SC DEPARTMENT *of*
ENVIRONMENTAL SERVICES

Liberty Steel (Former Georgetown Steel) Property

Brownfields Voluntary Cleanup Program

Public Meeting: June 11, 2026

Winyah Auditorium, Georgetown, S.C.

SC DEPARTMENT *of* ENVIRONMENTAL SERVICES

Bureau of Land & Waste Management

- Brownfields
- Underground storage tanks
- RCRA

Bureau of Air Quality

- Air permitting
- Asbestos program

Bureau of Water

- Permitting (wastewater, stormwater, construction)

Bureau of Coastal Management

- Coastal zone consistency

Bureau of Regional & Laboratory Services

- Emergency response
- Inspections
- Local office in Myrtle Beach

SC DEPARTMENT *of*
ENVIRONMENTAL SERVICES

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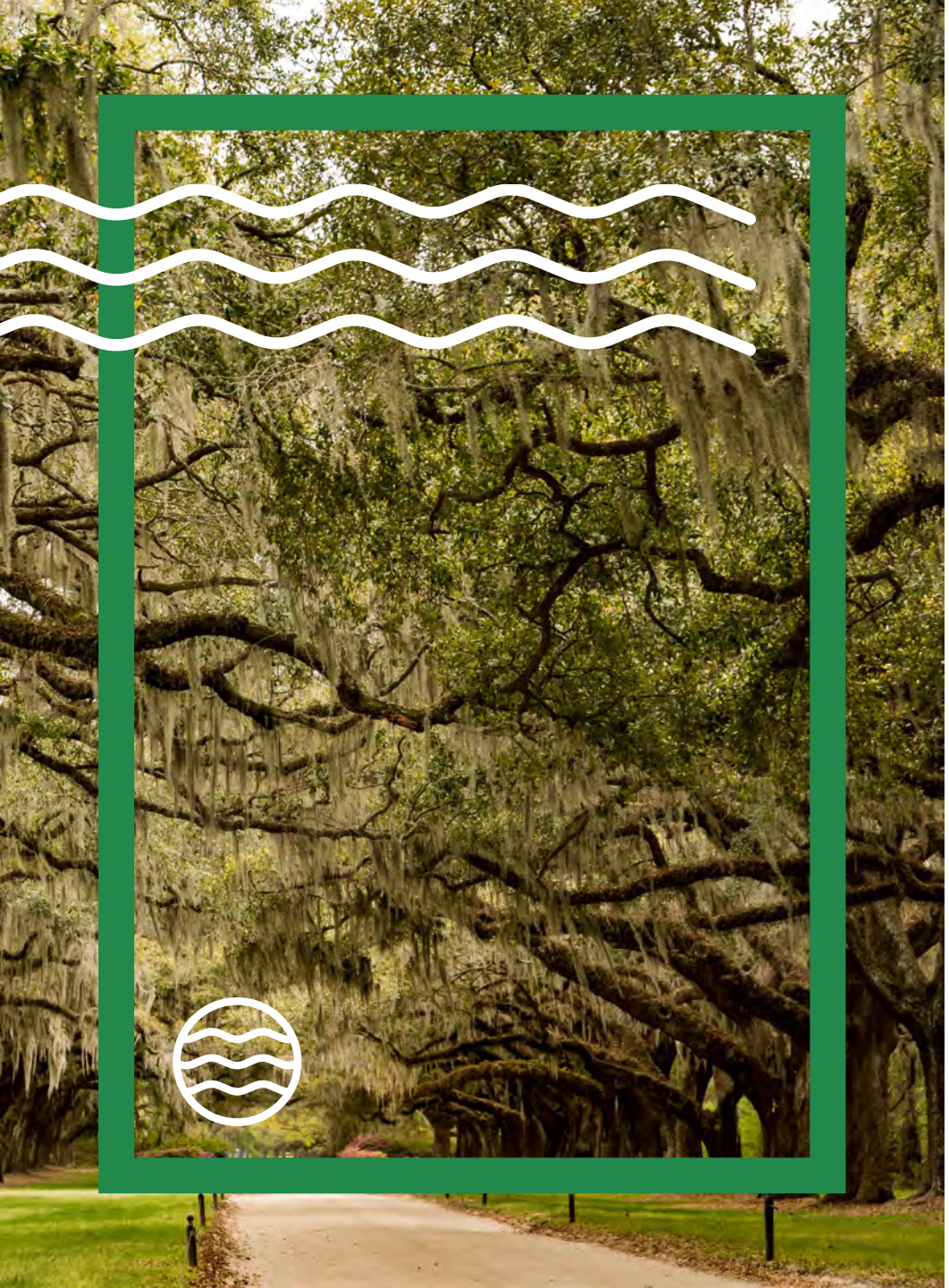

