

Q & A Response: The Bellwether District Public Meeting – June 18, 2024

The list below shows questions received during The Bellwether District's virtual public meeting held on Tuesday, June 18, 2024 at 6:00 PM. During the meeting, The Bellwether District team provided updates on environmental remediation, development, and community and workforce related efforts.

The questions below are copied directly as asked.

Q1: Can you please publish your construction stormwater permit applications on your website?

A: All final permits are posted to our website at www.thebellwetherdistrict.com.

Q 2: Why can't this meeting be an in-person meeting, or an in-person format?

Virtual meetings are just one of many opportunities to engage with The Bellwether District team. In addition to virtual quarterly meetings, we hold an annual in-person community resource fair on-site, during which attendees have the opportunity to tour the site and engage with our team and ask questions in-person. This is in addition to a number of community events and presentations that our team engages in throughout the year. Last year, our team participated in over 60 community meetings, presentations and events with community groups. We also hold regular meetings with our Community Advisory Panel, many of which occur in person. As for our virtual meetings, we have made several updates to improve the virtual experience including facilitating screen sharing and live Q & A. We are always open to feedback and are working to refine our engagement processes.

Q 3: Is there any needed environmental remediation identified where the responsible party is currently disputed by either party. Is there a plan to handle disputed remediation responsibilities so they don't end up as a never-ending finger pointing, causing delay in remediation work?

A: Regarding the first question, there has been no identified environmental remediation where the responsible party is disputed. There are a few areas where Bellwether District Holdings is investigating areas where pre-September 2012 contamination appears to be co-located with post-September 2012 contamination. Bellwether District Holdings and Evergreen are coordinating on next steps in those areas, but there are no stalemates that would result in work not proceeding. On the second question, we do have provisions in an agreement between ourselves and Evergreen that establish how that type of situation would be resolved. When new potential contamination is encountered, either party has an obligation to notify the other party promptly. To date, our coordination with Evergreen has been very straightforward. However, we do have provisions in an agreement that establish how that scenario would be sorted out in a timely manner. Additionally, both Bellwether District Holdings and Evergreen are appropriately incentivized by Consent Orders with the Commonwealth of Pennsylvania and have obligations to move through the regulatory process.

Q 4: Is there any aspect of the Bellwether District that includes education, sports, music and the arts?

A: From a community perspective, we have invested nearly \$2 million to date in community philanthropy and workforce development. Those investments have included educational programs, sports partnerships, both at a larger scale with The Philadelphia Eagles and with local youth organizations, and sponsorships focused on arts and culture. As examples, investments have included

Mural Arts Philadelphia and the African American Museum of Philadelphia. If the question is referring to potential future uses on the site, while we are currently building on a speculative basis, it is very possible we will have future tenants in those areas. We are just not in the position to share information on that today.

Q 5: In the 6/3 meeting it was mentioned that the benzene levels were fairly high, although lower than previously. What are the plans to mitigate the benzene in the air and how is that accomplished?

A: For those who may be unfamiliar, our June 3rd meeting was related specifically to our sampling and regulatory closure of three hazardous waste storage areas that were used during the refinery's operation. During that meeting, although it was not related to the topic of the meeting, there was a question asked about benzene concentrations in outdoor air. It is possible that the person who asked the question mentioned that benzene levels were 'fairly high,' but we would not characterize benzene levels as high. As mentioned in tonight's presentation, we are not currently sampling at the perimeter for benzene but rather total volatile organic compounds (VOCs). Total VOCs include benzene, but we cannot pull the benzene concentrations out individually. The reason we monitor for total VOCs is so that we can get data in real time, rather than collect a sample, send that sample to a laboratory, and receive results a few weeks later. Previously, during the refinery's operation and then for the first few years of our demolition processes, we collected air samples at the perimeter from multiple locations for benzene analysis specifically. That sampling was done under a USEPA regulation that is specific to oil refineries. We have a large set of benzene data, representing samples from dozens of sampling locations every two weeks for multiple years. That data showed occasional elevated concentrations during the refinery's operation and during demolition, which was likely associated with former refinery equipment. Over time, we saw benzene concentrations in outdoor air come down as the demolition proceeded to levels more typical of urban settings. The prior benzene outdoor air data and our current perimeter air monitoring data is available on our website at www.thebellwetherdistrict.com.

Q 6: What plans for The Bellwether District are included in the I-95 revived traffic plans of the 1300-acre new development? Could overburdened current roadways access to I-76, 95, at the Broad Street intersection while within the intersection?

A: Our team is in regular communication with the Philadelphia Streets Department and PennDOT. We will continue to provide updates as construction progresses on future phases of work.