EPA REGION 3 BROWNFIELDS ASSESSMENT GRANT PROPERTY APPROVAL QUESTIONNAIRE FOR HAZARDOUS SUBSTANCE SITES

Grant Recipient: Greene County Industrial Development Authority

Grant Number: BF 96359501

Date form is filled out: 8-4-2020

A. PROPERTY DESCRIPTION

1. Property Name: Former Gateway Forest Products Site

2. Property Address: 1st and 8th Streets, Mather, PA

3. Acreage (if known): 33 acres

4. Is the site a brownfield, "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant?" ☒ YES ☐ NO

5. Describe the property's operational history and current use(s).
   The site was formerly utilized as a rail tie treatment facility from the 1970's until 1984. The site is currently vacant.

6. Identify when and how the property potentially became contaminated.
   Contamination exists on the site from historical use as a rail tie treatment facility.

7. What kind of contamination is suspected?
   Hazardous substances typically associated with creosote rail tie operations such as metals and semi-volatile organic compounds.

8. Work to be done: Phase I ☐ Phase II ☐ Phase III ☒ Other ☐ What is the estimated cost of the assessments? $35,000

B. REUSE POTENTIAL

1. Are there firm development plans for the property? Please describe.
   Yes. A developer has approached the County and is interested in purchasing the site for redevelopment.

2. Is the property an integral part of a local development plan?

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The property is located within the "Commercial Corridor Investment Area" as identified in the Greene County 2020 Comprehensive Plan update. This area has been identified as one of several high priority areas for growth and redevelopment.

3. Does the property have strong development potential as evidenced by past or present interest of a developer?
   Yes. A developer is presently interested in purchasing the property.

4. Is there a commitment in place to fund the cleanup? If not, what are some potential sources of cleanup funding that can be used?
   Funding commitments for remediation, if needed, are not yet known. Potential sources of future clean up finding include private funding from the end-use developer, PADCED ISRP Clean Up Funding, and/or US EPA Brownfields Remediation Grants.

C. PROPERTY OWNERSHIP

1. Who is the current owner of the property? Greene County Industrial Development Authority

If you own the property, please respond to questions a through f below:

a. How was the property acquired?
   ☐ Tax Foreclosure ☒ Donation ☐ Eminent Domain ☐ Bought it outright
   ☐ Other (Explain below)

b. When was the property acquired? Date: July 1, 2008

c. Did you conduct All Appropriate Inquiry or an equivalent Phase I assessment prior to the purchase? ☒ YES ☐ NO
   When/Date: November 17, 2005
   Who performed the All Appropriate Inquiry? Cummer Riter Consultants

d. Describe your organization's relationship with all prior owners of the property and any familial, contractual, corporate, or financial relationships or affiliations that your organization may have had with the current or past owners or operators of the property.
   N/A

e. Did disposal of any hazardous substances occur after you acquired the property?
   ☐ YES ☒ NO

f. Describe what you are doing to provide appropriate care to address hazardous

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substances that may be on the property.
The site is enclosed with a fence and locked gate to prevent trespassers.

2. Was your organization ever an owner, operator or lessee of the property? ☐ YES ☒ NO

3. Did your organization cause, contribute or arrange for the disposal of or releases of hazardous substances at the property in any way? ☐ YES ☒ NO

4. Describe the current owner's role in the assessment and cleanup of the property.
   The current owner is providing site access and available historical information and will accompany representatives on the site visit.

5. Will the current owner allow access to the property to conduct the assessments?
   ☒ YES ☐ NO

D. SITES NOT ELIGIBLE FOR FUNDING

1. Is the property listed (or proposed for listing) on the CERCLA (Superfund) National Priorities List? ☐ YES ☒ NO

2. Is the property subject to a unilateral administrative order, court order, administrative order on consent, or judicial consent decree issued to or entered into by parties under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)?
   ☐ YES ☒ NO

3. Is the property subject to the jurisdiction, custody, or control of the U.S. government?
   ☐ YES ☒ NO

*Note: If the answer is YES to any part of the above (D.1 – 3), the property is **not** eligible.*

E. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

Certain properties cannot be approved without a "Property-Specific Determination." Please answer the following questions to the best of your knowledge:

1. Is the property subject to a planned or **ongoing** CERCLA removal action?
   ☐ YES ☒ NO

2. Has the property been the subject of a unilateral administrative order, court order, an

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administrative order on consent, or judicial consent decree, ***or been issued a permit*** by the U.S. or an authorized state under CERCLA, the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)? ☐ YES ☒ NO

3. Is the property subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and has there been a corrective action permit or order issued or modified to require corrective measures? ☐ YES ☒ NO

4. Is the property a land disposal unit that has filed a RCRA closure notification under subtitle C of RCRA and is subject to closure requirements specified in a closure plan or permit? ☐ YES ☒ NO

5. Has the property had a release of polychlorinated biphenyls (PCBs) and is subject to remediation under TSCA? ☐ YES ☒ NO

6. Has the property received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund? ☐ YES ☒ NO

Note: If the answer is YES to any of the above (E. 1-6), a property-specific determination is required. Please contact your EPA Project Officer for additional information.

APPROVALS (EPA STAFF ONLY)

If required,

Date of enforcement screen: _____

Date and Name of EPA Attorney Consultation: _____

Site eligible for grant funding for site assessment activities. ☐ YES ☐ NO

Stephanie Branche 9/29/20

Project Officer Date:

Site ID Number Assigned: _____

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