Agenda

- Introduction: What is the Brownfields Program?
- History of the Property
- Potential Environmental Concerns
- Environmental Assessment
- Pathway to Redevelopment
- Questions?

What is the Brownfields Program?

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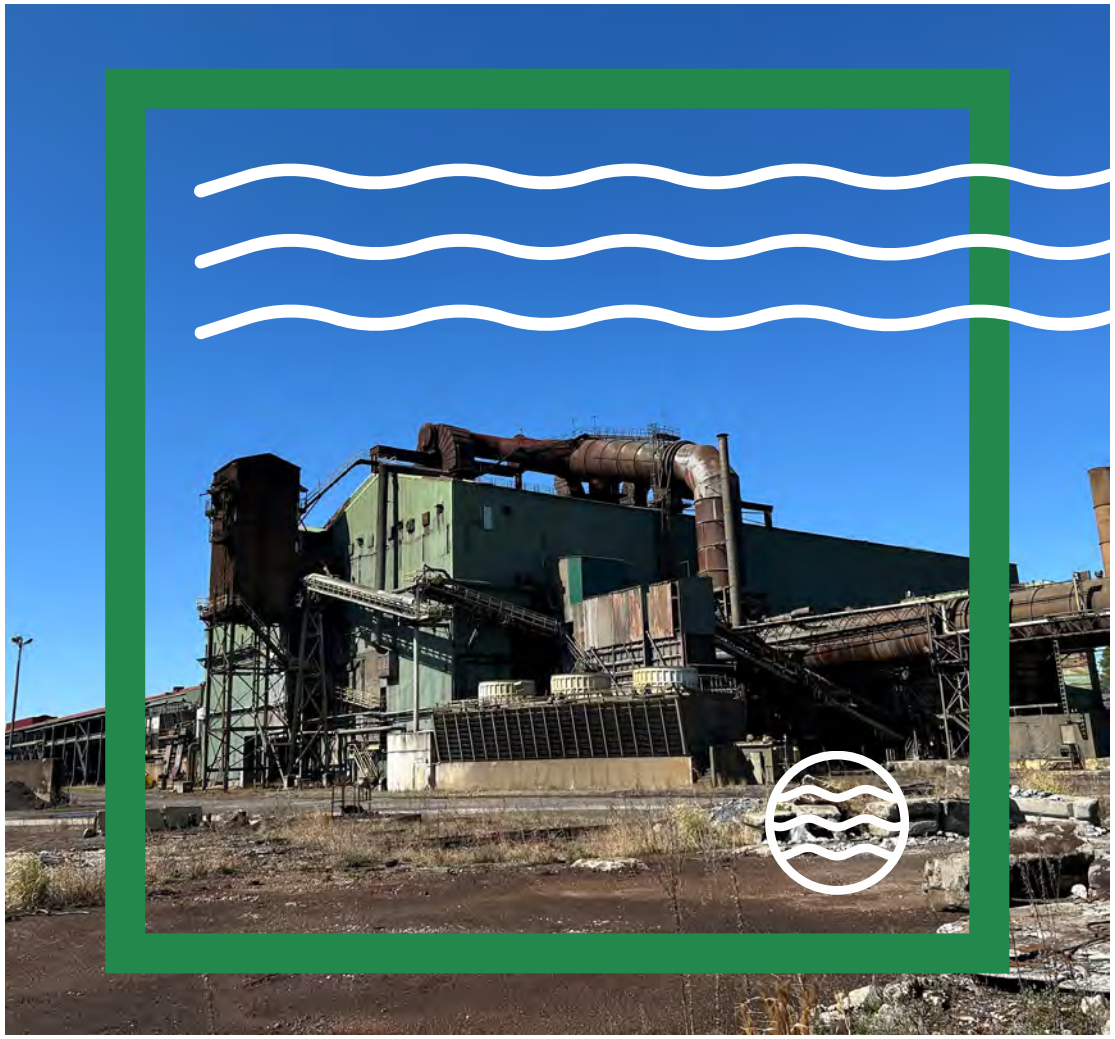
What is a Brownfield?

