

Frog Switch Site

Key Facts | February 2026

Safety Findings

- Carlisle Fire Chief toured the Frog Shop after a July 2025 fire and posted the buildings as unsafe for first responders to enter.
- U.S. EPA Hazardous Building Materials Survey confirmed significant asbestos-containing materials (ACM) in the roofing tiles of both main manufacturing buildings.
- Roofing tiles are actively deteriorating Asbestos Containing Materials (ACM) release increasing risk with every passing month.
- Lead-based paint documented throughout the manufacturing structures.
- Foundry floors and pits contaminated with manganese and petroleum.

Financial Facts

- REC has assembled approximately \$13 million in grant and public funding over two years.
- Hazardous materials abatement while preserving buildings costs roughly 3x more than during demolition.
- A new roof for the Frog Shop building, required if asbestos roofing is removed with structure intact, is estimated to exceed \$10 million (not included in any current funding source).
- Additional building insurance required by DCED if demolition is delayed was not budgeted.

Process Timeline

- March 2022 — CCHRA requests U.S. EPA Brownfields reuse feasibility study.
- Late 2022–March 2023 — U.S. EPA contractor conducts study; recommends full building removal for mixed-use redevelopment.
- August 2023 — REC signs Letter of Intent to acquire Frog Switch property.
- August 2023–May 2025 — REC assembles ~\$13M in funding from federal and state sources; Borough provides letters of support for all applications.
- May 2025 — Borough schedules special meeting to pass demolition ordinance; REC testifies; ordinance tabled.
- July 2025 — Fire at Frog Shop building; Fire Chief posts buildings as unsafe.
- Late December 2025 — U.S. EPA environmental reports delivered (Phase II environmental site assessment, ESA, and Hazardous Building Materials Survey).
- January 8, 2026 — Borough enacts revised demolition ordinance before reviewing U.S. EPA findings.