

Clearfield County Industrial Development Authority

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Meeting Minutes
Thursday, March 25, 2021
Zoom
Clearfield County Alliance Park Multi-Tenant Building
Conference Room

1. CALL TO ORDER

Members Present via Zoom:

Drew Nedzinski
Jake Heigel
Jeannine Swisher
John Shimko

Members Excused

Tyler Kirkwood
Jerry Bloom
George Sankey

Others Present:

Rob Swales, CEO
Paul McCloskey, V.P. Energy and Business Development
Cathie Ensminger, Development Assistant
Dave Hopkins, Solicitor (via teleconference)
Diane Byers, The Progress
Dale Skoff, Tetra Tech
Jay Santa, Tetra Tech
Janie French, CRDC
Ron Matchock, Curwensville School District
Joe Nowak, EPA
Doug Skowron, DGS

2. WELCOME VISITORS

Mr. Shimko called the meeting to order and welcomed guests 3:03 PM

3. CONSIDER APPROVAL OF JANUARY 28, 2021 REGULAR MEETING MINUTES.

A motion was made by Mr. Nedzinski and seconded by Ms. Swisher to accept the meeting minutes as presented. Motion carried. The vote was unanimous.

7. TREASURER'S REPORT

In Mr. Kirkwood's absence Mr. Swales gave the Treasurer's Report.

a. Approval of Treasurer's Report for January & February 2021.

A motion was made by Mr. Heigel and seconded by Ms. Swisher to approve the Treasurer's Report. Motion carried. The vote was unanimous.

b. Approval of Expenditures for March 2021

A motion was made by Mr. Nedzinski and seconded by Mr. Heigel to approve the payment of Invoices. Motion carried. The vote was unanimous.

8. STAFF REPORT

a. Update: Status of RLF Accounts

Mr. McCloskey reported on the status of the RLF Accounts.

Mr. McCloskey stated he has a few of potential loans but there is in competition with COVID related programs, and their loan interest rates.

b. Goals and Objectives

Mr. Swales reviewed the Goals and Objectives for the Board.

c. Update: Interest Rate Quotes

Mr. Swales reviewed the Interest Rate Quotes for a better return on the funds the CCIDA currently has. The Board tabled this issue to discuss getting rates and discuss at the May meeting. Mr. Nedzinski suggested getting bids a few days before the next meeting.

11. SOLICITORS REPORT

Mr. Hopkins stated the Katzen matter is scheduled for April 1.

Mr. Hopkins stated Alternative Fuels plans on selling their building and Northwest Savings Bank will let Mr. McCloskey know when the sale is final.

RL Brooks bankruptcy is almost complete and once done the CCIDA can collect.

12. GOOD OF THE ORDER

Brownfields Clean-up Grant Public Meeting began at 3:30 PM.

**Clearly Ahead Development
EPA Brownfield Clean-Up Grant
Howe's Leather Action Plan
Public Meeting Minutes**

Public in Attendance:

Diane Byers, The Progress
Dale Skoff, Tetra Tech
Jay Santa, Tetra Tech
Janie French, CRDC
Ron Matchock, Curwensville School District
Joe Nowak, USEPA
Doug Skowron, DGS
Melanie Chantal
Shawn Evans

Staff and CCIDA Directors in Attendance:

Paul McCloskey
Rob Swales
Cathie Ensminger
Dave Hopkins

Dale Skoff gave a Power Point presentation for all who are present. Mr. Skoff stated an Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the former Howes Leather site by Tetra Tech on behalf of Clearly Ahead Development. Mr. Skoff stated the project goals would be to promote reuse of the site for commercial/industrial purposes, plan to subdivide Western Site into four or more parcels to facilitate redevelopment and achieve relief of liability under PADEP Act 2 (Land Recycling and Remediation Standards Act). Mr. Skoff gave a brief background of the project. The Former Howes Leather Site is located on Cooper Road in Curwensville along the West Branch of the Susquehanna River Operated as a leather tannery from at least 1900 to 2004 Clearly Ahead Development (ACD) acquired the Site in 2014 and signed a PADEP buyer-seller agreement which: Limits use to nonresidential, prohibits use of groundwater for drinking water or agricultural purposes, provides appropriate site control to limit unauthorized access, illegal dumping and/or exposure to contaminants. Mr. Skoff stated ABCA covers two "Sites" Western Site (Site1) – Approximately 21 acres Eastern Site (Site 2) – Former Sludge Lagoon Site – Approximately 5.5 acres, in 2014 All previously existing buildings have been razed and removed from the Western Site. Mr. Skoff stated various rounds of environmental assessment and targeted remediation over the past 20 years have included: Removing underground storage tanks (USTs) and waste sludges, remediating transformer spills and releases from former operational areas.