- A Brownfield is a property where redevelopment or reuse may be complicated by the presence **or potential presence** of hazardous substances, pollutants, or contaminants.
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) – “Superfund” Law
- South Carolina Hazardous Waste Management Act, Article 7 - Brownfields/Voluntary Cleanup Program

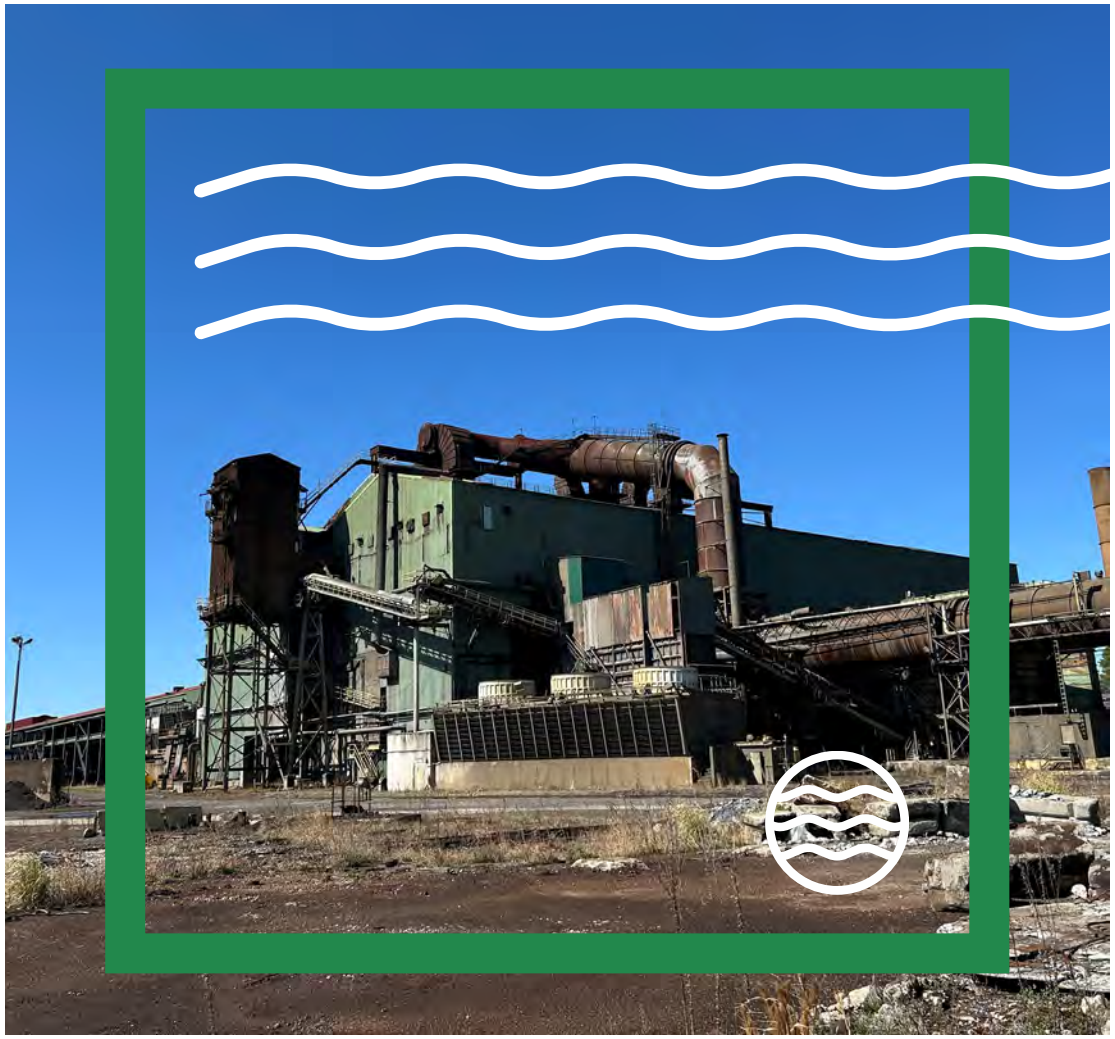
What is a Brownfield?

