



MIPC, LLC
920 Cherry Tree Road
Aston, PA 19014

December 5, 2025

Dear Neighbor,

MIPC has always sought to earn your trust through regular communication and personal outreach with all of our neighbors. And towards that effort, we are writing to you today to let you know about an issue at our Chelsea tank farm.

Back on August 18th, one of our operators noticed a faint odor while making routine checks inside our Chelsea facility. The source of the odor was determined to be a very light gasoline-to-water mixture (approximately 2% gasoline to 98% water), emanating from a concrete drainage pipe. Upon discovery, we immediately began implementing measures to determine the source of the product, and took actions to contain and clean up the impacted water.

At the same time, we made notifications to state and county agencies as well as municipal officials and our community emergency responders. We also made neighbors who are closer to this area aware that there would be increased maintenance activity at the site. Additionally, fence line air quality readings were repeatedly taken and results confirmed that the odor did not extend beyond the border of our facility.

MIPC implemented extensive measures following the discovery to evaluate the impacted water, which included excavation of the entirety of the concrete pipe, excavation of soils, numerous field tank valve inspections, checking underground test stations, reviewing tank level data, and conducting static pressure tests and hydro tests. We did not identify any abnormalities in regard to the tanks. At the same time, we engaged in an extensive, external lab testing process to help us identify the age and origin of the product. MIPC also provided the Pennsylvania Department of Environmental Protection with ongoing updates and testing results, and MIPC has complied with every request and recommendation conveyed by the agency.

At this time, based on the results of recent soil borings, we made the decision to take the tank closest to the borings out of service, which included removing all product from the tank in preparation for a forthcoming internal inspection. We also re-notified all State and County agencies as well as municipal officials and emergency responders about this decision. We are working with a specialized engineering and environmental firm that has the expertise necessary to assist us in this matter. Please note that we are continuing to evaluate any potential impacts and we will continue working to undertake additional investigation and any remediation required to resolve this issue.

We want to ensure that you know that your safety and health is of paramount importance to us. And because we share this community with you, your trust in our ability to operate a safe and transparent operation is deeply valued and appreciated. We will continue to work closely with all agencies and first responders, and we will keep you informed as we work to address this matter.

We understand that you may have additional questions and we are available to speak with you at your convenience either over the phone or at your home if you prefer. Please contact us at 610-364-8426 if you would like to discuss this further. Thank you, and we sincerely apologize for the inconvenience.