

Q&A: The Bellwether District Public Meeting – November 12, 2024

The list below shows questions received during The Bellwether District's virtual public meeting held on Tuesday, November 12, 2024 at 6:00 PM ET. During the meeting, The Bellwether District team provided updates on environmental remediation, development, and community and workforce related efforts.

Note: Questions are transcribed directly as asked.

Q1: Are there any tenants yet?

We are building speculatively, but we have seen some improving market conditions and an uptick in tenant interest. As you can imagine with something as complex as this site, a lot of prospective tenants need to see the proof of concept that the refinery infrastructure is removed, that the land looks like land that is ready to be developed, and seeing that first building and some of the infrastructure go up, we've definitely seen a corresponding uptick in activity. We've only begun our full, in earnest leasing and marketing activities over the last several months, and so we expect to be able to make some exciting announcements very soon.

Q2: What capacity of public transportation are we planning? And do we have any data on the numbers of workforce that we expect to be able to commute by public transportation from different residential areas?

We are working on a collaborative effort with SEPTA, the City of Philadelphia and DVRPC(Delaware Valley Regional Planning Commission). We've engaged DVRPC to complete a transit demand study that will project future ridership and evaluate future potential transit improvements that can be delivered to the site in a phased manner. It's anticipated that the study will take approximately nine to ten months to complete. We will update the community on the results and findings when it is complete.

Q3: Noting that Lincoln University is a nearby urban campus interested in becoming a training partner for workforce needs and support trading and logistics. Who should we contact?

One of us will email you and set up time to talk. Thank you for reaching out. We are always looking to have those conversations, and particularly as we are going vertical and we'll be creating some of those permanent jobs on site soon. So I look forward to the conversation. And I'll use that to just make the larger point that if anyone is interested in either partnering with us on skills training, or even doing business with The Bellwether District, whether as a prospective tenant or as a prospective contractor or vendor, there is a specific drop-down menu option for each of those options. If you go to that thebellwetherdistrict.com/contact, it gets to the right person or people on our team.

Q4: I have been in contact about the odors that are coming from the sewers at 29th and McKean and would like an update on that if possible as it has not subsided since my last contact. Does the below grade sewer infrastructure that cross AOI8 pass through McKean street heading east to the intersection of 29th street? Who can I work with to improve odor (potentially volatile compounds) mitigation in this area? Given what I've heard here tonight it seems as though there is a potential gap in discovering some of the odor outlets.

Consistent with the data that we share on our website, we don't see evidence of vapors originating from our earthwork activities that would be impacting off-site areas. These data are available on

the Bellwether District (thebellwetherdistrict.com) website and then under “Community” and then under “Environment.” We post monthly reports that show our air monitoring data, including VOC monitoring data and dust monitoring data. These monitoring data represent concentrations in outdoor air at the perimeter of our site. With respect to vapors that may be migrating other ways, or from other sources in the city, those are not necessarily things that we can speak to. We will share your question with Sunoco/Evergreen. We know you have connected with Sunoco/Evergreen on this point previously; we will let them know that you're following up on this topic again.

Q5: PES recieved [sic] a \$4.8 million fine from EPA related to the June 2019 fire at the former refinery. Since Hilco owns PES, is Hilco paying that? Was their [sic] an agreement in the bankruptcy case regarding who might pay future fines?

HRP Philadelphia Holdings, LLC (“HRP”) purchased PES Holdings, LLC and certain of its debtor affiliates (the “Debtors”) free and clear of any and all liabilities that arose prior to the Effective Date of the Debtors’ Plan of Reorganization and Confirmation order (the “Plan and Confirmation Order”), except for certain limited liabilities that were expressly assumed under the sale documents. The “Effective Date” was June 26, 2020. An EPA fine of \$4.8 million relating to the June 2019 fire was not an assumed liability under the sale documents. Similarly, a future EPA fine for activities that occurred prior the Effective Date was not an assumed liability under the sale documents. The Plan and Confirmation Order established a Liquidating Trust to administer claims against the Debtors and, to the extent any EPA fines are allowed as claims and funds are available in the bankruptcy estate, the Liquidating Trustee is responsible to pay such fines under the terms of the Plan and Confirmation Order.