

APPENDIX C

**BROWNFIELD REDEVELOPMENT
SUCCESSES**

Appendix C Brownfield Redevelopment Successes

Approximately thirty properties previously identified as Brownfield's or potential Brownfield's have been redeveloped or are in the process of redevelopment. A brief description of each site will give the history, environmental issues, and the overall redevelopment of the property including employment and tax base creation.

These redeveloped properties are examples of the commitment between the county and municipalities to work in cooperation with the private investor to bring these sites back to productive use. The redevelopment of these sites, along with the continued redevelopment of identified Brownfield's, highlights the success of the Brownfield's program in Bucks County and the need to continue these programs in the future.

The process by which we identify and prioritize Brownfield sites must include careful consideration of the Delaware River Waterfront Study findings, the U.S. Route 13 Study findings, and the strategic mission of the Bucks County Enterprise Zone.

The following examples represent specific Brownfield redevelopment success stories:

Dial Soap Factory

The Redevelopment Authority, in cooperation with the Borough of Bristol, redeveloped the former Dial Soap Factory. The project included funding and other assistance from state and federal sources. The redevelopment of the Dial property was particularly important in order to prevent future heavy industrial use on the banks of the Delaware River and regain the riverfront for open space and parkland. The Dial Building, the only remaining building of the original Harriman Shipyards constructed in the early 1900s, has been designated a historic site and has been placed on the National Historic Register of Historic Buildings. This designation provided a \$2.1 million historic tax credit to assist in the rehabilitation of this structure. Once completed, this building will provide first class office space for approximately 900 employees.

Villas at Riverview

Adjacent to the north of the Dial site redevelopment, fifty-six residential homes have been constructed on 13 acres located along the Delaware River in Bristol Borough. The site of a former ship building yard in the early 1900's, was environmentally remediated and all of the fifty-six age restricted homes were built and sold within one year from start of ground breaking.

Corell Steel

This property was redeveloped into an 85 acre business park with a designated road for access. By constructing the road for the business park, heavy truck traffic has been successfully removed from the streets of the neighboring residential area. Roads within the neighboring residential area now have restrictions prohibiting truck traffic. The

newly constructed road, named North Wilson Avenue, is an industrial roadway that connects all of the properties within the business park to Green Lane. The project consisted of an \$850,000 grant to purchase the property and construct the roadway. The business park also serves as the home of the Redevelopment Authority's offices.

George Washington Motor Lodge

Vacant for more than a decade, this property was acquired in cooperation with Bensalem Township. The Redevelopment Authority, with grant funds from the Pennsylvania Department of Community and Business Development, demolished the building and re-graded the property. This property is now under an agreement of sale and should be redeveloped in the near future.

Grundy Power House

In partnership with the County of Bucks and the Borough of Bristol, the Redevelopment Authority acquired the historic Grundy Power House through eminent domain. The Redevelopment Authority environmentally assessed the property and conducted the necessary remediation. The property is currently under an agreement of sale with a developer that intends to convert this historical building into luxury condominiums.

Cloverleaf Estates

The Redevelopment Authority, in cooperation with the Borough of Morrisville, acquired this property and demolished a vacant restaurant building. The Redevelopment Authority is now accepting proposals for the redevelopment of this site, along with eleven contiguous acres once used as a municipal landfill.

Riverfront South

Located on State Road in Bensalem Township, this heavy industrial property has been used for chemical blending, storage, and manufacturing for more than a half century. Once the environmental remediation is completed and the site has been certified safe, the property will be redeveloped into high density residential housing, retail, commercial office, and will have designated areas for open space and recreation. This project is a prime example of what can be achieved with private investment combined with local, state, and federal resources.

