Message

From: Knapp, Ruth [Knapp.Ruth@epa.gov]
Sent: 6/14/2021 12:24:30 PM
To: Wagner, Christine [Wagner.Christine@epa.gov]; Thomas, Christopher [Thomas.Christopher@epa.gov]; Cinti, Thomas [Cinti.Thomas@epa.gov]; Keegan, Megan [Keegan.Megan@epa.gov]; Prisk, Carlyn [Prisk.Carlyn@epa.gov]
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site
Attachments: Shiloh - Parcel 14062 (Site) Tax Card.pdf

Chris and all –
Both the tax card for the store property (Property #2) and the real estate listing for this property indicate that the property size is about Ex. 6 Personal Privacy (PP) I've attached one of the tax cards we pulled for this parcel– which are available to the public. The tax card also has a picture of the store. Ruth

Ruth Knapp, Compliance Officer
Cost Recovery Section
USEPA Region 3 (3SD41)
1650 Arch Street
Philadelphia, PA 19103
Tel: (215) 814-2191
Fax:(215) 814-3025

From: Wagner, Christine <Wagner.Christine@epa.gov>
Sent: Monday, June 14, 2021 6:12 AM
To: Knapp, Ruth <Knapp.Ruth@epa.gov>; Thomas, Christopher <Thomas.Christopher@epa.gov>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good Morning Chris

Thank you for having the contractor work on this. Unfortunately, some of the information is incorrect.

The Site consists of 3 properties. The photo attached in the second attachment to this email is from Property #1 and contains a residence. This photo cannot be associated with this Fact Sheet. It is owned by a separate property owner who lives on this property.

The property for which this Fact Sheet is being prepared is Property #2. I don't have an issue with the photos in the Fact Sheet provided EPA has permission from the real estate agent - Ex. 6 Personal Privacy (PP) However, the statements that the contamination is from the other property are incorrect. There is/was contamination on all 3 properties.

I'm not sure where the 4 acres originated. I am not sure of the acreage of Property #2, but this is the acreage that should be used. I believe Ruth K has this info

Ex. 5 Deliberative Process (DP)

Ex. 5 Deliberative Process (DP) We can discuss if needed.

Also, there is an inoperable well on Site. EPA has no knowledge of possible contamination in the well because it has not been in service for many years. It may be worth mentioning (with ORC approval)

Ex. 5 Deliberative Process (DP)

I hope this helps. Please reach out to me at 804-337-3049 with any questions. I am on Site this week and will not be on the LAN during normal business hours

Thank you!
Chris

From: Knapp, Ruth <Knapp.Ruth@epa.gov>
Sent: Tuesday, June 08, 2021 9:13 AM
To: Thomas, Christopher <Thomas.Christopher@epa.gov>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi, I have two comments/questions—from someone not very familiar with brownfields ☺

1. Ex. 5 Deliberative Process (DP)

2. Prior to completing the sheet for circulation, would ——/EPA provide a draft of the sheet (in addition to getting permission for photos) for review by the real estate agent or current property owner—for feedback/courtesy?

   Thanks – hope you are all keeping cool! Ruth

Ruth Knapp, Compliance Officer
Cost Recovery Section
USEPA Region 3 (3SD41)
1650 Arch Street
Philadelphia, PA 19103
Tel: (215) 814-2191
Fax:(215) 814-3025

From: Thomas, Christopher <Thomas.Christopher@epa.gov>
Sent: Tuesday, June 08, 2021 8:18 AM
To: Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>
Subject: FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Everyone: Hopefully our comments have been incorporated into the attached draft. Please take another look before Skeo changes to the regular fact sheet format. Thank you.

From: Nonresponsive based on revised scope @skeo.com>
Sent: Wednesday, May 26, 2021 11:36 AM
To: Thomas, Christopher <Thomas.Christopher@epa.gov>
Cc: Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>; Nonresponsive based on revised scope @skeo.com>
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good morning Chris,

Thank you for providing us with Chris Wagner's comments. We have incorporated the comments into the attached draft. Once we get the go ahead from you, we will do a polish edit and put it in layout.

Chris indicated a map should not be included in the fact sheet. We had drafted one based on your comments (see attached) and wanted to pass it along. Let us know if you would like it included or if you want to defer to Chris. Lastly, if it is still OK with you, we will reach out to Staunton River Realty this week to obtain photo permissions for the fact sheet.

Let me know if you have any questions about the updates!

Best,

Nonresponsive based on revised scope

Associate

Nonresponsive based on revised scop Nonresponsive Based on Revised Scope

SKEO is a contractor and subcontractor for the United States Environmental Protection Agency.

