

COMMUNITY INVOLVEMENT PLAN

for
The Former Frog, Switch & Manufacturing Company Site
600 E. High Street
Carlisle Borough and North Middleton Township
Cumberland County, Pennsylvania
EPA RLF GRANT No. 95318901

Prepared on Behalf of:

PA Department of Community & Economic Development
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, Pennsylvania 17120

and

Real Estate Collaborative FS, LLC
230 S. Sporting Hill Road, Suite 100
Mechanicsburg, Pennsylvania 17050

Prepared By:

BL Companies
2601 Market Place, Suite 350
Harrisburg, Pennsylvania 17110

BL Project No. 2500400

June 16, 2026

Signed by:



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Loan Recipient
Andrew S. Notarfrancesco, Board Chair
Real Estate Collaborative FS, LLC

Community Involvement Plan

REC FS, LLC EPA RLF Grant: 95318901

Project Name: The Former Frog, Switch & Manufacturing Company Site

Overview

In May of 2025, the PA Department of Community and Economic Development (DCED) was awarded a Supplemental EPA Revolving Loan Fund (RLF) Grant for remediation in the amount of \$750,000. DCED has decided to utilize the Supplemental RLF funds to support remedial efforts at the Former Frog, Switch & Manufacturing Co. ("Frog Switch") property located at 600 E High Street, Carlisle, PA 17013 ("the Site"). As such, DCED has awarded the Real Estate Collaborative FS LLC (REC FS), the Site owner, a loan in the amount of \$750,000 to support abatement of hazardous building materials and remediation of soil contamination at the Frog Switch Site.

The U.S. Environmental Protection Agency (EPA) requires that all EPA-funded cleanups include a site-specific Community Involvement Plan (CIP). The plan must include providing reasonable notice to the community and the opportunity for public involvement and comment on the proposed cleanup options under consideration for the Site. All information, including responses to public comments and administrative records, must be made available to the public to the extent consistent with 2 CFR § 200.338 and applicable state, tribal, or local law.

This CIP outlines how REC FS and the project team will inform and engage the community and local organizations during environmental remediation and hazardous building materials abatement activities at the Frog Switch Site.

The CIP is intended to ensure early, meaningful, and ongoing community involvement, consistent with EPA Community Involvement guidance and PADEP public participation expectations. It is a living document and may be updated as project conditions or community interest change.

Project Spokesperson, Information Repository, and Public Meeting Location

The spokesperson for this project is Andrew Notarfrancesco, REC FS Management Group Chair, who may be contacted at:

Andrew S. Notarfrancesco
230 S. Sporting Hill Road, Suite 100
Mechanicsburg, PA 17050
484-429-3101
anotarfrancesco@jemgroup.net

An electronic Information Repository is maintained by:

Cumberland Area Economic Development Corporation (CAEDC)
Real Estate Collaborative, LLC
230 S. Sporting Hill Road, Suite 100
Mechanicsburg, Pennsylvania 17050

All technical reports and public comments on those reports are available in the repository and requests for information may be submitted to Greg Welker via email at greg@cumberlandbusiness.com. All public meetings will be held virtually or at CAEDC's office at the address above, unless otherwise notified.

Site Description and History

The Site is comprised of eleven (11) contiguous tax parcels which encompass approximately 27 acres of land and is developed with ten separate structures. The majority of the Site is located within Carlisle Borough, however a small portion is located within North Middleton Township. Historically, the Site was reportedly occupied by a brewery in the 1700s followed by a brick manufacturing company in the 1800s. Beginning in the late 1800s, Carlisle Manufacturing Co. occupied the Site and manufactured railroad components such as frogs, switches, and other steel parts. Operations continued to expand with core buildings (Foundry Complex, Frog Shop) being developed and various outbuildings being demolished and replaced over time. In the early 1900s, Carlisle Manufacturing Co. changed its name to Frog, Switch & Manufacturing Company. In the 1960s the company transitioned from manufacturing steel railroad parts to manufacturing manganese steel grinding components used in quarrying and mining operations. An electrical substation was installed along the western Site boundary sometime between 1958 and 1968. Landfilling of manufacturing waste, primarily foundry sand, began in the northeast portion of the Site around 1910. The landfill was covered, graded, and seeded by 2010 and formally closed in 2013. An environmental covenant for the landfill includes certain activity and use limitations. Frog, Switch & Manufacturing Company ceased operations in 2023, and as of the April 2025 Phase I Environmental Assessment report date, the Site was vacant and actively undergoing the decommissioning process.

Nature of Threat to Public Health and Environment

A Phase I Environmental Site Assessment (ESA) was completed by BL Companies in April 2025, which identified several Recognized Environmental Conditions (RECs) related to the historic industrial use of the Site and identified the potential presence of hazardous building materials at the Site. Under a Targeted Brownfields Assessment Program grant, the EPA completed a Hazardous Building Materials (HBM) survey and Phase II Investigation to address the RECs at the Site. The findings of EPA's investigations are outlined in an *Interim Phase II Environmental Site Assessment* (Phase II) report, dated December 2025 and summarized below.