- Common Brownfield sites in S.C. include:
  - Former textile mills
  - Former service stations
  - Former landfills
  - Dry cleaners
  - **Industrial facilities**



The Brownfields Voluntary Cleanup Program

- A structured pathway for environmental assessment, remediation, and liability protection for eligible **Non Responsible Parties**
- With proper investigation and cleanup planning in place, Brownfields can be safely returned to productive use



Non Responsible Party Voluntary Cleanup Contract ("VCC")

- The basis for environmental liability protection
- Includes requirements for assessment and contamination control measures
- Liberty River, LLC ("Liberty River") will be responsible for fulfilling the contract requirements
- SCDES provides oversight of the entire process and approval of work plans, reports, and contamination control measures

VOLUNTARY CLEANUP CONTRACT
25-8848-NRP

IN THE MATTER OF
LIBERTY STEEL (FORMER GEORGETOWN STEEL), GEORGETOWN COUNTY
and
LIBERTY RIVER, LLC

This Contract is entered into by the South Carolina Department of Environmental Services and Liberty River, LLC, with respect to the Property located at 1227 Front Street, Georgetown, South Carolina. The Property includes approximately 66 acres identified by Georgetown County Tax Map Serial Numbers 05-0025-059-03-00 (0.42 acres), 05-0028-022-00-00 (1.5 acres), 05-0028-023-01-00 (8.43), 05-0028-022-01-00 (0.51 acres), 01-0439-003-01-00 (7.5 acres), 05-0025-048-00-00 (0.45 acres), 05-0026A-001-00-00 (35.9 acres), 05-0026A-002-00-00 (9.1 acres), 05-0025-053-00-00 (0.22 acres), 05-0025-052-00-00 (0.25 acres), 05-0025-057-00-00 (1.0 acre), and 05-0025-047-00-00 (0.5 acres). In entering this Contract, the Department relies on the representations contained in the "Non Responsible Party Application for Voluntary Cleanup Contract" of April 28, 2025, and any amendments thereto, by Liberty River, LLC, which is incorporated into this Contract and attached as Appendix A.

AUTHORITY

This Contract is entered into pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §§ 44-56-710 et seq.; the South Carolina Hazardous Waste Management Act (SCHWMA), S.C. Code Ann. §§ 44-56-10 et seq.; the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601 et seq.; the State Underground Petroleum Environmental Response Bank Act, (SUPERB Act), S.C. Code Ann. §§ 44-2-10 et seq.; and the Pollution Control Act (PCA), S.C. Code Ann. §§ 48-1-10 et seq.

