Community Meeting Questions

6.3.21

1. A complete, immediate investigation of benzene sources should be made and immediate efforts should be taken to minimize impacts and shield residents from harm.

Benzene samples are collected continuously over two-week periods at approximately 30 locations around the perimeter of the site. Samples are collected as part of an EPA regulation that relates specifically to refineries. Samples are retrieved and sent to the laboratory for analysis every two weeks and reported to the EPA quarterly. Most of the benzene concentrations measured at the perimeter of the property since HRP acquired the property are similar to benzene concentrations measure by the City in other areas of Philadelphia.

2. How is the contaminated land or materials being removed?

HRP is responsible for assessment and cleanup of contamination that was released after September 2012 and associated Act 2 reporting. HRP is also responsible for soil sampling beneath Aboveground Storage Tanks after removal, management of soil during redevelopment in accordance with June 2020 Soil Management Plan, and installation and maintenance of engineering controls, as needed.

Currently, HRP is operating two remediation systems focused on treatment of liquid petroleum that was released after September 2012. One of these systems collects petroleum from the subsurface and uses the collected petroleum as fuel in operation of the remediation system. The petroleum collected through the other system is processed through the former refinery's wastewater treatment processes.

Currently, HRP's remediation plans do not include excavation and off-site disposal, or recycling od soil. As additional areas of contamination that HRP is responsible for identified, cleanup approaches will be developed for those areas.

Evergreen/Sunoco is responsible for the assessment and cleanup of contamination that was present prior to September 2012 and the Act 2 reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports. Evergreen/Sunoco is also responsible for sampling beneath former Refinery Process Units after removal.

3. Where are the contaminated land and materials going, i.e. toxic landfill or incineration?

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4. How is any contaminated land/materials being removed? (via truck? operating hours, truck routes? The trucks should be prioritized as zero emission vehicles if possible, to not add to air pollution from increased diesel trucks in the neighborhood.)

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5. What precautions are taken to collect dust during the clean-up process? (will there be air monitors, public access to the air monitor data? Will covers be used)

Prior to activities that have the potential to generate dust, health and safety plans will be prepared. These plans will establish action levels and appropriate monitoring. The specifics of these plans will depend on the location of the work, the type of work, and the concentrations present in the soil.

6. Benzene data collected at the fence line monitors indicates high concentrations - in some cases, more than ten times as high as the EPA action level. With refining operations shut down, Hilco needs to investigate the potential sources of these emissions and find suitable remedies. All findings must be made public before being acted upon.

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7. We understand that Hilco has assumed responsibility for the on-site wastewater treatment system. We also understand that in the past, this system has been overwhelmed during storm and rain events, leading oil and oily substances to be released untreated into the river. How will Hilco address this issue?

Since the summer of 2021, HRP, through its demolition contractor, NorthStar, has been working to address past compliance issues associated with the two on-site wastewater treatment systems. The performance of the two systems has improved, and HRP's work will eventually result in phasing out of the on-site wastewater treatment plants.

8. Evergreen has stated that they are only responsible for contamination that exists in the "subsoil," i.e. in the ground that underlies the site, prior to 2012. Presumably, that means that everything else - contamination in the ground or water after PES bought the facility, product or residue left in tanks that may be "off gassing" into surrounding areas, flammable substances that pose a fire or explosion risk, asbestos and other substances that pose a health risk when particles are inhaled, etc. - are Hilco's responsibility. Please indicate if there is anything environmental on this site that, at this point, is not Hilco's responsibility, other than what Evergreen has claimed responsibility for.

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9. The Soil Management Plan - developed by Hilco during the bankruptcy when it acquired the property from PES - describes collection of data which demonstrates the extent of soil contamination, analysis of that data, ways in which soil on the site may be moved and disturbed, as part of the planned reuse of the site, and potential remediation methods. All of this activity is part of what companies are expected to do under Act 2, and the public should be involved in its development and review, in accordance with the act. The Soil Management Plan needs to be revisited and revised with the public's input.

The Soil Management Plan is not a Cleanup Plan under Act 2. Soil grading is needed at the site to raise surface grades to bring ground surface elevations out of flood hazard elevations. This Soil Management Plan describes how onsite soils will be sampled prior to grading, relocation, and disturbance, and how decisions will be made about where such soils can be placed at the Site as part of the bulk movement of soil during redevelopment activities. HRP understands that plans and descriptions of surface caps will need to be included in Cleanup Plan(s) that will be prepared by Evergreen for the site and that the Cleanup Plans will be subject to the Act 2 public involvement process.

10. Thrive members and residents are concerned about the possibility of contractors taking shortcuts that may be hazardous when performing clean up and demolition work. Can Hilco please provide a complete list of all contractors it has hired to perform clean up, demolition, surveying, engineering, and construction activities?

Demolition firm is NorthStar Contracting Group. For development site/civil engineering including traffic, geotechnical, grading and infrastructure, we hired Dynamic Engineering.

11. Is it accurate that Hilco is not utilizing explosives during the demolition? Thank you!

Safety for our workers and the surrounding community is our number one priority. With safety driving decisions, we rely on our consultants and contractors to present the safest solutions for demolishing structures onsite. If controlled explosives are determined to be the safest means and methods for removing a specific structure, we will thoroughly communicate this with the community, including informational sessions that describe the scope of work and allow questions or comments, before commencing.

12. Some parts of the site have significant depths of fill, which was used to reclaim and level the site before its initial use. At this point does Hilco have any concerns about this fill, and what it may consist of (I've not been able to find this out yet)?Some parts of the site have significant depths of fill, which was used to reclaim and level the site before its initial use.

Yes, fill was historically placed at the site. Information about chemical constituents present in the fill and the vertical thickness of the fill is available through prior investigation work completed by Evergreen. HRP is collecting additional information about the composition and extent of fill through sampling conducted in accordance with the Soil Management Plan and through geotechnical borings completed in advance of redevelopment.

13. will every tank be remover when clean up start and text for contamination

All storage tanks on the former refinery are planned for removal. Soil sampling beneath the tanks will be completed in accordance with PADEP tank closure requirements.

14. 3.8mm CY = 3.8 million cubic yards?

Yes, 3.8mm CY equals 3.8 million cubic yards.

15. They use explosion do we have to move?

If controlled explosives are determined to be the safest method for demolition of a specific structure, we will make the community aware but this will not require relocation for anyone.

16. How will the explosion effect the area in the community?

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informational sessions that describe the scope of work and allow questions or comments, before commencing.

17. Who is responsible to collect, sample, and treat stormwater? Does the ACT 2 closure include PFAS concerns to reduce future liabilities? We are treating impacted PFAS stormwater at a site in the NE. The owner in this case is risk adverse and we are treating to non-detect levels.

HRP is responsible for stormwater management at the site.

18. WILL PEOPLE BE NOTICEFIRE ABOUT THE EXPLOSIVES WHEN THIS BEGINE LOT BE LIVES ARE AT STATE

If controlled explosives are determined to be the safest method for demolition of a specific structure, we will make the community fully aware of the plans and scope with informational sessions to allow community input and questions.

19. how many residents of Grays Ferry, Point Breeze, and SW Philly are currently working at the site?

These numbers fluctuate often, what we can say is the majority of our current employees on site are Philadelphians. We currently have an 82% local hire rate.

20. Is the HRP soil management plan for this site available online? Thank you.

Yes, this plan is available on HRP's website. Please go to https://www.hrpphilly.com/ and click on Reports.