

Executive Summary

In an agricultural and residential area in Worcester Township, Pennsylvania, decades of industrial operations contaminated soil and ground water. Cooperation among the U.S. Environmental Protection Agency (EPA), potentially responsible parties (PRPs), and business and property owners has resulted in the successful cleanup and reuse of this area, the North Penn Area 12 Superfund site. Stakeholders recognized that the area could provide valuable business opportunities for the local community. Project priorities included designing a remedy that would be compatible with future uses and addressing liability concerns. Today, an international distributor of hand tools and soldering equipment operates on the site. This case study explores the area’s cleanup and reuse, illustrating the opportunities and beneficial effects of Superfund redevelopment in action.

Beneficial Effects

- The on-site business employs 160 people, providing estimated annual employment income of over \$13.5 million to the local community.
- In 2013, the site property generated over \$115,000 in tax revenues.

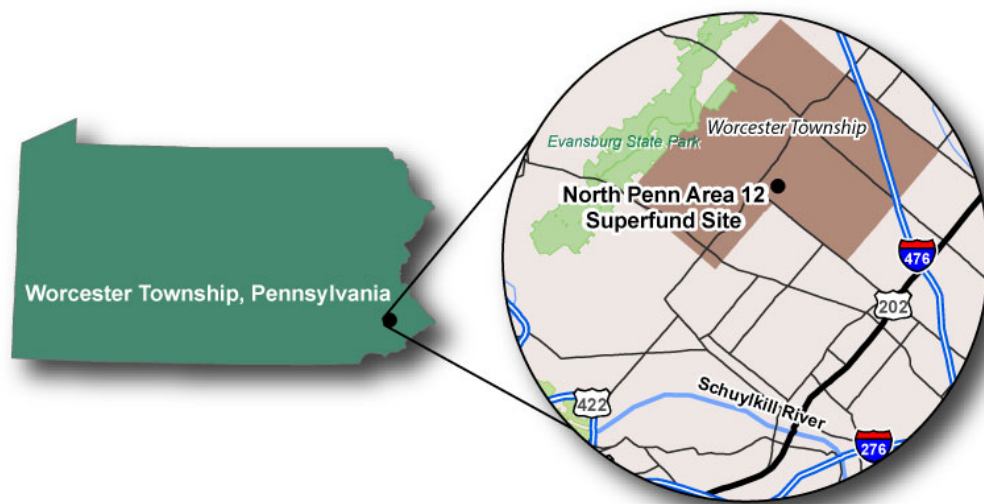


Figure 1: The site’s location in Worcester Township, Montgomery County, Pennsylvania.

Introduction

When a Superfund site is restored for reuse, it can revitalize a local economy with jobs, new businesses, tax revenues and spending. Cleanup may also take place while there are active land uses on site. This case study captures the beneficial effects of redevelopment at the North Penn Area 12 Superfund site, both on-site and in the community.

The site occupies about 26 acres in Worcester Township in Montgomery County, Pennsylvania (Figure 1). Residential and agricultural areas surround the site. North Trooper Lane borders the site to the southeast. Potshop Road borders the site to the northeast. South Valley Forge Road is located to the northwest. Township Line Road bounds the site to the southeast. Philadelphia is about 25 miles southeast of the site. According to 2013 Census estimates, about 812,000 people live in Montgomery County.

Site History

Between 1952 and 1991, Transicoil manufactured electric motors for the aerospace industry at the 26-acre site. In 1979 and 1980, sampling identified elevated concentrations of solvent-based chemicals in an on-site monitoring well and off-site water supply wells. In 1989, the site's PRPs agreed to perform a remedial investigation to further assess contamination and explore cleanup options.

In 1990, EPA added the site to the Superfund program's National Priorities List (NPL). Investigation results verified that past site activities contaminated area ground water, including nearby residential wells, with volatile organic compounds (VOCs). As a result of these findings, the PRPs agreed to install and maintain carbon water filtration systems on affected residential wells. The site is one of 12 Superfund sites in the North Penn area contributing to ground water contamination.

Site Cleanup and Redevelopment

Taking potential future site uses into account, EPA selected a cleanup plan to address ground water contamination in 1997. Between 1999 and 2000, PRPs constructed a ground water extraction and treatment system and extended the public water supply to 147 residences.

With cleanup underway, the site began to attract attention for its reuse potential. T-Squared Realty, a local real estate company, saw the site as an ideal opportunity for industrial development. Techni-Tool, a tool distribution company, saw the area as an excellent expansion opportunity. Centrally located near the business' workforce, the property provided ample space for a new facility. T-Squared Realty first expressed interest in the property in 1998, but had liability concerns regarding the site's contamination. Later that year, EPA developed a Prospective Purchaser Agreement (PPA) to address these concerns. The agreement states that owners and tenants will use the property appropriately, in ways that ensure the protectiveness of human health and the remedy.



Figure 2. Former Transicoil facility prior to site cleanup.



Figure 3. Techni-Tool groundbreaking ceremony in 1999.

With this document and a cleanup plan in place, the stage was set for redevelopment. EPA and stakeholder cooperation not only addressed liability concerns, but also enabled Techni-Tool to move forward quickly with its expansion plans. T-Squared Realty purchased the property in 1998. Techni-Tool began leasing the property later that year and broke ground for its new 112,000-square-foot facility in August 1999. Techni-Tool began distribution operations in its new facility in 2000. Cooperation and open communication among EPA, PRPs, the property owner and Techni-Tool meant that facility construction could move forward during installation of the public water supply extensions and construction of the ground water treatment system.



