

Lycoming County

2005 Brownfield Assessment Grant Program

Final/Summary Report



1.0 Overview

The County received a United States Environmental Protection Agency (US EPA) Brownfield Assessment Grant for Hazardous Substance sites (grant) in 2005 (Grant # BF-97333301). This grant was successfully completed on March 31, 2009.

In May 2007, the consulting team of MACTEC Engineering & Consulting and Larson Design Group (LDG) was contracted by the County to support the full implementation of the Brownfield Assessment Program (BAP). The stated objective of the BAP program was to identify, prioritize and conduct preliminary environmental site assessments at brownfield sites in four target municipalities selected by the County's with the overall goal of spurring economic development.

Lycoming County's Brownfield Assessment Program (BAP) Objectives

Create a sound foundation for future efforts aimed at revitalizing unproductive or under utilized brownfield sites and increase the potential for job creation and increased tax revenue. It is not the objective of this program to identify "contaminated sites" for future cleanup.

Brownfield Assessment Program (BAP) Scope of Work

Following award of the grant, the County prepared a work plan that was submitted to and approved by USEPA. The scope of work included the following tasks:

- Identify Brownfield sites in four Municipal Clusters targeted in the Comprehensive Plan for economic growth.
 1. City of Williamsport
 2. Borough of Jersey Shore/Porter Township
 3. Borough of Montgomery
 4. Hughesville/Wolf Township.
- Review all "undeveloped" Keystone Opportunity Zones (KOZs) in Lycoming County
- Develop an objective ranking strategy by which every candidate site would be reviewed in order to select those sites which hold the most promise for economic development.
- Complete 6-8 Phase I and 1-2 Phase II Environmental Site Assessments (ESAs) at those sites at "Targeted" Sites (including KOZ sites)
- Conduct community outreach to educate the public and solicit input (i.e. community outreach).
- Manage the grant in accordance with US EPA rules and guidelines

2.0 Grant Program Activities (Our Accomplishments)

- ◆ **Evaluation instrument was developed and vetted**
Three major categories of information were collected---infrastructure features at or surrounding the site, existing environmental conditions of the site and the cooperation of the site land owner. Point values for each factor were established at the outset so a more objective outcome could be achieved.
- ◆ **Sites have been identified and ranked:**
Among those four targeted municipalities, the County has identified, inventoried and ranked 81 Brownfield sites. A comprehensive site ranking/prioritization strategy was developed and utilized by the County.
- ◆ **Extensive outreach effort conducted:**
The County's BAP initiative was launched by a well attended Press Conference. During the following months, every one of the target communities was contacted at both the municipal official and well as business leader level. Our team went beyond that effort. In total eight outreach meetings were held. In addition, numerous articles have been published in the Williamsport Sun-Gazette and web content has been posted on the County's and Chamber's websites. Of particular note is the fact that the County's efforts have attracted positive attention not only from the PA DEP, but also from the PA DCED and the Pennsylvania State Association of Township Supervisors (PSATS). The County's BAP initiative was also presented on two different occasions in Harrisburg at the PSATS conferences.
- ◆ **Multiple Phase I ESAs conducted:**
With BASC agreement, the County attempted to pursue 18 Phase I ESAs. In fact, the County successfully completed 15 of them. The remaining 3 have not yet been completed because the owners are still trying to explore their future development plans. The County continues to coordinate with the owners and affected municipal leaders to obtain access to the site, and more importantly, their cooperation in the brownfield redevelopment process. The results of Phase I ESAs have been uploaded to EPA's ACRES system
- ◆ **Follow-On Strategies for Phase I sites developed:**
During the course of completing the Phase I ESAs, it became apparent that several of the approved sites are in areas surrounded by numerous other brownfield sites whose redevelopment could create significant potential for job creation, housing and recreation not only within these corridors but within the community at large. As a result of activities associated with the County's Brownfield Assessment Grant, the County has applied for funding through PA DCED to conduct corridor planning studies in the Borough of Montgomery and the City of Williamsport. Moreover, the County has also applied to PA DEP for funding at the Department's suggestion in order to continue the environmental assessment work both within the two planning corridors as well as the County at large. .
- ◆ **Grant Management Actions and Reporting up-to-date:**

Progress reports with detailed narratives of accomplishments are submitted to our US EPA grant manager. Financial and DBE compliance reports are completed and submitted to the appropriate offices. Of particular note is that we have enjoyed the benefit of our US EPA grant manager visiting our area on three separate occasions and actively participating in our Brownfields Assessment Steering Council meetings.

