



UNIFIED SERVICES

**brownfield**

PLATFORM

# unified vision.



**IMPACT ENVIRONMENTAL CLOSURES, INC.**  
Environmental Consulting,  
Investigations and Remediation



**IMPACT MATERIALS, LLC**  
Waste Management; Beneficial Use and  
Recycling of Solid Waste/Transport



**IMPACT ENVIRONMENTAL CONSULTING, INC.**  
Heavy Civil Site and Earth Work, Grading,  
Demolition and Construction Dewatering



**IMPACT SITE WORKS, LLC**  
Heavy Civil Site and Earth Work, Grading,  
Demolition and Construction Dewatering



**SOLID GROUND INVESTMENT PARTNERS, LLC**  
Brownfield Redevelopment Company/  
Real Estate Sales and Marketing

## The strength of Impact's corporate structure is in the divisions they've established.

These divisions come from diversity in ownership with common Management Control; a Unified Services platform. The info on page one offers a summary of each division that comprises Impact's Unified Services platform.

Not all projects demand the same expertise, so we have arranged our corporate divisions to make Brownfield-based services scalable. We can offer world-class services that exceed any projects demands. This can be done as we are divided into divisions that have compounding capabilities.

1

An industry-leading three decades environmental consulting engineering firm with a \$25MM professional and pollution liability policy (per incident, zero cap umbrella). Expert at subsurface investigation and remediation with thousands of successful projects completed to date. This division of Impact Environmental operates an in-house public relations department to competently and caringly address stakeholder perceptions from project beginning to end.

2

A strategically-positioned waste management company that manages environmental liability through recycling and beneficial use regulations through a proprietary process (EDEN). Extensive, multi-state, facility network that has successfully recycled/beneficially used material in excess of 10MM tons.

3

A wholly-owned excavation and heavy civil site construction, demolition and earth-work company. With company owned heavy equipment and dewatering assets and full "Flexible" financing credit. This division of Impact Environmental is up to any Brownfield project challenge.

4

A one-of-a-kind recycled products manufacturer that can deliver 100,000 cubic yards of a structural fill to a Brownfield project within a week of notice. The company can supply recycled products that meet or exceed the raw resources they replace to support environmental remediation and or the general construction requirements for Brownfield projects.

5

A well-structured real estate development company that leverages Impact Environmental's 30 year history of successful remediation and redevelopment. The company is managed by an experienced team of executives including two environmental attorneys, financiers and an environmental insurance authority. The company maintains closely held private and institutional capital partners that can deliver on large-scale financial demands, where necessary.



## NJ ZINC WEST PLANT | Palmerton, PA

Stakeholders: CBS Wiacom; Palmerton Township, Northface Development, Impact Environmental

UNLOCKING YOUR

# property's

# value.

## RETURNING BROWNFIELDS TO THE BLACK.

We purchase under performing legacy Brownfield properties unlocking their value through our full suite of cross-platform engineering and remediation services returning them to profitability.

For three decades, Impact Environmental has been working with Fortune 500 companies and real estate developers to craft its expertise to become a one-of-a-kind legacy asset "Brownfield" property expert. Impact Environmental has found a way to generate value in Brownfield properties where none previously existed. The value is measured from both tangible and intangible metrics that are important in today's corporate cultures. They consider the many stakeholders that are involved with a Brownfield redevelopment project.

Project stakeholders include Brownfield property owners, redevelopers, regulators, end-users, the community that will live with the project, and all of the press coverage that the project will receive. Understanding and deftly addressing ALL stakeholder concerns and perceptions is what sets us apart in Brownfield redevelopment.



**FAIRMONT CHEMICAL | Newark, NJ**

*Stakeholders: City of Newark, Morris Companies, Fabuwood, Impact Environmental*

# value added.

## FIRM INFRASTRUCTURE

Unified services through multiple corporations with common management control.