Overview of the Voluntary Cleanup Contract Process

History of the Property

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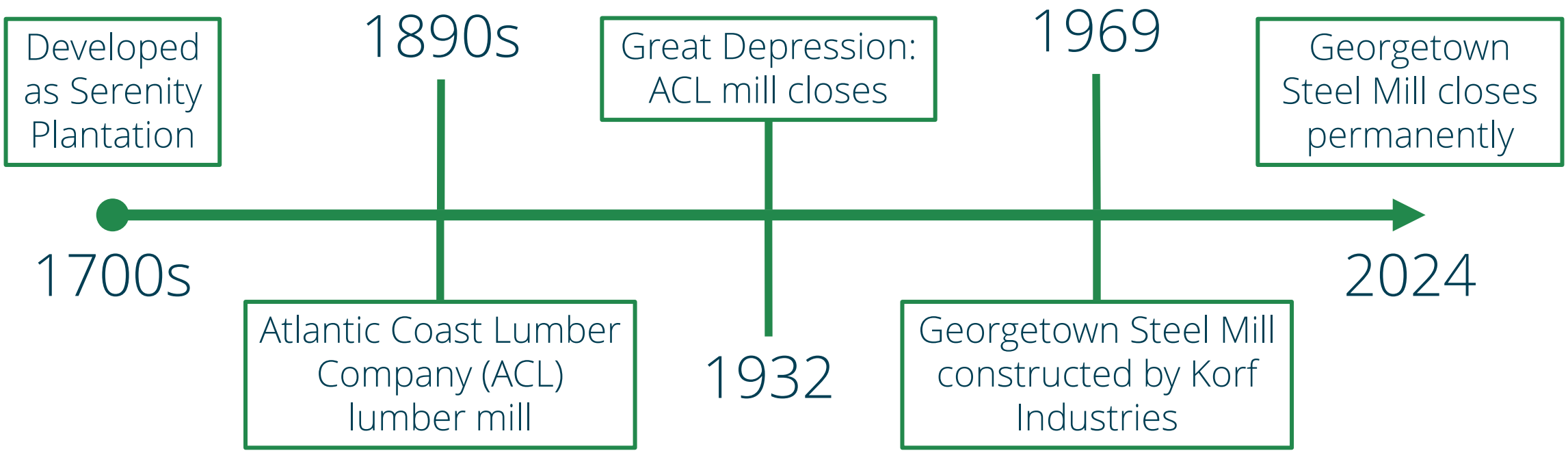
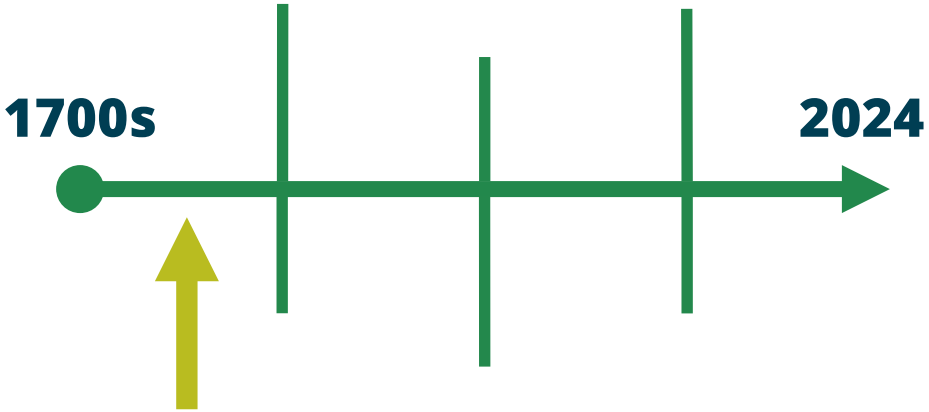
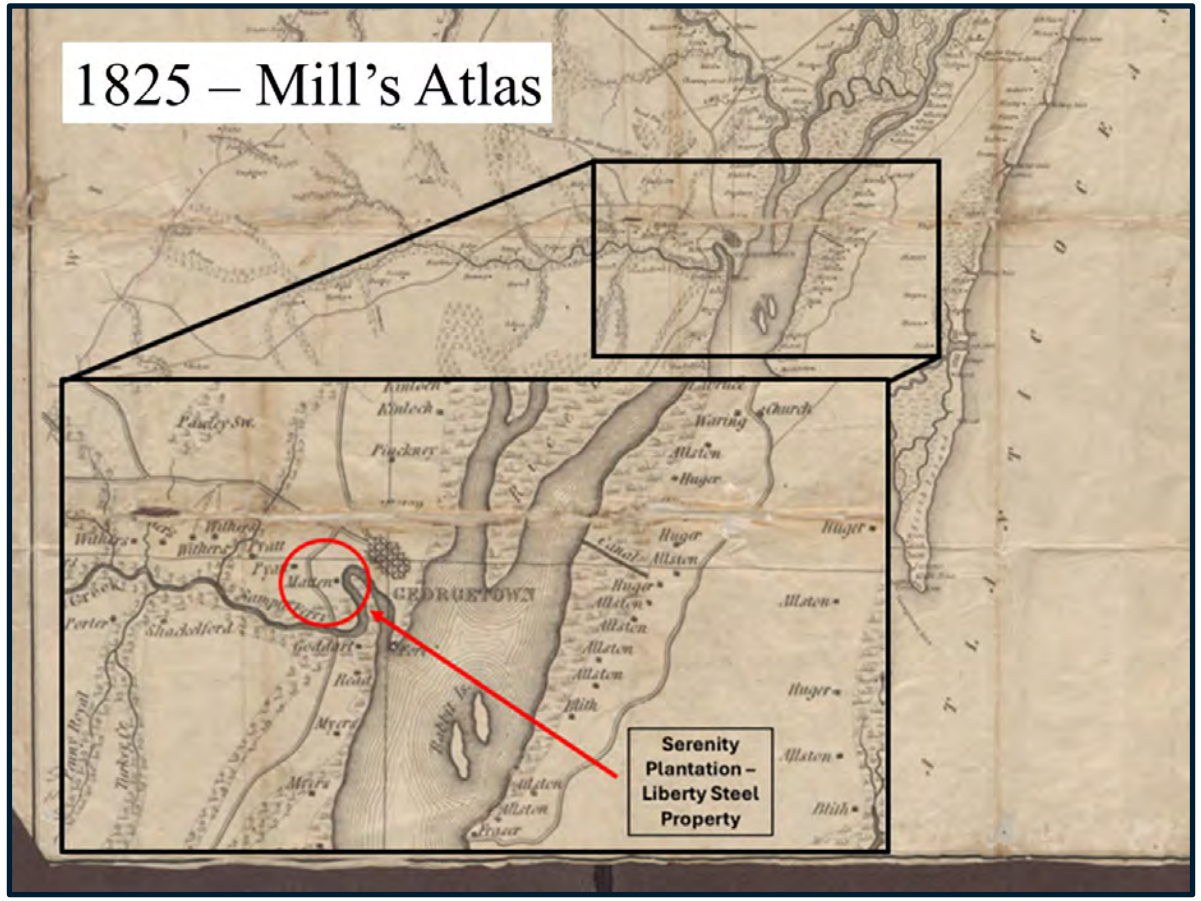
ENVIRONMENTAL SERVICES