◆ **New Opportunities envisioned:**

As the community becomes more knowledgeable of the County's brownfield program, inquiries have increased regarding support for ESA activities. One recent market force that will affect the economic climate of the County and environmental conditions is the increased activity associated with natural gas development from the discovery and burgeoning exploration for the compressed natural gas found in the Marcellus Shale that underlies much of the County. The Brownfield implications are clear. The Chamber and County need to respond rapidly and effectively to requests for sites that natural gas producers can use for administrative and maintenance functions. This industry has become critical in affecting positive economic and environmental outcomes. Brownfield sites are ideally postured to meet this demand.

2.1 Eighty-one sites identified and ranked using a *three-factor* assessment tool

- **Owner Participation Rank**
 - Owner's Interest
 - Site Size
 - Current Use
 - Structures Present
- **Economic Rank**
 - Tax Tools—KOZ, etc
 - Site Zoning
 - Available Utilities
 - Major Road Access
 - Rail Access
 - Private Developer Interest
 - Public or Municipal Interest
- **Environmental Rank**
 - Suspected Hazards, Storage Tanks, or Disposals
 - State or Federal Involvement
 - Proximity of Surface or Ground Water Supply

2.2 Phase I ESA's

2007

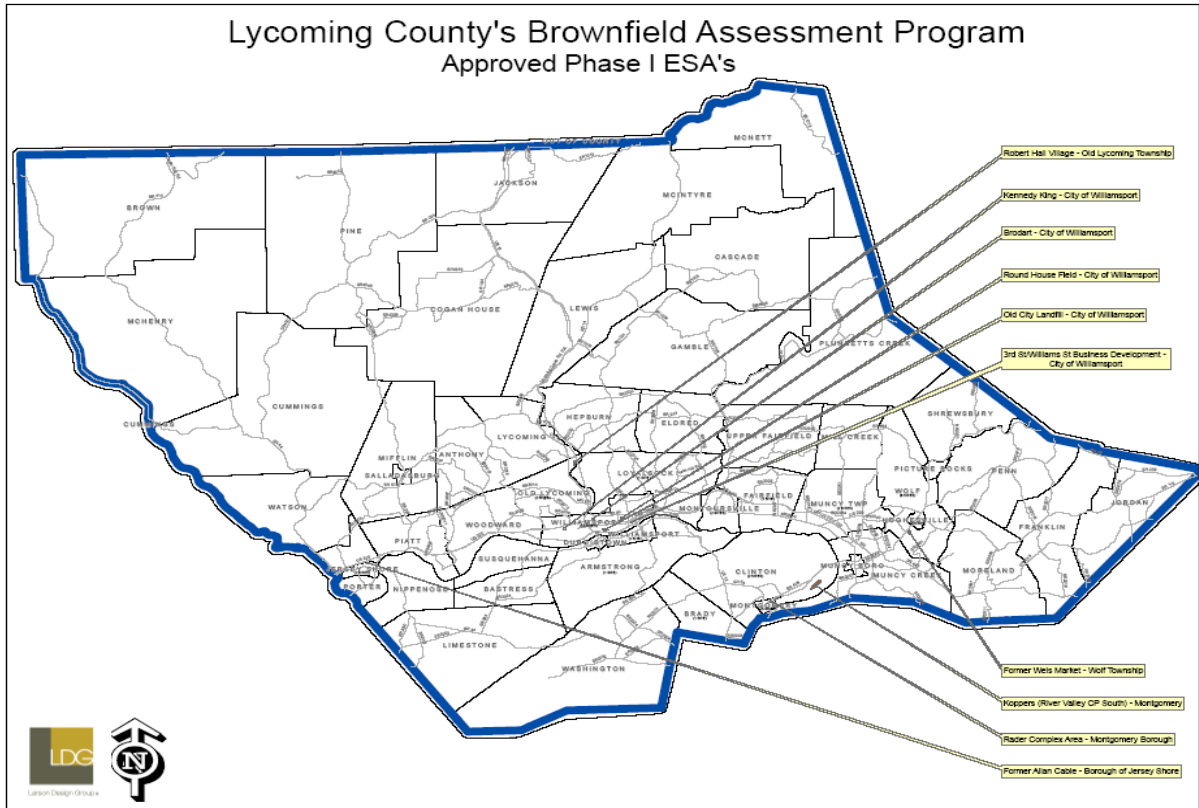
- River Valley Commerce Park South (Clinton Twp): Prospective purchaser
- Robert Hall Village (Old Lycoming): Existing tenant expansion –part of Rt.15 interchange KOZ areas.
- Brodart (Williamsport): Actively supporting Brodart w/various prospective purchasers
- Old City Dump (Williamsport): Part of I-180 Corridor Study.