## HUMAN SERVICES

Select staff from large talent pool targeted for specific project demands; succession planning.

## TECH DEVELOPMENT

Author new permits and technologies to reduce project costs.

## PROCUREMENT

Match proper funding and capital partners to project demands.

Our belief is that profit margin should not be measured purely in a financial context. Brand protection, risk reduction and sustainability are the new commodities of corporate culture. Impact Environmental can reduce costs and manage risk with our unified services platform that aligns the interests of stakeholders. Projects that present great risk and or uncertainty that would otherwise not be economically feasible can be controlled because we can: **i)** guide the project into the most appropriate Brownfield-type program to reduce environmental liabilities for stakeholders; **ii)** manage risk to stakeholders with insurance

instruments; **iii)** channel the best public relations to protect the brand and reputation of stakeholders; **iv)** assess environmental impacts and pair remediation techniques with construction activities; **v)** avoid cost overruns associated with environmental cleanup and civil construction; **vi)** achieve a sustainable use of the property that will complement stakeholders' legacy; and, **vii)** perform long term care necessary to responsibly address legal covenants. All of these capabilities are used to create both tangible and intangible profit margins for stakeholders.



## NYC-MTACC EAST SIDE ACCESS | Queens-Manhattan, NY

*Stakeholders: NYS Commuters, NYS Department of Environmental Conservation, NYC Transit Authority, Amtrak, Queens Residents*

WE FIND A WAY  
OR MAKE A WAY

no excuses.



Engineering and Administrative Controls – Options worth knowing about.

**Find a way or make a way**

Not only are we one of the most established and qualified leaders in this industry; we are also one of the most innovative. Our continued challenge is to find the right solution for a specific need. As creative problem solvers, we are relentless in developing efficient strategies for complex environmental problems.

For example, we saw a need for an engineering control that would protect the air quality of developments built over contaminated fill sites.