- EPA's HBM survey identified asbestos-containing materials (ACM), lead-based paint (LBP), various universal wastes (e.g., mercury-containing thermostats, batteries, etc.), and contaminated foundry sand in/on the Site buildings.
- EPA's Phase II investigation included the collection of soil samples throughout the Site. The results of the Phase II identified metals and various semi-volatile organic compounds (SVOCs) in certain areas of the Site. The EPA is planning to complete additional soil sampling in the late spring/early summer of 2026 to further delineate the soil impacts.

The EPA Targeted Brownfield Assessment contractor will be conducting supplemental sampling during the late spring/early summer of 2026 to further delineate the extent of soil contamination and to support entry of the Site in the PA Land Recycling Program. No additional characterization of the hazardous building materials is required prior to the abatement activities which are scheduled to begin in June or July 2026.

After completing their Due Diligence, REC FS acquired the Site in 2025. REC intends to raze the buildings, remediate the soil contamination and prepare the Site for future redevelopment that will revitalize the brownfield property into an economically viable community asset.

Alternatives for a permanent remedial solution were evaluated in an Analysis of Brownfield Cleanup Alternatives (ABCA) prepared in June 2026, which outlined the abatement and removal of hazardous building materials, universal wastes, and foundry sand from the Site buildings, and the remediation/elimination of exposure pathways for impacted soil and groundwater at the Site in accordance with Pennsylvania's Land Recycling Program.

Community Background & Profile

The Borough of Carlisle and North Middleton Township are adjacent municipalities in central Cumberland County, within the Harrisburg–Carlisle Metropolitan Statistical Area. Carlisle serves as the County Seat and regional service center, while North Middleton Township includes suburban, semi-rural, and agricultural areas surrounding the borough. The two municipalities share transportation corridors, workforce, healthcare access, and commercial services.

The Borough of Carlisle has an estimated population of approximately 22,500 residents with a median age of 36, which is influenced by local educational institutions and rental housing. Major employment sectors include education, healthcare, retail, hospitality, transportation, and public administration. North Middletown Township has an estimated population of approximately 12,800 residents with a median age of 45. Residents commonly commute to Carlisle Borough, Mechanicsburg, Harrisburg, and other local regional employment centers.

In July 2023, the Frog, Switch & Manufacturing Company announced its intention to close their Carlisle, PA facility after 125 years. In August 2024, the Real Estate Collaborative, a subsidiary of CAEDC, signed a sales agreement to acquire the former Frog Switch property. The transaction was completed in May 2025 and included the acquisition of the entire 27-acre Site using a single-purpose entity, REC FS LLC (REC FS). In addition to significant support from the USEPA Office of Brownfields, REC FS has been successful in securing over \$10.2 million dollars in state funding to support the revitalization efforts.

Previous Community Involvement

REC FS and its parent organization, CAEDC, have been very deliberate in the open communication of information related to the Site. The Real Estate Collaborative has monthly Management Group meetings which are open to the public. These monthly meetings include updates on the progress of work at the Frog Switch Site including the status of environmental investigation and remedial plans for the Site. Meeting minutes are posted on their website.

In addition, REC FS has a dedicated website with a link from the main CAEDC website for Frog Switch that includes up-to-date information and reports related to the Site, as well as links to various related news articles. REC FS also maintains various social media platforms with information and links to this material.

As part of the Act 2 investigation and cleanup activities, REC FS provided the required municipal and public notices of their submission of a Notice of Intent to Remediate (NIR) indicating that the Site was being enrolled into the Act 2 Voluntary Cleanup Program. This included a notice published in the local Sentinel newspaper on March 3, 2026, as well as letters to the Borough of Carlisle and North Middleton Township, which initiated a 30-day public comment period. In addition, a notice of demolition of the buildings was advertised on March 26, 2026, initiating a 15-day public comment period. No public comments were received within these comment periods.

Since taking ownership of the Frog Switch property, REC FS has hosted property tours for the PA Lieutenant Governor, PA DCED staff, PADEP Brownfields staff, the Cumberland County Commissioners, Carlisle Borough Council and staff, and many other interested stakeholders. The excitement of this redevelopment has also caught the attention of the EPA Region 3 Administrator who commissioned a video about the project for EPA's Brownfield website.

Key Community Concerns

There have not been any community concerns regarding the abatement and remediation to date. Both the Borough and Township acknowledged receipt of the NIR notice, and neither municipality requested a public involvement plan or public meeting. In addition, there were no public comments provided following the newspaper publication of the NIR.

The public notification requirement of the draft ABCA has been fulfilled by the recent public notices advertised for the PA Act 2 NIR and for the demolition of the buildings.

Continued Community Involvement

REC FS will continue to maintain its current community involvement through monthly meetings, its website and social media pages, and additional notices required during certain milestones of the Act 2 cleanup for as long as it owns the property. REC FS does not anticipate the need for further REC-led community involvement for this project once the property is transferred to a developer.