2008

- Kennedy King (Williamsport): Sales Agreement in Place – Secondary Client Agreement w/City for use of Phase I ESA.
- Round House Field (Williamsport): On-going “Corridor of Health” Plans.
- Rader Complex (Montgomery): Old Mill Corridor.
- West 3rd Street (6 phase I ESAs for Kohls – Williamsport): Supports redevelopment.
- Fagnano (Williamsport): Penn College of Technology development planned and part of I-180 Corridor. Secondary Client Agreement in Place.

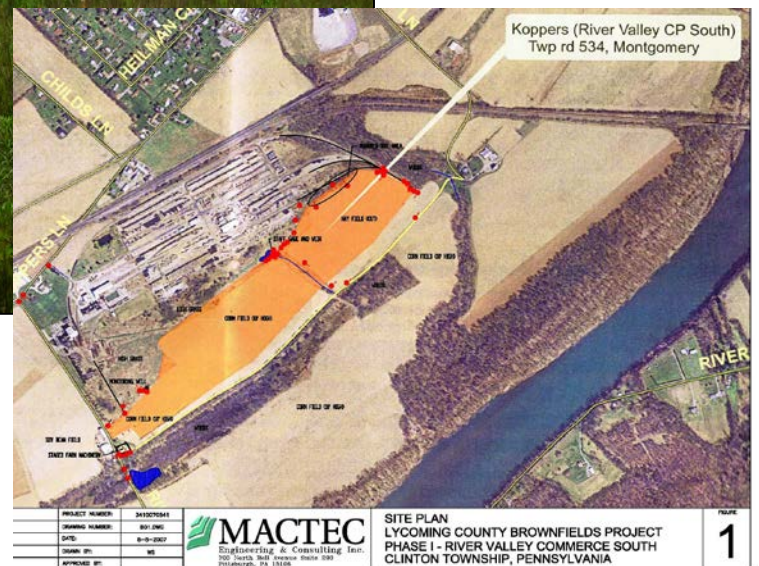
2009

- Muncy Industrial Park Phase I (Muncy Creek): Prospective purchaser.



Summarized on the following pages are the fifteen parcels of land that received Phase I ESAs. In each case the location of the parcel(s) are identified as is the owner's name. In addition, we list the major findings of each Phase I ESA as well as any future development plans that we became aware of.

River Valley Commerce Park South



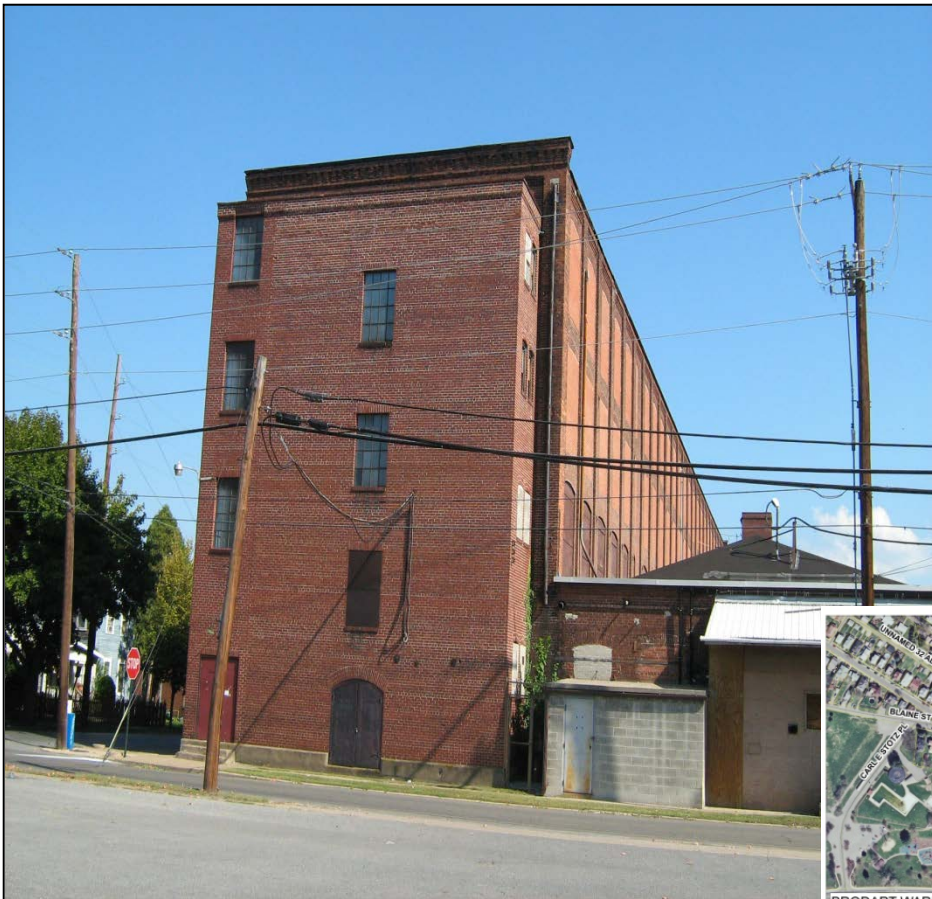
- **Clinton Township**
- **Owner: Industrial Properties Corp (IPC)**
- **55 acres agricultural land, zoned Industrial**
- **Phase I Completed**
- **Key positive: Large area, potential rail access, KOZ**
- **Future Development Plan**
 - **Active interest by Marcellus Shale related companies**