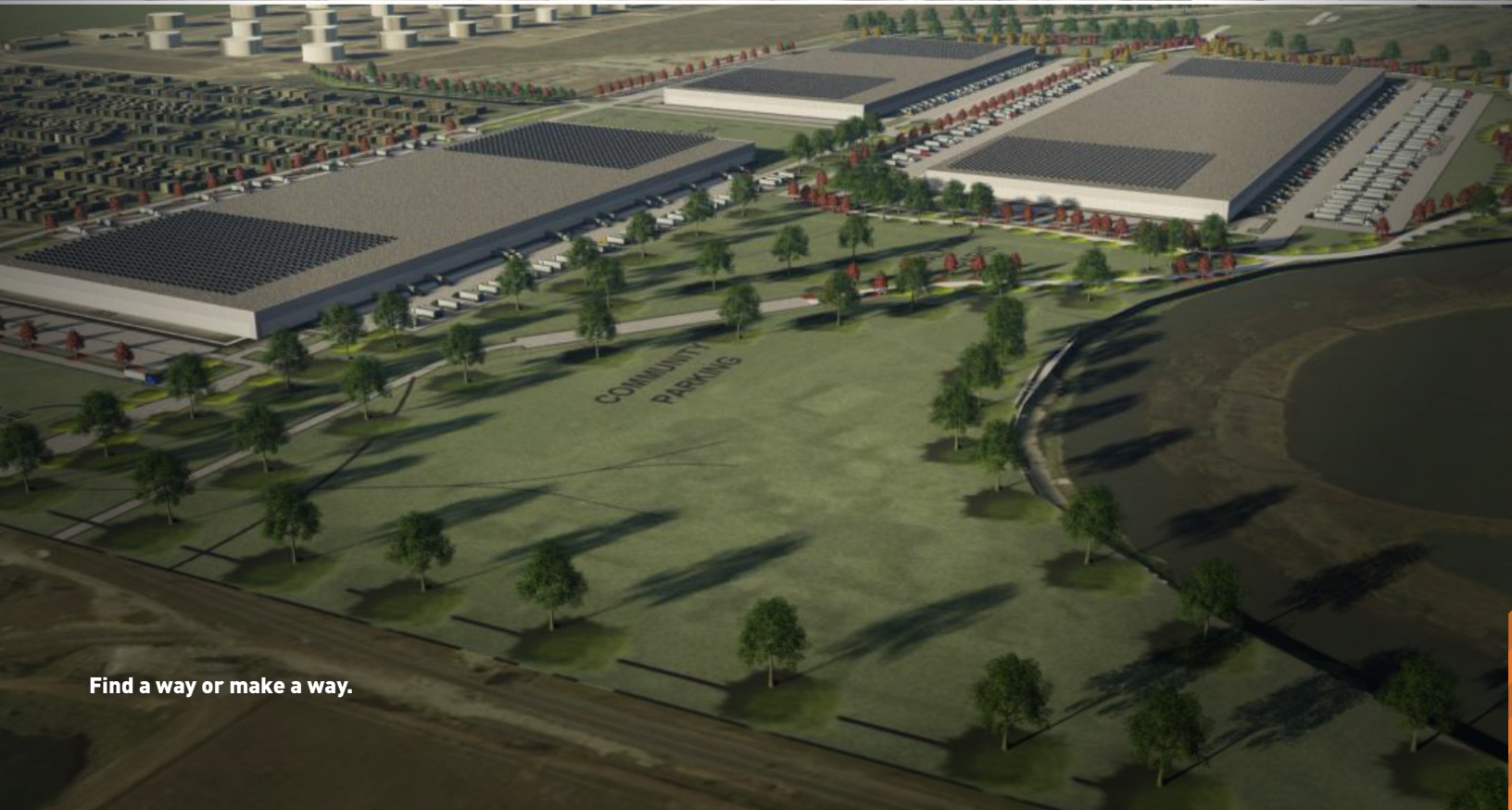
No one had a product that met our standards, so we created our own solution. Our in-house technical staff design-engineered high-density polyethylene (HDPE) sheets that are now manufactured for widespread distribution to the market.



**RHEINGOLD BREWERY PROJECT | Bushwick, NY**

*Stakeholders: NYC Housing Preservation and Development, NYC Mayor's Office of Environmental Remediation, Ridgwood Bushwick Senior Citizens Counsel, NYS Housing Partnership, NYS Affordable Housing Corp., Bluestone Companies, Chase Bank, NYC Planning Commission*

# you're covered.



Find a way or make a way.

**Our experience, expertise, and accountability are the reasons we've been entrusted with some of the region's best-known projects.**

We're proud of our stellar reputation. We worked hard to earn it, and we're absolutely committed to protecting it by doing more to protect our customers.

**We're helping clients across the region find better ways to:**

- Drive out unnecessary costs
- Avoid unnecessary work
- Streamline processes from start to end
- Maintain one point of contact
- Perform due diligence
- Work closely with regulators
- Utilize more-efficient systems
- Eliminate the need to redo work

**You're covered because we are.**

We carry comprehensive insurance that includes Professional Errors and Omissions and Contractors Pollution Liability policies that have been specifically customized for our clients' needs.

**Key policy riders and endorsements:**

- 1st Party Transport Coverage
- 3rd Party Transport Coverage
- Disposal Site Coverage
- Blanket Additional Insured Coverage
- Waiver of Subrogation Coverage
- Disposal Site Selection Coverage
- Project Management Coverage
- Terrorism Coverage

We can also offer guaranteed lump-sum pricing backed with a cost cap insurance policy. Why provide all this coverage when we never expect to use it?



**FORMER DuPONT FACILITY | East Chicago, IN**

*Stakeholders: The Residents of East Chicago, the City of East Chicago, the USEPA, the Indiana Department of Environmental Management, The Nature Conservancy, Indiana Department of Natural Resources.*



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