Mr. Skoff stated in 2018 CAD received a USEPA Community-Wide Assessment Grant which utilized some of the funding for conducting a Phase II environmental assessment to delineate contaminated areas. Following a supplemental sampling program in 2020, the following areas

were delineated for cleanup based on PADEP Act 2 Standard Exceedances: High Arsenic contaminated soil area - North central site area and 1/4 acre with contaminated soil areas approximately 4 ft thick. High lead soil contaminated area – very limited in extent in western site area. Volatile Organic Compound (VOC) soil and groundwater contamination in the vicinity of the former Unleaded Gasoline Underground Storage Tank (UST) – Western site area and limited in extent. The 100-year floodplain extends over the High Arsenic and High Lead areas. Mr. Skoff stated the key evaluation criteria is likely in achieving PADEP Act 2 standards, reducing risk, resilience to extreme weather events such as impacts from storm water. He also stated consider location of the area relative to the 100-year flood plain and associated redevelopment potential. Mr. Skoff stated the some of the cleanup alternative to consider would be:

Cleanup standards per PADEP Act 2

Cleanup Alternatives – Soil

No Action

Excavation and Offsite Disposal

Cap placement – One foot excavation then geotextile and 1 foot stone

Cleanup Alternatives – Groundwater

No Action

Groundwater Extraction and Treatment

Enhanced In-Site Bioremediation with Remediation Trench

Former Sludge Lagoon Site (Eastern – Site 2)

All remediation and monitoring work completed

Need to file documents with PADEP – Remedial Investigation Report (RIR)/Cleanup Plan and Final Report

Mr. Skoff stated the cleanup cost estimate would be broken down as follows:

Soil Excavation and Offsite Disposal

High Arsenic Area - \$233,000

High Lead Area - \$7,000

Soil Capping – High Arsenic Area - \$77,000

Risk Assessment to Refine Design

Groundwater Remediation

Groundwater Extraction and Treatment - \$60,000

Enhanced In-Site Bioremediation - \$27,000

Above alternatives will also include additional design and reporting costs per PA Act 2

Former Sludge Lagoon Site (PA Act 2 Documents) - \$35,000

Mr. Skoff stated the recommended cleanup alternatives for the soil would be:

High Arsenic Area – Cap Placement

Provides dermal protection with one foot barrier and institutional control.

Approximately one-third less expensive than Excavation and Offsite Disposal.

Considering area is in 100-year flood plain, redevelopment potential limited so high-cost option not preferred.

Although arsenic groundwater contamination in area, groundwater use prohibited, and modeling demonstrated no impact to river.

High Lead Area – Excavation with Offsite Disposal

Area is very limited so cost of removing contamination is minimal

Mr. Skoff stated the recommended cleanup alternative for the groundwater would be:

Enhanced In-Situ Bioremediation

Much less expensive than Groundwater Extraction and Treatment

Likely much more effective than Groundwater Extraction and Treatment in achieving remedial goals

A “passive” approach not requiring ongoing operation and maintenance

In summary Mr. Skoff stated upon completion of the EPA Brownfield Cleanup Grant, CAD will achieve site cleanup by complying with PA DEP Act 2 requirements. To maintain future protection of human health and the environment, CAD must also:

Limit use of the property to non-residential uses

Prohibit the use of groundwater for drinking or agricultural purposes

Provide appropriate control of the property to limit unauthorized access, illegal dumping, an/or exposure to contamination

Comply with all required institutional and engineering controls imposed on the site.

Comments/Questions

Mr. Skowron state this meeting is part of EPA protocol and is part of the funding requirements.

Joe Nowak asked how the remaining contaminants will affect the property.

Mr. Skoff stated it would be an environmental covenant and put into the deed. The Howes Leather site and the capped area would be the responsibilities of the landowner to maintain the area. The site would go through a buyer seller agreement signed off by DEP.

Mr. Skowron stated future buyers will be aware of the covenant's that will remain on the property forever.

Mr. Nowak asked about the ACT 2. He wanted to know if DEP is responsible for any inspections in the future. Mr. Skoff stated DEP can perform the inspections, but he isn't sure how often they would occur.

Janie French asked if CCEDC is going to parcel specific sizes of lots for open to whatever industry would want to look at the area. Mr. Swales stated the CCEDC is amendable to subdividing the property. The East Parcel will remain as one parcel. Mr. Swales it could be subdivided into to 2 or 3 parcels.

Diane Byers asked if there is a timeline for the project. DEP is a self-implementing program. The timeline is to keep the project moving. Next step is to file cleanup with DEP. Mr. Skoff stated it would be 2 or 3 months before any work begins and should be done by end of the year. DEP would require 4 quarters of inspections before releasing the property.

Mr. Swales asked 18 to 20 months out to receive ACT 2 Closure. Mr. Skoff stated the ground water is what is holding the project up and some of the documents have to be available for public comment.

Mr. Swales stated if CAD has a buyer for the property before cleanup there would be a buyer/seller agreement between DEP and what the outstanding responsibilities would be.

Ms. French stated CRDC has been trying to do linkage for the rails to trails. She asked if there could be a walkway connecting to rails to trails.

Mr. Nowak stated if the area would be used for recreation it needs to be put into the plan now and provide a thicker cap. Mr. Skoff stated the site specifies that it is for commercial/industrial use only.

Mr. Swales stated the public portion of the Brownfield program was complete.

A motion to close the CCIDA meeting at 4:16 PM was made by Mr. Heigel and seconded by Mr. Shimko. The vote was unanimous. The motion carried.

13. ADJOURNMENT

NEXT CCIDA MEETING WILL BE A ZOOM MEETING ON MAY 27, 2021 AT 3:00 PM