Robert Hall Village



- **Old Lycoming Township**
- **Owner: Keith Eck**
- **16 acre with large approximately 37,060 SF, commercial bldg. zoned commercial/light industrial**
- **Phase I completed**
- **Key positive: Large site accessible to future I-99.**
- **Future Development Plans**
 - **Building expansion for tenant**
 - **Township very interested in development of site**

Brodart Warehouse



- **City of Williamsport**
- **Owner: Corporate Property Associates via lease sale back arrangement with Brodart**
- **3 acres with 211,000 square feet of building zoned industrial (with surrounding area residential and industrial)**
- **Phase I completed**
- **Key Positives: Municipal & owner interest, possible mixed-use project**
- **Future Development Plans**
 - **Brodart now owns – potential buyer identified**

Danneker Site—Old City Dump

- City of Williamsport
- Owner: Norman Danneker, Allen Ertel and Bill Brown
- 10 acres
- Zoned commercial
- Phase I completed
- **Key Positives:** Along I-180 corridor and zoned commercial. Particularly promising if combined with other Old City Dump parcels (total 37 acres).
- **Future Development Plans—heart of the I-180 Corridor Study**



Kennedy King Housing Complex



- **City of Williamsport**
- **Owner: City of Williamsport**
- **9.91 acres zoned residential**
- **Phase I completed**
- **Key Positives: Adjacent to Industrial Park, potential rail access**
- **Future Development Plans**
 - **Industrial park expansion likely**
 - **Site is candidate for new KOEZ designation**
 - **Neighboring industrial developer ready to pursue**

Rader Complex



- **Borough of Montgomery**
- **Owner: Leo Williams**
- **12+ acres zoned industrial**
- **Phase I report in process**
- **Key Positives: Site size and contiguous Brownfields**
- **Very interested municipal leaders, rail served**
- **Future Development Plans**
 - **Part of Montgomery Old Mill Corridor**
 - **Owner interested in selling – no current buyer interest**

Roundhouse Field



- City of Williamsport
- Owner: Lycoming County Housing Authority (LHA)
- 8.26 acres zoned residential
- Phase I completed
- Key Positives: Supports development of mixed use facility along the “Pathway to Health”
- Future Development Plans
 - LHA is assessing assests to “HUD”

