

Brownfields

Success Story

From Service Pumps to Commercial Hub

Greene County Industrial Development Authority, PA

Site Description

The Greene County Industrial Development Authority (GCIDA), located at 425 W George Street in Carmichaels, PA, was a former automobile service and fueling station from the mid-1950's. The GCIDA identified this site as having a high potential for redevelopment due to the location, existing structure, and existing infrastructure. This site closed in the early 2000's and has sat vacant since that time.

About the Site

The GCIDA, with the support of the County Commissioners, leveraged US EPA Brownfields Assessment grant funding to facilitate the redevelopment of a vacant former automotive fueling and service station into a commercial business. This transformation involved the removal of multiple environmental liabilities.

The GCIDA was awarded a US EPA Brownfields Assessment Grant in 2022, with the support of the Greene County Commissioners. The GCIDA and County Commissioners understand the value of brownfields and how the grant funding from the EPA can provide the financial foundation necessary to overcome unknown environmental obstacles that could impede redevelopment. Many sites sit vacant due to perceived environmental hazards and the GCIDA is moving Greene County forward by accessing EPA funding to remove these obstacles and support community redevelopment. Through the public outreach efforts of the GCIDA, the site owner contacted the County regarding their Brownfields Program. The site owner stated they were unable to sell the site due to the unknown environmental contaminants associated with the historic use and potential underground storage tanks. The site was approved for assessment activities.



Former Pumping Station

EPA Grant Recipient:

Green County Industrial Development Authority

Year Awarded:

2022

Grant Type:

- Assessment Grant
 - * Phase I
 - * Phase II

Grant

95301001

Former Uses:

- Automotive Fueling
- Service Station

Current Uses:

- Commercial Business

“ Funding from federal and state agencies is vital for **brownfield remediation** and **economic revitalization** in our rural communities. The GCIDA would like to express our sincere gratitude to partners at the EPA for this shared victory. ”

Phil Hook, Esq.
Chairman of the
Greene County Industrial
Development Authority



Heavy machinery breaking down and removing concrete-filled USTs.



Several removed USTs are salvaged and processed for recycling.

“ The grant was a great benefit to us as it turned a once vacant garage into a property that could be used again. Since the work was completed the garage and lot not only look better but also now employ three full time employees year-round.

It gives a dry, warm place to work which we did not have as an option in the winter months before. It was a true game changer and will help us grow for years to

Connie Bloom
Current site owner

A Phase I Environmental Site Assessment (ESA) was completed which identified environmental conditions directly associated with the historic use. Most notably, unknown conditions of two gasoline underground storage tanks (USTs), which were reportedly closed in place and filled with concrete. The GCIDA board authorized a Phase II ESA be completed including a full assessment of the potential USTs, which would involve removal to evaluate potential releases.

Cleanup Efforts

During the exposure and excavation of the two USTs, it was discovered they were filled with concrete and an additional five USTs were discovered. The identified USTs consisted of four – 4,000-gallon USTs, two-1,000-gallon USTs formerly containing leaded gasoline, unleaded gasoline or diesel, and one-1,000-gallon UST formerly containing used motor oil. Three of the four 4,000-gallon USTs were found to be filled with concrete.

It was determined the concrete was originally added to the USTs while product was present and was segregated for proper disposal and the UST’s were all recycled. The Phase II ESA was completed, and no exceedances of the Pennsylvania Department of Environmental Protection Non-Residential Statewide Health Standards were identified.

This site has sat vacant with seven leaded gasoline, gasoline, diesel and used motor oil USTs for approximately 20 years. Thanks to the funding provided by the US EPA Brownfields program in conjunction with the public engagement and dedication by the GCIDA and County Commissioners, the site was able to be sold after years of abandonment. A local business purchased the site in 2024 and the site has been redeveloped into a machinery reclamation and auction company, which in turn has expanded their business and created two new full-time jobs.



Unoccupied service station (2023)



Current site after cleanup efforts (2024)

For more information:

Visit the EPA Brownfields website at www.epa.gov/brownfields or contact **Craig Anderman** at (215) 814-3174 or Anderman.Craig@epa.gov