Silk Works

The Silk Works was acquired by the Redevelopment Authority in partnership with the Borough of Perkasio. Located in the heart of Perkasio Borough, this former clothing mill, which has been vacant for more than a decade, was ripe for redevelopment. The Silk Works is in close proximity to the old Borough Hall and police station, and approximately three blocks from the borough's downtown business district. During the assessment of the property, it was discovered that the groundwater contained elevated levels of TCE, which is now being remediated with a state grant. The First Savings

Bank of Perkasio has purchased the property from the Redevelopment Authority and plans to move their administrative offices to the site. The bank will bring more than fifty jobs and additional tax revenues to the Borough of Perkasio.

Union Camp Property

Located in New Hope, this paper manufacturing building sat vacant for more than a decade until the Authority in cooperation with the Borough of New Hope surrounded the property in a Certified Redevelopment Area. Once this process began the owner was motivated to sell and the rest of this redevelopment was completed with private funding with the exception of the parking area which did receive Federal assistance.

Vacant Acme Property

Built for a specific use this as many other Bucks County Properties looms as an eyesore in a Newtown Township area being revitalized in a main street reconstruction soon to be underway in early 2004.

Spread Eagle Inn

This vacant building located in Northampton Township has been moved back from the intersection and placed on a new foundation, preserved in its original state and now being used as a commercial property.

Port of Bucks County NOVOLG Bucks County Inc.,

A Deep Sea Port in Bucks County established originally by USS Fairless Works during the steel making days has now been revitalized as a bulk steel and other commodities destination including the import of salt being used by many of the Communities surrounding the Port.

North Wilson Business Park/A.B. Murray

Now home to the office of the Redevelopment Authority, this 16 plus acre property located in Bristol Township now provides access for all traffic that originally entered the then Industrial Area through residential housing that effectively turned this into an 85 acre business park and all roads through these residential areas are now restricted and prohibit truck traffic. This project was completed with an \$850,000 grant that was used to purchase the property and also used to install an industrial roadway to connect all the properties to Green Lane. This road is called North Wilson Avenue.

Lockheed Martin Corporation

Incentives to secure Lockheed Martin selected the Newtown Township site included a two Million (\$2,000,000) Dollar grant for infrastructure improvements at this site that included roadways and water, sanitary and storm sewer installations which was made available through the Authority.

Tullytown Revitalization Area

The Authority was asked by the Commissioners of the County of Bucks and the Borough Council of Tullytown to provide a study into certifying the Old Levittown Shopping Center and surrounding area as a Certified Redevelopment Area. It is the intention of the Partners in this project to provide assistance to encourage future development of the area. This old center celebrated its 50th anniversary in 2002 and all the partners desire to have this area revitalized and representative of its past. For more than 15 months the Authority, along with residents of Tullytown appointed by the Council and along with other residents of the surrounding communities, met to discuss and recommend a direction for the Borough to follow in redeveloping the Levittown Shopping Center, originally known as the Levittown SHOPARAMA. During this study, the Authority accepted RFP's from consultants to develop a Certified Redevelopment Area that would include more than 144 acres of Tullytown Borough and include the Levittown Shopping Center. This Certified Redevelopment Area was approved by the Tullytown Planning Commission, the Bucks County Planning Commission, the Commissioners of Bucks County, the Tullytown Borough Council and the Authority. With all the necessary documents in place, in early March 2002, Tullytown Borough Council voted to give the New York Developer control the Levittown Shopping Center site and begin the tear down of the existing buildings. The Authority did however, continue to inform the Borough of their options and urged them to keep control of the redevelopment of the site. The Authority still searches for other business to locate in and around the Shopping Center and stands ready to apply for any grant funding that may be available for this worthwhile site.

