

Gasoline Release Response at the MIPC Chelsea Facility Second Quarterly Remedial Action Progress Report — Through June 2026

Overview

This report summarizes the investigation and cleanup work that MIPC, LLC has accomplished through mid-June 2026 in response to a gasoline release at its Chelsea Facility, a fuel storage site located at 920 Cherry Tree Road in Aston, Pennsylvania. Following discovery of the release, the Pennsylvania Department of Environmental Protection (PADEP) directed MIPC to investigate, characterize, and remediate the affected areas. MIPC has been actively executing that work and reports its progress below.

Incident Summary

In August 2025, a gasoline leak was discovered at the facility. An investigation was immediately initiated, and the leak was subsequently identified as emanating from Tank 708. This tank was emptied and shut down to stop the leak.

Facility Background

The MIPC Chelsea Facility is a 160-acre petroleum storage and distribution site that has been in operation since the late 1940s. It stores and transfers gasoline and other petroleum products through large tanks and pipelines. The surrounding area is mostly residential.

Investigation Findings

MIPC's investigation has determined that gasoline leaked from Tank 708 in the northwestern portion of the facility and has migrated underground, primarily to the west and southwest. The gasoline is present in several forms: in the surrounding soil itself, as vapors in spaces within the soil, as a floating liquid layer on top of the groundwater (known as "light non-aqueous phase liquid" or LNAPL), and as dissolved chemicals in the groundwater. MIPC is using this information to guide its ongoing remediation efforts.

MIPC's Progress and Accomplishments

Private Drinking Water Wells

- MIPC identified 48 private groundwater supply wells within 1,000 feet of the western site boundary.
- Of these, 40 wells had approved access and have been sampled at least once. MIPC will continue regular sampling throughout 2026, with results monitored, evaluated, and reported to PADEP and private well owners.
- Importantly, none of the private wells sampled showed gasoline-related contaminant levels above U.S. Environmental Protection Agency (EPA) Maximum Contaminant Levels (MCLs) or PADEP groundwater medium-specific concentrations (MSCs).
- As a precautionary measure, MIPC is providing bottled water to 29 households with drinking water wells that requested it.

Total Fluids and Gasoline Recovery (Through early June 2026)

- Through early June 2026, MIPC has recovered approximately 1,252,323 gallons of fluids and 64,098 gallons of gasoline, all of which are being properly managed and treated.

- MIPC's recovery program uses a combination of vacuum-enhanced fluid recovery from multiple wells, a collection sump, solar-powered gasoline product skimmers, and a temporary fluids collection and water treatment unit.

Groundwater and Soil Investigation and Extents of Gasoline Impacts

- As of early June 2026, MIPC has installed 108 monitoring and recovery wells on and near the site.
- Soil samples were collected from select borings at monitoring well locations and tested for gasoline compounds. Results confirm gasoline is located near Tank 708, with groundwater flowing west to southwest and LNAPL observed in the same direction away from the tank.
- MIPC's groundwater and LNAPL data confirm that the extent of gasoline-related impacts has been fully delineated to the north, northwest, northeast, east, southeast, and south on the facility property.
- Delineation to the west and southwest remains dependent on obtaining offsite access authorization, which MIPC continues to pursue.

Vapor Intrusion Assessment

- Soil gas (vapor) samples collected from monitoring points to the north, northwest, and south-southwest of Tank 708 did not detect gasoline-related compounds above PADEP vapor intrusion (VI) screening values.
- MIPC installed sub-slab soil gas monitoring points at 11 offsite properties. Sampling results show that 8 of these 11 properties do not have gasoline-related compounds beneath their foundation slabs at levels above PADEP VI screening values. Follow-up sampling is planned to continue monitoring conditions at these properties.
- For three properties, MIPC installed vapor intrusion mitigation systems. Post-installation indoor and outdoor air sampling confirms the systems are operating as designed.

Perimeter Air Monitoring

- Since December 2025, air monitoring has been routinely conducted around the site.
- The monitoring program conservatively emphasizes benzene and other gasoline-related compounds.
- During this quarterly reporting period, fence-line air monitoring detected no gasoline-related compounds above health-based screening levels.

Next Steps

MIPC's investigation and remediation work is ongoing, with required quarterly progress reports submitted to PADEP. MIPC continues to expand and advance its remedial measures and site characterization activities in support of long-term fixed remediation systems designed to achieve final cleanup objectives. The overarching goal is to remediate the contamination to meet Pennsylvania's environmental standards and protect the health and drinking water supplies of nearby residents.