West 3rd St. Development



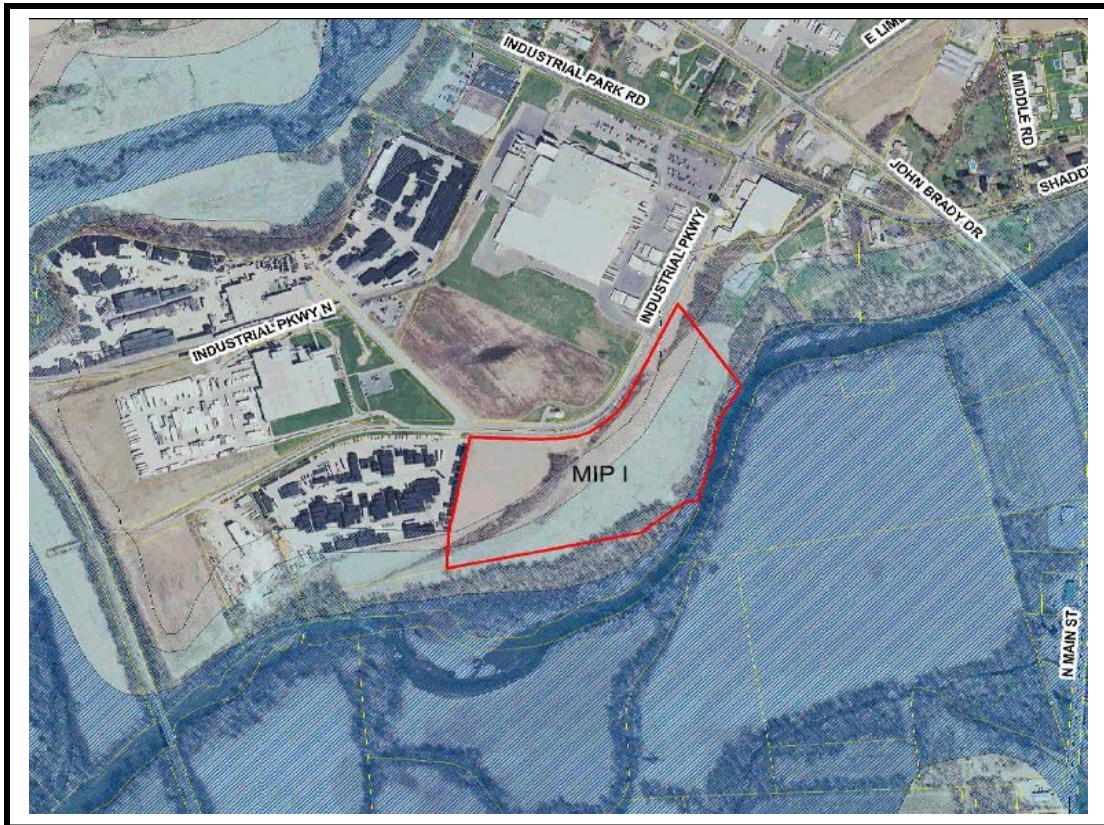
- **City of Williamsport**
- **Owner: Multiple (7 parcels)**
- **1.0+ acres zoned Central Business District (CBD)**
- **Phase I**
 - 6 parcels reviewed—completed
 - 1 additional parcel needs to be evaluated
- **Key Positives: Supports downtown revitalization**
- **Future Development Plans**
 - Kohls Development

Fagnano Site



- **City of Williamsport**
- **Owner: Sarah Fagnano**
- **6.9 acres**
- **Items affecting future use—all workable**
 - **flood plain—detention ponding requirement**
 - **well-head protection for adjacent water company**
- **Future Development Plans**
 - **Active negotiations with Penn College of Technology**
 - **Part of the I-180 Corridor Planning Study**

Muncy Industrial Park Site



- **Muncy Creek Township**
- **Owner: Industrial Properties Corp.**
- **21 acres agricultural land, zoned Industrial**
- **Phase I Completed**
- **Key positive: Large area in existing industrial park.**
- **Future Development Plan**
 - **Active interest**
 - **Marcellus Shale Natural Gas Facility**

2.3 Phase II ESA's

In spite of the high number of parcels that underwent Phase I ESAs, there were no identified opportunities for the County team to perform a Phase II.

2.4 Community Outreach—Brief Summary

- 5 BASC meetings
- 8 Municipal meetings with countless follow up calls
- 5 Williamsport Sun Gazette articles published
- 1 Press Conference/articles
- 2 presentations to the State Assoc. of Township supervisors



Some members of the BASC Team



of the Year Award
And the award goes to...Ralph S. Alberts Company! Vince Matteo, Chamber president (r) presents the award to Seth, Ed and Linda Alberts.

Network strengthens as Brownfield Project ranks sites

Since October, the Brownfield Working Group consisting of the Lycoming County Planning and Community Development Department, Williamsport/Lycoming Chamber of Commerce, and the consulting team of MACTEC Engineering and Consulting/Larson Design Group has been finalizing the brownfield site inventory list and ranking. The group has completed the four Phase I ESAs approved by the Brownfield Assessment Steering Council and identifying properties within the County that could benefit from this initiative.

There are currently 78 sites included in the Brownfield Site Inventory Database. More than half of these real estate assets were nominated by owners or municipal officials during the later part of 2007. The others came from lists generated by Lycoming County to identify potential Keystone Opportunity Zone (KOZ) sites.

Currently, the Brownfield Working Group and the Steering Council (a 15-member group of public and private sector community leaders with diverse expertise) are reviewing and editing this database to make sure that the information is as complete as possible. The database will serve as a valuable resource for the County, municipal leaders, the Chamber, and developers well into the future – whether to help target future public development efforts or to help private developers identify potential opportunities.

Kurt Hausammann, Lycoming County Planning Director talks about the value of this collaboration: "The public and private sectors are working to put this information in place. We've learned that private developers are keenly interested in making sure that local municipalities are supportive of their redevelopment projects. The inventory database and our work