NOVOLOG Port of Bucks County Dredging

Because all ships that come North of the Philadelphia Port must either back down the river to Philadelphia, or continue to the Port of Bucks County to turn around, an application was made to the Army Corps of Engineers to dredge and maintain a turning basin just North of the Port of Bucks County. Years prior, most ships could turn anywhere in the river, but with the 700 foot plus cargo ships of today, they are not able to navigate the turn and must back into the Port of Bucks County to reverse direction. The Army Corps agreed to maintain the basin and to additionally pay 66% of the cost of building the turn around basin. The cost of the construction was estimated at \$1,000,000.00. This would require a public agency to guarantee the 34% of the cost. NOVOLOG Inc. asked the Authority to assist in this project as the Authority had in past projects at the Port of Bucks County. Final estimates indicated \$300,000.00 would be the local agencies cost. With that in mind, an application was placed to the PA-DCED for a \$300,000.00 grant to be used to cover the local agency cost. This grant was approved as a grant to loan with the first loan being made to NOVOLOG. They will repay these funds to the Authority with interest and the Authority will place these funds in a revolving loan fund to be re-loaned as needed for similar projects in Bucks County. The \$300,000.00 grant was received and all the loan documents were approved by the PA-DCED, County of Bucks, NOVOLOG, Inc., and the Authority. Once all the stakeholders agreed on the documents and all signed the loan documents, the funds were transferred to the First Service Bank, Radcliffe Street, Bristol, Pennsylvania in

repayment of a \$300,000.00 line of credit that was used to move the project forward. Because the project needed to be done during a small window of opportunity when the Sturgeon are less apt to be disturbed, the Authority acquired a letter of credit at a cost of \$1,500.00, paid by NOVLOG Inc., and delivered it to the Army Corps of Engineers so they could proceed with the plans and drawings. Once the plans were completed and the dredging contractor was given orders to proceed in accordance with the plans and during the window of opportunity. Because the funding had not arrived from the Commonwealth, the Army Corps of Engineers exercised the letter of credit and drew down the entire \$300,000.00 at the project beginning, because Federal Law required them to have all funds on hand prior to awarding any contract. The dredging of the turn around basin was completed in 30 days and NOVLOG, Inc. has begun to pay back the loan. As the loan receipts are collected, they will be added to the Authority's Revolving Loan Fund.

400 Mill Street

The Authority acquired this property located in Bristol Borough in 2001, for the purpose of rehabilitation as a new construction project. Several stores were acquired amicably through negotiation and have been razed to make way for this new construction and an agreement of sale has been executed with Keystone Redevelopers, Inc. Presently, landscaping of the vacant land is taking place and is being paid for through a grant from the PA-DCED, the Grundy Foundation and the Borough of Bristol. Keystone Redevelopers, Inc., have been granted an extension of time to settle allowing them additional time to market the property. All the landscaping has been completed and the park benches and walk ways are installed. Keystone Redevelopers Inc., has abandoned this agreement of sale and the property will now be handled as directed by the Borough of Bristol.

Magnet Property

Titled to the Bucks County Economic Development Corporation, the Authority applied for ISRP funding and was awarded over \$100,000.00 from the PA-DCED and the US-EPA to complete the environmental assessment of this 30 plus acre Yardley Borough site that had been vacant for the most part for more than a half dozen years and suspected of hundreds of thousands of dollars of environmental contamination. Penn E & R Inc., was awarded the assessment contract and have now determined that the cleanup is much less than expected. Estimated at about \$250,000.00, the remediation was expected to begin in the Spring of 2002 and soon thereafter Cold Springs Limited Partnership, had plans to rehabilitate the property as a light industrial site to include commercial, light industrial and retail space. The environmental assessment has been completed and revealed that some very hazardous materials were stored on site in barrels. The emergency management division of the US-EPA responded to reports that these hazardous materials were accessible and not under proper lock and key. After a visit to the site, they were assured the chemicals were in fact secured and in a safe place awaiting removal during the environmental remediation of the site. Although secure, it was determined that during the early evening and midnight daily, a security guard should be posted at the site. A security company was commissioned for this

purpose and provided security until the material was removed from the site. Once the hazardous materials were removed, the security company was released. On a regular basis, the Authority's Project Manager checks on the site to ensure it remains secure. The balance of the environmental remediation was completed during the Summer of 2003. The Developer, Cold Springs Limited Partnership, have agreed to come before the Authority Board, to discuss the reuse of this property for other than residential use by which standards the property was cleaned up. This is expected to happen in the Spring of 2004 and construction should begin within 60 to 90 days after Municipal and Borough approvals.

