

Wednesday - 5/13/2015

Mobile Workshop 1 - Bus Tour of Erie Brownfield Projects

3:00 PM - 5:20 PM

The City of Erie, like many in Pennsylvania, has a long and rich industrial past. Join us for a tour that will visit a variety of Erie sites that provide a glimpse of what can happen when communities, developers and government partners work together to redevelop properties. The projects are varied, but no less impactful and important to the community. The first stop will be at a former paper mill on the shores of Lake Erie that is now the home of HERO BX, a bio-diesel plant. HERO BX representatives will provide an overview of their process and explain how they are powering the future.

Next, we will visit a former iron foundry turned high school athletic complex in the heart of Erie's manufacturing corridor. EMI/Gunite Plant made iron castings for various products including brake and wheel castings for automotive use from the late 1880s until it closed in 2001. Cathedral Prep bought 11 acres in 2007 and began the Act 2 process. Now, it is home to a modern athletic and events center. Construction is currently underway for a gymnasium and aquatic center. Cathedral Prep will provide a tour of the facility.

Finally, we'll visit a former Hazardous Sites Clean-up Act site in Erie's industrial corridor. Adding public funds to responsible party resources, the Greater Erie Industrial Development Corp. (GEIDC), an affiliate of DevelopErie, found a creative way to get the deal done. Once an overgrown, polluted lot, it is now a safe, stable and usable truck parking lot for a top transportation business, Team Hardinger. Representatives from GEIDC will explain the technical and administrative hurdles they had to overcome and Team Hardinger representatives will explain how this project has impacted their business.

Mobile Workshop 2 - Walking Tour of Presque Isle Bayfront Projects

4:00 PM - 5:20 PM

The City of Erie's Presque Isle bayfront has played an integral role in the city's history as a strategic base during the War of 1812, as a commercial fishery, as an industrial port, and now as an ecological and recreational asset and tourist destination. Join us for a walk along the bayfront to discuss this area's transformation over the last 20 years including the Presque Isle Bay recovery. Stops will include the Erie Maritime Museum, Blasco Memorial Library and former GPU Front Street site, a Phoenix Award winner, among others.

The tour departs the Bayfront Sheraton Hotel at 4 p.m. and will return guests to the opening night reception at the hotel. Dress for the weather.

Get Acquainted Reception

5:30 – 7:30 PM

Get acquainted (or reacquainted) with new and old friends at the opening reception, held in the Sheraton Hotel, host hotel of the 2015 PA Brownfields Conference. This informal networking reception is a great way to catch up with friends and colleagues prior to the start of the conference. There is no cost to attend, but reservations are required to help us plan properly; please select this option on your registration to make your reservation!

Thursday - 5/14/2015

PC01 - Brownfields 101

8:00 AM - 8:50 AM

The session is designed for those who are new to brownfields redevelopment, those who want a refresher, or those who want to put the entire redevelopment process into perspective. The session will cover the basics of Acts 2, 3 and 4, the legal protections provided, federal counterparts, the drivers of the process, managing technical issues, the nuts and bolts of doing the deal, risk management, vapor intrusion, and long term stewardship of redevelopment projects including environmental covenants. Speakers will provide both the DEP and private practice perspectives.

Speakers: Steven T. Miano, Hangley Aronchick Segal Pudlin & Schiller, Philadelphia, PA; William K. Ahlert, Ph.D., HDR, Bethlehem, PA; Troy Conrad, DEP, Harrisburg, PA

PC02 - Financial Assistance 101: The Basics of Public Funding Assistance Programs

8:00 AM - 8:50 AM

Even in today's landscape of limited public funding, opportunities are available. This session will focus on the federal and state financial assistance programs available and how to position a project to take advantage of these sources. The session will also introduce free technical assistance services that are available in order to prepare a well-conceived application. It will also provide ideas on project planning and leveraging additional resources.