Figure 4. Site layout map.

The cleanup plan also required ground water use restrictions. As part of the PPA, the property owner and Techni-Tool agreed not to use the site's ground water. Additionally, Montgomery County Health Department regulations require sampling and permitting prior to the installation of any new drinking water wells. Ground water treatment and monitoring are ongoing.

Stakeholders worked together to make sure cleanup would protect public health and the environment. Business and property owners agreed to abide by ground water use restrictions and also worked closely with EPA during cleanup to share information about the process. Techni-Tool also grants site access to PRP contractors to perform necessary monitoring and testing. Finally, this collaboration has resulted in a new recreation amenity for site employees. Techni-Tool put in a $\frac{3}{4}$ -mile walking trail to provide easy access to monitoring wells and help establish a campus-like setting for its employees. PRP contractors use the trail to access monitoring wells and the site's ground water treatment system. Techni-Tool employees use the area for outdoor meetings and exercise.



Figure 5. Techni-Tool's employee walking trail on site.

Beneficial Effects

The site's cleanup protects human health and the environment, and is compatible with the area's reuse, bolstering the local economy. Techni-Tool, which operates under the parent company W.W. Grainger, distributes testing equipment, solder, soldering and desoldering equipment, and a variety of hand tools. It serves customers in more than 100 countries. Its headquarters, which includes a large distribution facility and office space, are located on site. Techni-Tool employs 160 people, contributing over \$13.5 million in estimated annual employment income. The site's reuse also resulted in the creation of a new recreation resource that benefits Techni-Tool employees and PRP contractors.

Tax Revenue

In 2013, the on-site property generated over \$115,000 in total property tax revenues. The on-site business also generates tax revenues through the collection of sales taxes, which support state and local governments.¹

Future Site Use

Looking forward, EPA will continue to work with site stakeholders to support protective reuses and ensure the long-term stewardship of site remedies. As Techni-Tool continues to grow, its facility on site will continue to host its expanding workforce.



Figure 6. The Techni-Tool facility.

Conclusion

Collaboration and cooperation among EPA, PRPs, Techni-Tool and area property owners was vital to the successful cleanup and reuse of the North Penn Area 12 Superfund site. EPA's carefully designed cleanup protected public health and the environment, enabled a local business to expand its facilities on site during cleanup, and is compatible with the facility's ongoing operations. Today, the Techni-Tool facility supports local economic growth, providing 160 jobs and over \$13.5 million in estimated annual employee income. The business also generates tax revenues, which support state and local governments.

*For more information about EPA's Superfund Redevelopment Initiative (SRI), visit:
<http://www.epa.gov/superfund/programs/recycle>.*

¹ The combined sales and use tax rate in Pennsylvania is 6 percent. See the Pennsylvania Department of Revenue's website for more information:
http://www.revenue.state.pa.us/portal/server.pt/community/sales%2C_use_hotel_occupancy_tax/14487.



www.epa.gov

Reuse and the Benefit to Community North Penn Area 12 Superfund Site

Technical Appendix

Employment Information for On-site Jobs

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for the on-site business. D&B provides information on businesses and corporations. It maintains a database of over 179 million companies globally and over 53 million professional contact names using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews.

Wage and Income Information for On-site Jobs

The U.S. Bureau of Labor Statistics (BLS) provided wage and income information. The BLS is a governmental statistical agency that collects, processes, analyzes and disseminates essential statistical data to the American public, the U.S. Congress and other federal agencies in the broad field of labor economics and statistics. The data provided by the BLS has high standards of accuracy and consistently high statistical quality, and impartiality in both subject matter and presentation.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for the business located at the North Penn Area 12 Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) code corresponding with the type of business with weekly wage data for corresponding businesses in Montgomery County. If not available at the county level, wage data were sought by state or national level, respectively.

To determine the annual wages (mean annual) earned from jobs generated by the business located at the North Penn Area 12 Superfund site, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for the business.

Table 1: North Penn Area 12 Site Business: NAICS Code and Title, Employees, Average Weekly Wage, Annual Wage per Employee, and Total Annual Wages

On-site Business	NAICS Code ^a	NAICS Title	Employees ^b	Average Weekly Wage (2012) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^d
Techni-Tool	423840	Industrial Supplies Merchant Wholesalers	160	\$1,627	\$84,604	\$13,536,640

^a NAICS code provided in D&B.

^b Employee data provided by Bill Kushner, Techni-Tool Vice-President of DC Operations and Product Management, during a July 23, 2014 phone interview.

^c Average weekly wage per employee based on BLS Average Weekly Wage data.

^d Total annual wage figures derived by multiplying “Employees” by “Annual Wage (Mean Annual) per Employee.”

Local Tax Revenue Generated from Property Taxes

Property records accessible through Montgomery County’s online auditor database

(<http://propertyrecords.montcopa.org/search/commonsearch.aspx?mode=parid>) provided 2013 property tax information for the property parcel at the North Penn Area 12 Superfund site in August 2014.

Table 2. Property Value and Tax Summary for Taxes Payable in 2013

Parcel ID No.	Parcel Address	Acreage	Total Property Tax (2013)
67-00-00664-00-7	1547 North Trooper Rd Worcester, PA 19490	25.85	\$115,930