Bucks County Brownfield's Program

Administered by the Authority, the Brownfield's Initiative Pilot Program meets one of the initial objectives of the Enterprise Zone, to seek out properties that are underused, blighted, or abandoned for reuse. This program provides funds to assess the environmental condition of the County's Brownfield sites and is being handled through the Enterprise Zone. The Authority has applied for and received nearly 1 million dollars through the US-EPA for the assessment and development of Brownfields. Presently the Authority has been awarded a \$500,000.00 revolving loan fund that stays with the Authority forever. Two grants have been awarded the Authority, by the US-EPA, one for \$200,000.00 and a second for \$150,000.00 which is used to pay for consultants and Authority Staff to search out and identify Brownfield Properties in Bucks County. As of June 30, 2003, the Authority has identified some 22 properties which are listed on the Authority's internet site, as well as the Commonwealth of Pennsylvania's Brownfield's Site Finder.

USS Fairless Works

Several projects on the USS site located in Falls Township have received loans and grants through the Enterprise Zone and the RDA directly. The Authority owns a 40,000 square foot warehouse located at USS and is leased to NOVLOG Bucks County Inc. This building was part of a grant to loan program from the Commonwealth's Department of Community and Economic Development that provided funding to assist new business growth in the Enterprise Zone Area. The lease payments are deposited in a special Revolving Loan Account that funds small loans to small businesses to assist them in growth or stabilization and is provided at low interest.

River Front North Project

The Authority entered into a Cooperation Agreement with the Bristol Borough to acquire, redevelop and dispose of the property in the River Front North Development Project Area. In cooperation with Bristol Borough, the Authority acquired two (2) properties on Radcliffe Street. One owned by Dial and the other owned by Superior Zinc, both of which were not in operation at the time of acquisition. The River Front North Development property has been assessed for environmental conditions existing at the site through a grant from the PA-DCED and US-EPA. The environmental remediation is in process, along with the demolition and the removal of remaining

concrete, macadam, underbrush, wood and other debris. Proposals were received from prospective developers and an agreement of sale for 13 acres was accepted for age restricted housing on the north end of the property with an option to purchase another nineteen (19) acres by June 30, 2001, was negotiated. The balance of the property, some 7 + acres may be held for public use as parkland and possible river access for boaters. Fifty-six (56) residential homes have been constructed on the 13 acres of the residential portion of the property and the balance of the property is being environmentally remediated and as of June 30, 2001, was under an agreement of sale to McGrath Developers. On June 30, 2001, the majority of the remediation was completed on the remaining 19 acres. All of the fifty-six (56) age restricted homes were built and sold within one year from start of ground breaking. Although the developer held an option on the remaining acreage, after paying \$15,000.00 for a sixty (60) day extension on the agreement of sale, the developer opted to let the property go. With the property back on the market, the developer, Preferred Real Estate who was selected to purchase the Dial Property made an offer that was accepted for the remaining 19 acres on the waterfront. With all the concrete removed from the portion of the property that was used for the housing on the 13 acre portion of the property, the Authority with a grant from PA-DCED requested proposals to crush the remaining concrete and pile the remaining debris for future removal and to grade off the complete site to ensure the storm water is not trapped on site. This concrete demolition and grading of the property was completed in the Spring of 2003. Preferred Real Estate LP plans to develop three (3) pad sites for future office users. They expect to build an additional 120,000 square feet of class "A" office space. This project was sold in June 2003 to Preferred Real Estate LP and site work has begun. The entire 19 acres will become a parking area for the expected additional Class "A" Office Space as well as, parking for the residents of Bristol and Bucks County who wish to visit the riverfront area along the waterfront of this property. Preferred Real Estate LP has approved plans for all of their projects and has agreed to contain all the environmental materials in a deed restricted area on the site, either in a berm or under the paving areas to ensure it meets PA-DEP standards as it was when the properties were turned over to them. This and the Dial Property is expected to provide 2,000 plus employment opportunities Bristol Borough was awarded a grant of \$100,000.00 to install the Rail Spur Park Walk along Radcliff Street from Mill Street at the Northwestern part of the Borough. The contract was awarded and the walk and landscaping has been completed and is subject to a one year maintenance bond. Preferred Real Estate LP has agreed to continue the Rail Spur Park walk on their properties. The expected total cost of the Rail Spur Park Walkway is approximately \$350,000.00.