Speakers: George Hartenstein, DEP, Harrisburg, PA; Gregory M. Firely, Langan Engineering, Doylestown, PA; Stephan Nevshehirlan, Brownfields Project Manager, EPA, Philadelphia, PA; Elizabeth Limbrick, New Jersey Institute of Technology, Newark, NJ

Welcome Address

9:00 AM - 9:20 AM

A video of the 20th anniversary of the Land Recycling Program will highlight the historic legislation, including archive footage of the signing of Act 2 and messages from former and current officials.

Speakers: Joseph Sinnott, Mayor, Erie, PA; John Quigley, Acting Secretary, DEP, Harrisburg, PA

P01 - Blazing New Trails: Pennsylvania's Development of a Land Recycling Program

9:20 AM - 10:20 AM

Before Pennsylvania's Land Recycling Program, cleanup requirements and liability were impediments to reusing contaminated industrial properties. Act 2 (the Land Recycling and Environmental Remediation Standards Act), Act 3 (the Economic Development Agency, Fiduciary and Lender Environmental Liability Protection Act), and Act 4 (the Industrial Sites Environmental Assessment Act) were signed into law on May 19, 1995, by then-Governor Tom Ridge and immediately changed the landscape. The purpose of these statutes was to make contaminated sites safe based on sound science, return them to productive use and preserve farmland and open space. This presentation will turn back the clock 20 years to re-discover the original need for and objectives of Pennsylvania's groundbreaking Land Recycling Program.

Speaker: James M. Seif, Former Secretary, DEP

1A - Brownfields to Playfields! And More Recreational Uses

11:00 -11:50 AM

Communities across the Commonwealth are building upon their industrial past and redefining their future identity by creatively using former brownfield sites as recreation destinations. This session will use case studies to illustrate the diverse recreation opportunities that can be attained by revitalizing brownfields. Each project presents a unique history, set of partnerships, funding and remediation strategy, and end use. The Slate Belt YMCA will highlight the discussion, providing a comprehensive case study for Brownfield to Playfield success. All of these success stories serve as guides for other communities in creating their own unique outdoor recreation amenity that provides local greenspace for citizens, as well as the potential for broader tourism and economic impact.

Speakers: Kelly Rossiter, DCNR, Harrisburg, PA; Vincent M. Carbone, PG, HDR Engineering, Bethlehem, PA; Andrew Kleiner, Lehigh Valley Economic Development Corporation, Bethlehem, PA

1B - Storm Water Planning on Brownfields

11:00 – 11:50 AM

The integration of post-construction stormwater management with the remediation of contamination at brownfield sites can be challenging, especially on large or phased projects. This session will discuss and offer practical approaches for addressing stormwater management requirements during and after remediation.

Speakers: Troy Conrad, DEP, Harrisburg, PA; Jill Gaito, Gaito & Associates LLC, Carlisle, PA; Ken Murin, DEP, Harrisburg, PA

1C - Dealing with Vapor Intrusion in Redevelopment: Understanding and Managing Risks

11:00 – 11:50 AM

This panel will address several key issues related to vapor intrusion at redevelopment sites. Panelists will focus on the science behind vapor intrusion, potential remedial technologies, as well as regulatory programs governing vapor intrusion. Panelists also will discuss some of the real world issues involved in tackling the problem of vapor intrusion, including legal risks such as toxic tort claims related to alleged exposure to chemicals through vapor intrusion pathways. The audience will learn about strategies that can be used to identify, manage and avoid complications resulting from vapor intrusion in future re-development projects. The panelists have considerable technical and legal experience with vapor intrusion issues at residential, commercial and industrial sites.

Speakers: Craig G. Robertson, P.G., C.G.W.P., Groundwater Sciences Corporation, Harrisburg, PA ; Christopher M. Roe, Fox Rothschild, Exton, PA; Steven T. Miano, Hangley Aronchick Segal Pudlin & Schiller, Philadelphia, PA

P02 - Plenary Luncheon – Maritime History of Lake Erie

12:00 PM - 1:15 PM

“The Schooner Porcupine” is the remarkable story of a small schooner that Daniel Dobbin built in Erie for the Naval War of 1812. Come aboard as Dr. David Frew takes us back to the pre-war world of 1813 on Lake Erie, describes the rich history of the Schooner Porcupine and then explains the modern dream that inspired the creation of a second Erie tall-ship.

