow of the refinery, Jasmine gives us tremendous insight into the community. Perhaps our most exciting job training program is the Career Connected Learning Pilot, which we are working with the School District of Philadelphia to plan. In a nutshell, the pilot is designed to help build the workforce of tomorrow by providing students as young as middle school with real world training and insights as a means for them to someday work for companies that locate at the site.

29. Please comment SPECIFICALLY on the experience of the accident around demolition of the existing structure at the Chicago development. Now is your chance to tell us from your -perspective what happened and how you know how to do better now. Is that kind of collapse going to happen in our community?-

    Please see the response to 4.