County Housing Rehabilitation Program - The Authority administers a County-wide Owner Occupied Rehabilitation Program for eligible participants. Funding was provided by Community Development Block Grant (CDBG) funds awarded by the County Commissioners. Eligible Bucks County homeowners, of fixed, low and medium income, may apply for assistance in making major repairs to their homes and any health or safety hazard will be addressed during this rehab. A maximum of \$15,000.00 is available for these qualified homeowners. The Authority provides specifications and plans for the work required and additionally inspects the work during the project implementation. This Owner Occupied Housing Program has assisted over 1,600 Bucks County Residents

since its inception. The County Housing Rehabilitation Program is funded through CBDG money and therefore must comply with the Federal Lead Safe Housing Practices, which include homeowners leaving their homes during the remediation of any lead paint found in their homes. Any home built prior to 1978 must be tested for lead paint since it is considered to contain lead paint. If the project is less than \$5,000.00, lead safe practices require only the immediate area where the work will be performed. If it is over \$5,000.00, the whole home, inside and out, must be tested for lead paint and providing the project is less than \$25,000.00, lead safe practices may be utilized, but if the project is over \$25,000.00 the entire home inside and out must be completely lead paint remediated prior to any work being performed in those homes. In addition to the Lead Safe Housing Program, the Authority administers and manages the County's Owner Occupied Housing Lead Paint Remediation. This program provides up to \$15,000.00 in grant funds and an additional amount up to \$15,000.00 at zero interest through a Mortgage similar to the regular Owner Occupied Housing Rehabilitation. These programs, as all housing programs, require the homes to be brought up to local and national codes.

Stainless Property

In 1998, the Authority began to review the possibilities of acquiring the Stainless Property located in Perkasio Borough, once used to apply the stainless process to pipe and steel used in large towers. Prior to the building being used for the stainless process it was in fact a silk works and operated for many years in the center of Perkasio Borough around the turn of the 19th century. The Authority was able to acquire the property for a donation of \$325,000.00, which was acceptable to the present owner because of the condition of the building and environmental conditions existing at the site. Since acquiring the property, the Authority has obtained \$51,000.00 in grants to do the assessment of the environmental conditions. The Authority now has obtained a \$147,000.00 grant from the Commonwealth of PA as 75% of the environmental remediation and the Authority's partner, Perkasio Borough, has agreed to provide the 25% match required. In addition, the Authority has applied for and been granted a \$25,000.00 grant towards storm water control at the site. Perkasio Borough has signed a cooperation agreement to reimburse the Authority for any costs incurred for the project. The Authority was successful in obtaining the \$25,000.00 grant from the PA-DCED as a match for funding to correct the storm water conditions at the Stainless Property. Because the storm water flooding conditions are so intense, it has been decided that the Authority will need to acquire the neighboring Wispese Property adjacent to the Stainless Site which are separated by a drainage ditch that causes the flooding conditions at both properties. Presently Penn Environmental and Remediation Inc., are providing the environmental remediation in accordance with Pennsylvania Act II and as approved by the PA-DEP. Prior to beginning the remediation process, the US-EPA, was questioned by a local newspaper as to why they had not addressed the environmental concerns at this site previously. A review of the site brought up a few questions regarding the approach to the remediation and with some concerns from a neighboring property on the other side of the elevated Septa tracts, Delbar Corporation insisted additional off site wells be installed. After meeting with all the stakeholders, the US-EPA decided to conduct the additional investigation without further cost to the