Dr. David Frew is a visiting professor at Mercyhurst University in Erie. He is an emeritus professor at Gannon University, emeritus director of the Erie County Historical Society, and president of his own management consulting business. His twelve books on Lake Erie ships, shipping and shipwrecks represent a narrative history of the industries which formed the backbone of the Great Lakes maritime economy.

Speaker: Dr. David Frew, Mercyhurst University, Erie, PA

2A - Thinking Outside the Checkbox: Pursuit of Performance-Based Community and Sustainability Goals

1:30 PM - 2:20 PM

The ALMONO site is a 178-acre brownfield located along the Monongahela River in the Hazelwood neighborhood of Pittsburgh. Formerly part of the J&L Steel/ LTV Steel Hazelwood Works, the ALMONO project is setting a new standard for public engagement and sustainability. Through continued engagement, Almono has worked to breakdown social, economic, and physical barriers between this brownfield site and the neighborhood it once served. In similar terms, Almono has moved beyond traditional broad-brushed sustainability checklists in its pursuit of strategies that are better suited to the specific ecology of the site.

Speakers: Donald Johnson and Sarah Stroney, Regional Industrial Development Corporation, Pittsburgh, PA

2B - How to Optimize Investigations: When is Enough Investigation Enough?

1:30 PM - 2:20 PM

The groundwork for successful brownfield redevelopment projects is often laid long before development interest surfaces. Community planning agencies and economic development organizations that have achieved successful brownfields redevelopment projects understand that early strategic intervention through a combination of community-based planning, stakeholder engagement, and public-private partnerships provide the necessary framework to advance the redevelopment process and accelerate the ultimate end use of a property. Furthermore, the success of a brownfield redevelopment project is often tied to the context for which it is situated. Integrating comprehensive community and economic development strategies are critical components to realizing the full potential of the revitalization of our Commonwealth's underutilized sites and areas. This session will focus on navigating the roadblocks to building local partnerships, the Act 2 process and, once established, how to use a local partnership to achieve success in redevelopment and revitalization. Local leaders who wish to engage their communities in the cleanup of environmentally impaired properties will be exposed to a variety of ideas that they can adopt and conform to their own municipality.

Speakers: Andrew Kleiner, Lehigh Valley Economic Development Corporation, Allentown, PA; Kim Wheeler, County of Lycoming, Williamsport, PA

2C - Comprehensive Community and Economic Development through Brownfield Partnerships

1:30 PM - 2:20 PM

The groundwork for successful brownfield redevelopment projects is often laid long before development interest surfaces. Community planning agencies and economic development organizations that have achieved successful brownfields redevelopment projects understand that early strategic intervention through a combination of community-based planning, stakeholder engagement, and public-private partnerships provide the necessary framework to advance the redevelopment process and accelerate the ultimate end use of a property. Furthermore, the success of a brownfield redevelopment project is often tied to the context for which it is situated. Integrating comprehensive community and economic development strategies are critical components to realizing the full potential of the revitalization of our Commonwealth's underutilized sites and areas. This session will focus on navigating the roadblocks to building local partnerships, the Act 2 process and, once established, how to use a local partnership to achieve success in redevelopment and revitalization. Local leaders who wish to engage their communities in the cleanup of environmentally impaired properties will be exposed to a variety of ideas that they can adopt and conform to their own municipality.