From: Thomas, Christopher <Thomas.Christopher@epa.gov>
Sent: Wednesday, May 26, 2021 7:29 AM
To: Nonresponsive based on revised scop Nonresponsive Based on Revised Scope
Cc: Nonresponsive based on revised scope Nonresponsive Based on Revised Scope >; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>
Subject: FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Nonresponsive based on revised scope Chris Wagner's comments are attached. The property is apparently not listed by REMAX. Chris list the realtor below. Hope all is well.

From: Wagner, Christine <Wagner.Christine@epa.gov>
Sent: Wednesday, May 26, 2021 4:46 AM
To: Thomas, Christopher <Thomas.Christopher@epa.gov>
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris

Thanks for the opportunity to review. I did make some changes because some of the information was not related to this particular parcel. I'm not sure if REMAX can give permission for EPA to use the photos. This property is listed with Ex. 6 Personal Privacy (PP) not REMAX. The listing agent is Ex. 6 Personal Privacy (PP)

I hope this helps. Thank you for your work on this
Please call me at 804-337-3049 if you have any questions regarding my comments. I can only access the LAN after hours (hence sending this message at 4:45 am (zzzz))

Thanks
Chris

From: Thomas, Christopher <Thomas.Christopher@epa.gov>
Sent: Tuesday, May 25, 2021 1:05 PM

To: Wagner, Christine <Wagner.Christine@epa.gov>
Subject: FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris: When you have a chance can you look at the attached draft Redevelopment Opportunity Fact Sheet, thanks!

From: Nonresponsive based on revised scope @skeo.com>
Sent: Tuesday, May 11, 2021 3:25 PM
To: Thomas, Christopher <Thomas.Christopher@epa.gov>
Cc: Nonresponsive based on revised scope @skeo.com>
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris,
Attached is an initial draft (in Word) of the fact sheet. The document includes a number of questions for you in comments. We can make any updates you would like to see before you circle to the larger group for review. Also, happy to have a call to discuss the questions if that is easier! When we get to the more formal review stage, we can send you the SRP Document Review Form.

Finally – please note that once we have a more finalized version of the text, we will put the text through a polish editing review and will place it into the more polished PDF layout.

Let us know if you have any questions. Many thanks!

Best,

Nonresponsive based on revised scope
Associate
Nonresponsive based on revised scope Nonresponsive Based on Revised Scope
Nonresponsive Based on Revised Scope

From: Thomas, Christopher <Thomas.Christopher@epa.gov>
Sent: Friday, May 7, 2021 9:35 AM
To: Frank Avvisato <Avvisato.Frank@epa.gov>; luckett.casey@epa.gov; Nonresponsive based on revised scope Nonresponsive Based on Revised Scope Nonresponsive based on revised scope
Nonresponsive based on revised scope Nonresponsive Based on Revised Scope
Cc: Nonresponsive based on revised scope Nonresponsive Based on Revised Scope; Nonresponsive based on revised scope Nonresponsive Based on Revised Scope; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Frank: I can be the contact for this; thank you very much.

From: Avvisato, Frank <Avvisato.Frank@epa.gov>
Sent: Friday, May 7, 2021 9:26 AM
To: Thomas, Christopher <Thomas.Christopher@epa.gov>; Luckett, Casey <Luckett.Casey@epa.gov>; Nonresponsive based on revised scope
Nonresponsive based on revised scope Nonresponsive Based on Revised Scope Nonresponsive based on revised scope Nonresponsive Based on Revised Scope
Cc: Nonresponsive based on revised scope Nonresponsive Based on Revised Scope>; Nonresponsive based on revised scope Nonresponsive Based on Revised Scope>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>
Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Chris – I am copyin Nonresponsive Based on Revised Scope they can assist. Who should they contact to set up a scoping meeting to get started.

Thanks

Frank

From: Thomas, Christopher <Thomas.Christopher@epa.gov>
Sent: Friday, May 7, 2021 9:10 AM
To: Avvisato, Frank <Avvisato.Frank@epa.gov>; Luckett, Casey <Luckett.Casey@epa.gov>
Cc: Nonresponsive based on revised scope @ Nonresponsive Based on Revised Scope ; Nonresponsive based on revised scope @skeo.com>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>
Subject: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Frank & Casey: Is there a chance that ould convert the attached Fact Sheet for the Shiloh Church Road Removal Site into a "Ready for Reuse" Fact Sheet? Our On-Scene Coordinator for the Site is receiving numerous inquiries from folks who may be interested in purchasing the property. We are looking for a document to hand out to the public. We also have information from the real estate agent for the Site/Property that we can send to you. Please advise, and as always, thank you.