Authority. That testing has been completed and has not at this time changed the PA-DEP approved cleanup plan for the Stainless Inc. Site. Penn E & R has injected the property ground water with a chemical that will reduce the TCE to a lesser non-toxic matter. It is expected that the new test of the existing wells will be retested in 2004 to determine how successful this approach has been. Further environmental cleanup is underway that will require 8 quarters of testing once the TCE reaches a level determined by the PA-DEP, which is expected to begin in early 2005. This environmental cleanup will not prevent the rehabilitation of the property for reuse. The First Savings Bank of Perkasie has entered into an agreement to purchase this property for \$325,000.00 on or before May 31, 2004. The bank plans to renovate the building and use it as their main administrative offices and is presently having the plans approved by the Municipality. They are expected to occupy the building in the winter of 2004 or early Spring, 2005

Holiday Inn Express

The Redevelopment Authority a decade having earlier acquired the former Rubber Plant located on Bridge Street in Morrisville demolished the buildings and completed redeveloping a large portion of this property. Three (3) acre parcels remained undeveloped and in the rear of a new strip shopping center for nearly 10 years. After environmental remediation and clearance the hotel was constructed on pilings with significant difficulty. Because of the property location and with the need for specialized foundation requirements the property was transferred to the new owner with an allowance to cover some of this added expense.

Red Lion Inn Property

The Authority in cooperation with Bensalem Township acquired the Red Lion Inn by Eminent Domain at the appraised price of \$80,000.00. This property contained a portion of the original restaurant that had burned down several years prior. Since acquiring the property, the Authority had the balance of the funding remaining at the George Washington Motor Lodge, transferred to the Red Lion Inn Project. The property is now vacant and is being marketed for use as a commercial office or retail space acceptable to the Township of Bensalem. The mortgage holder has challenged the appraisal and a hearing is being scheduled. The property owners have appealed the decision of the Board of View to the Bucks County Court. This hearing is expected to take place in the Spring of 2004. This court decision is not expected to change the decision of the Board of View. A great deal of discovery has been completed on the site which brought to question just how much of this property is actually available to develop because more than 30% of the total property falls in the 100 flood plain, which precludes development.

Bristol Township Revitalization Area

At the request of the Township of Bristol, the Authority is in the process of designating several smaller tracks of property as blighted under the short form certified redevelopment area. This program provides for single properties that have been

abandoned, fallen into disrepair and meet at least one of the conditions spelled out in Pennsylvania Act #385 as amended. The Authority has provide blight reports for several projects that are now ready for acqution by the Authority and rehabilitated for new uses. Most of these properties are not current with real estate taxes and have been allowed to become severely blighted. Although, several properties were targeted it was only necessary to take two (2) of these blighted abandoned properties because the owner's began to make the necessary repairs or became motivated to sell these properties and have the blight removed.

LOWER BUCKS HOSPITAL

The Authority is administering a five (5) million dollar grant awarded to the Hospital to renovate and expand their Cardiac Care, emergency care and other areas of the hospital.

PORT OF BUCKS - NOVOLOG BUCKS COUNTY INC.,

RIVERSIDE: The Authority is developing and preparing the necessary documents to administer a Four (4) Million Dollar capital grant awarded for development and improvements at the Deep Sea Ports of Bucks County.

Blighted Properties Inventory

The Redevelopment Authority is searching out blighted, vacant properties that are referred to as "Brownfield's". Properties that are underused or vacant because of a REAL or PRECIEVED Environmental Contamination. Once all of the properties are identified they will be inventoried and characterized in accordance with their rehabilitation value. Their closeness to major highways and access to utilities. The final report is expected to be completed in early 2004.