Speakers: Andrew Kleiner, Lehigh Valley Economic Development Corporation, Allentown, PA; Kim Wheeler, County of Lycoming, Williamsport, PA

2D -Vapor Intrusion Mitigation: Answering the Common Questions Plaguing Brownfield's Developers

1:30 – 2:20 PM

As vapor intrusion guidance and regulation documents continue to evolve and more is learned about the threat of the vapor pathway, the number of impacted brownfield sites requiring vapor intrusion mitigation continues to expand. This shift towards a more conservative vapor intrusion standard is leading many decision makers to consider vapor mitigation at their site. Common questions posed by Brownfield's developers regarding vapor intrusion mitigation include the following. Whether to mitigate or not? What are the options? What is the cost? How do I reduce long term liability? Multiple case studies involving sites in Midwestern states will be presented to answer the questions above.

Speakers: Adam Richards, P.E. and Barry Poling, C.H.M.M., Land Science Technologies, Georgetown, IN

P03 – EPA Region 3 Address

2:40 – 3:00 PM

Speaker: Cecil Rodrigues, U.S. EPA - Hazardous Site Cleanup Division Director, Philadelphia, PA

P04 – Revisiting the Toolbox: A Discussion of Economic Development Tools for Brownfields

3:00 PM - 4:00 PM

This plenary will focus on a handful of tools (both traditional and new) that can help municipalities, authorities, and private land developers catalyze site redevelopment. The session will begin with an overview of national brownfield redevelopment financing trends. It will then concentrate on the Commonwealth's newest financing tools- City Revitalization and Improvement Zone (CRIZ) and Neighborhood Improvement Zone (NIZ), and two more traditional financing tools- Tax Increment Financing (TIF) and Local Economic Revitalization Tax Assistance (LERTA). To help illustrate these funding mechanisms, case studies from across the Commonwealth of current (or completed) projects will be discussed.

Speakers: Evans Paull, Redevelopment Economics, Baltimore, MD; Tim White, Regional Industrial Development Corporation, Pittsburgh, PA; Don Cunningham, Lehigh Valley Economic Development Corporation, Bethlehem, PA

P05 –The Industrial Sites Reuse Program: 20 Years of Success

4:00 PM - 5:00 PM

Act 4 of 1995 established the Industrial Sites Reuse Program (ISRP) and it continues to be administered today by the Department of Community and Economic Development (DCED). Since 1995, more than \$154 million has been awarded under this program. The session will provide information on the ISRP and other programs available through DCED. Speakers from Lehigh Valley Industrial Park, Inc. (former Bethlehem Steel Site in Bethlehem) and Economic Progress Alliance of Crawford County (former Avtex site in Meadville) will highlight how the ISRP program can assist brownfield redevelopment. The projects will be introduced by a short video. Get inspired to make a change in your community!

Speaker: Christie Yerger, DCED, Harrisburg, PA; Mark Turner, Economic Progress Alliance of Crawford County, Meadville, PA; Kerry A. Wrobel, Lehigh Valley Industrial Park, Bethlehem, PA

Reception with Exhibitors

5:00 – 7:00 PM

Enjoy networking with fellow attendees at the end of the conference presentations in our Exhibit Hall Reception. Attendees will enjoy appetizers and beverages throughout the Exhibit Hall, and have the opportunity to meet with DEP staff and exhibitors.

Friday - 5/15/2015

P06 –Act 2 Today and Tomorrow: Current Challenges and Opportunities for the Act 2 Program in the Coming Years

8:15 AM - 9:15 AM

Upon its enactment twenty years ago, Act 2 was hailed as a landmark environmental statute which provided certainty and predictability in the remediation process, thereby encouraging developers to voluntarily undertake cleanup and redevelopment of contaminated properties. Although more than 5,100 sites have been successfully remediated through the Land Recycling Program since 1995, it is estimated that 12,000 undeveloped brownfield sites remain in the Commonwealth. Were the initial sites “low-hanging fruit”, with more challenging and complex sites now remaining? This panel will explore proactive strategies for entering and using the Land Recycling program on complex sites and trends that could trigger enhancements of the program in the future.

Speakers: Marc E. Gold and Jonathan H. Spergel, Manko, Gold, Katcher & Fox, LLP, Bala Cynwyd, PA; Craig Robertson, P.G., Groundwater Sciences Corp, Harrisburg, PA; Brian O’Neill, O’Neill Properties Group (invited); Troy Conrad, DEP, Harrisburg, PA

P07 - Resurgent US Manufacturing from Shale Gas Development: The Role of Brownfields

9:15 AM - 10:15 AM

Due to the resurgence of oil and gas development in the U.S., areas across Pennsylvania and the Appalachian region are benefiting from downstream, end use oil and gas economic development. The Marcus Hook Industrial Complex (MHIC) constitutes a re-purposing of a former oil refinery by Sunoco Logistics, utilizing natural gas liquids (NGLs) from the “wet gas” region of western Pennsylvania and eastern Ohio. Two world class ethylene crackers are being proposed - one in Beaver County and one in West Virginia. Investments in each of these large “catalyst sites” will be measured in billions of dollars. Ethane, propane and other chemicals produced from these large facilities will form the basis of a significant petrochemical industry in the surrounding geography – generating further investment and revenues. This plenary will focus on the MHIC and other petrochemical and manufacturing facilities – setting the stage for industrial to industrial brownfield success stories. The decision-making process for a private sector firm to make a huge investment into a catalyst site such as the MHIC or a cracker is revealing. It includes international, as well as domestic, industry factors. Government can also play a role for creating favorable conditions to make a “go” decision.

Speakers: Mitchell Bormack, TRC Environmental, Philadelphia, PA; Joe McGinn, Sunoco Logistics, Philadelphia, PA; Phil Hopkins, IHS, Inc, Philadelphia, PA; Cosmo Servidio, DEP, Norristown, PA

3A - Planning, Collaboration and Performance: Remediation and Redevelopment of the Former GAF Site in Erie

10:45 AM - 11:35 AM

In 2007, manufacturing operations ceased at the former GAF Building Materials Corporation Site on Erie’s bayfront. Suddenly, the community was confronted with an “opportunity” that presents itself once every so many generations – what to do with a former industrial site when continued industrial use is no longer realistic? Following a brief overview of the industrial history of the site – including how it changed the historic shoreline – this presentation focuses on an on-going journey that’s leading to the transformation of the last large brownfield on Presque Isle Bay into an engine for economic growth for the city and the region. The session will describe the challenges confronting the community with the trauma of losing good paying jobs and who should take the lead in shepherding the site back to productive reuse; summarize the various phases of environmental site assessment and clean up; and address development and implementation of conceptual site reuse plan.

Speakers: Joe Senita, P.G., Amec Foster Wheeler, Pittsburgh, PA; Mark Shaw, Esq., McDonald Illig Jones & Britton, Erie, PA; L. Ashley Porter, P.E., PCE-Porter Consulting Engineers, P.C., Meadville, PA; AJ Schwartz, Environmental Planning & Design, Pittsburgh, PA; Christopher S. Schiappa, P.G., DEP, Meadville, PA

3B - Risk Assessment: Using Site-Specific Parameters

10:45 AM - 11:35 AM

Act 2 risk assessments generally follow four steps: site characterization, exposure assessment, toxicity assessment, and risk characterization. DEP provides default parameters and methods for conducting Act 2 Risk Assessments, which are the same defaults used to develop the Statewide health standard medium specific concentrations. A site-specific risk assessment allows for the flexibility of modifying the default assumptions in order to tailor the risk assessment to the conditions of the site. These modifications may include adjustments to fate and transport modeling, selection of exposure parameters, development of exposure point concentrations, and updated toxicity values. Utilizing a site-specific approach to refine the risk assessment may provide a more realistic characterization of site risks and provide a more cost-effective approach to demonstrate attainment and obtain site closure.

Speakers: Lisa Smith, The Mahfood Group LLC, McMurray, PA; Brett Shamory, P.E., DMS Environmental Services, LLC, Bellefonte, PA; Emily Strake, Langan Engineering and Environmental Services, Warrington, PA

3C - Closing the Pandora's Box on Containment Remedies: How to Worry Less and Redevelop More

10:45 AM - 11:35 AM

In this lively presentation based in part on case study, participants will gain an appreciation for the many complex issues that arise when a remediator chooses to employ containment remedies at a voluntary cleanup site. The panelists will discuss how to ensure that the remedy remains protective of human health and the environment while enabling profitable redevelopment. Participants will also learn about the bold innovations occurring in West Virginia as the state implements the West Virginia Land Stewardship Corporation Act, which establishes a nonprofit Land Stewardship Corporation that provides a reliable source of oversight, monitoring and information for sites relying upon institutional and engineering controls (IECs), and that accepts title to properties in order to return them to productive uses.

Speakers: Paul Schmidt, Zarwin Baum, Philadelphia, PA; Patrick Kirby, Northern WV Brownfields Assistance Center, Morgantown, WV; Denise Chamberlain, ARCADIS, Mechanicsburg, PA

4A - P&LE Rails to Rails, and More

11:40 AM - 12:30 PM

This session will present the story of the redevelopment of the former Pittsburgh & Lake Erie Railroad Site, strategically located in McKees Rocks Borough and Stowe Township, 10 minutes from downtown Pittsburgh. The speakers will discuss public funding mechanisms, public-private partnerships, keys to redevelopment, and current plans for the site already being implemented.

Speakers: Emily Buka, North Side Industrial Development Co./dba Riverside Center for Innovation, Pittsburgh, PA; Craig Rippole, Trinity Commercial Development, LLC, Pittsburgh, PA; Representative of CSX, Pittsburgh, PA (invited)

4B - Mitigating Risks and Realizing Rewards in Brownfields Redevelopment: A Developer's Perspective

11:40 AM - 12:30 PM

Brownfield sites can be a "diamond in the rough" in the right hands; however hidden hazards and costs can impact the process of redevelopment. Learn how a developer leverages risk and reward and what they look for when identifying potential sites. Also hear how environmental scientists and site civil engineers work together to optimize brownfields redevelopment through site design to minimize earth moving and export, address contaminated soils and manage stormwater. Topics include end-use environmental remediation design, liability transfer, constraint engineering and regulatory and stakeholder consensus.

Speakers: Gregory M. Firely, Charlene Drake, and Jennifer Caffrey, P.E., Langan Engineering, Doylestown, PA; Kara A. Allison, APR, Hull & Associates, Inc., Dublin, OH

4C –Vacant Urban Land: Connections with Brownfields

11:40 AM - 12:30 PM

Vacant land is usually viewed by residents and nonprofit organizations as a source of blight and an impediment to economic development, and the extent of the vacant land problem on a local scale is often unclear. Vacant land could include former commercial or industrial operations. The panel will explore strategies for the dealing with vacant and abandoned properties with the goal of facilitating redevelopment. Recent land bank legislation gives municipalities and counties a planning tool they can use in a regional approach for acquisition and property reuse. Dauphin County's land bank was one of the first in the commonwealth. A recent field survey to quantify and classify vacant land in the Kensington neighborhood of Philadelphia will also be described.

Speakers: An Lewis, Executive Director, Steel Valley Council of Governments, Homestead, PA; Susan Lucas, Ph.D., Finanta CDC, Philadelphia, PA

Exhibit Hall Luncheon

12:30 – 1:30 PM

Enjoy one last opportunity to visit with exhibitors and network with all attendees during the strolling buffet lunch throughout the Exhibit Hall.

Best of Act 2 Contest / Conference Conclusion

1:30 PM

Throughout the 2015 Conference, attendees can help celebrate the twenty-year history of PA Act 2 by reviewing some of the many successful projects located throughout the Commonwealth. Various site owners have submitted profiles of site cleanup and redevelopment over the first 20 years of the Land Recycling Program. To provide special recognition to the projects you find most valuable, attendees can vote for the best in each category. Find out who the winners are in the "Best of Act 2" contest.