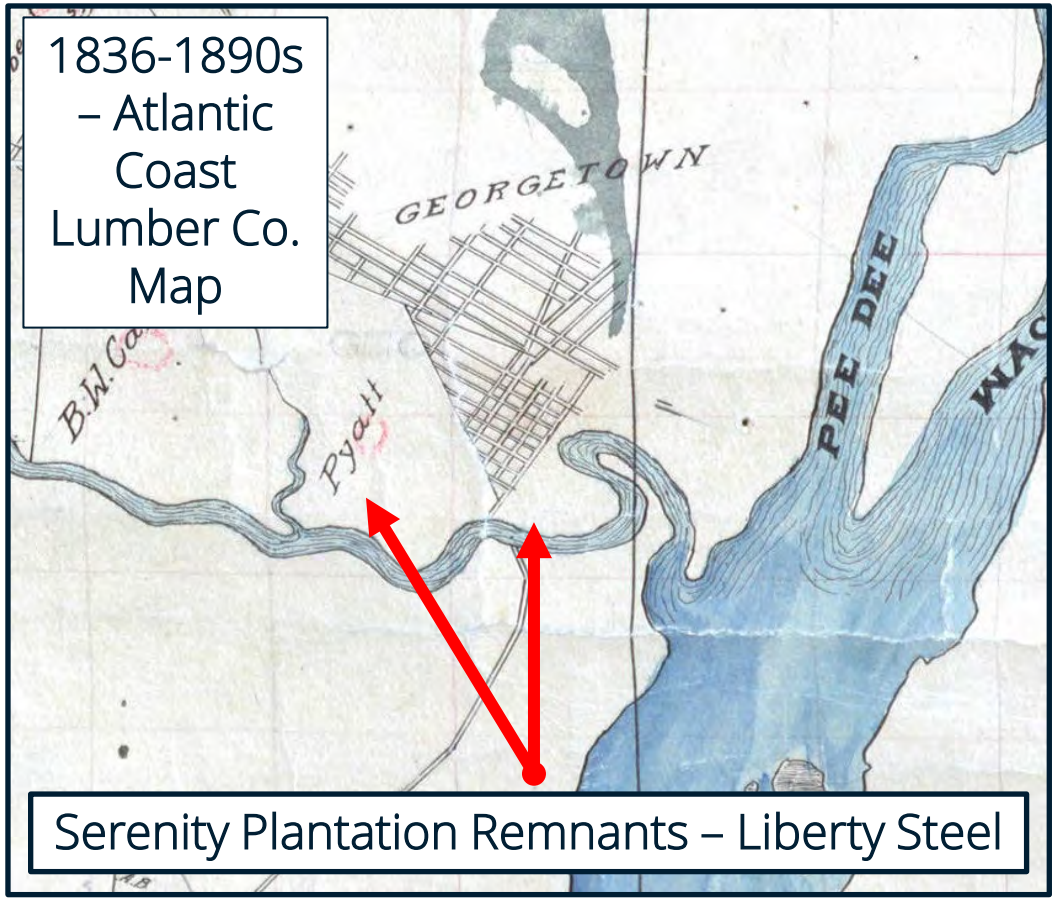
Property History 1700s – 2024



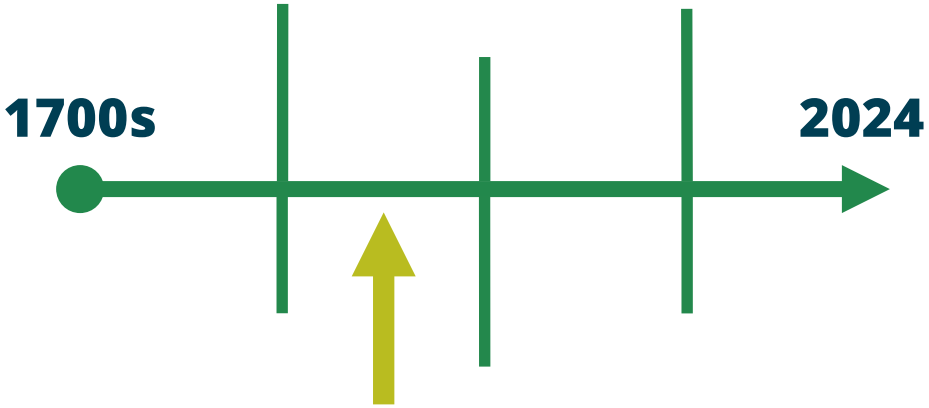
Property History 1700s-1890s

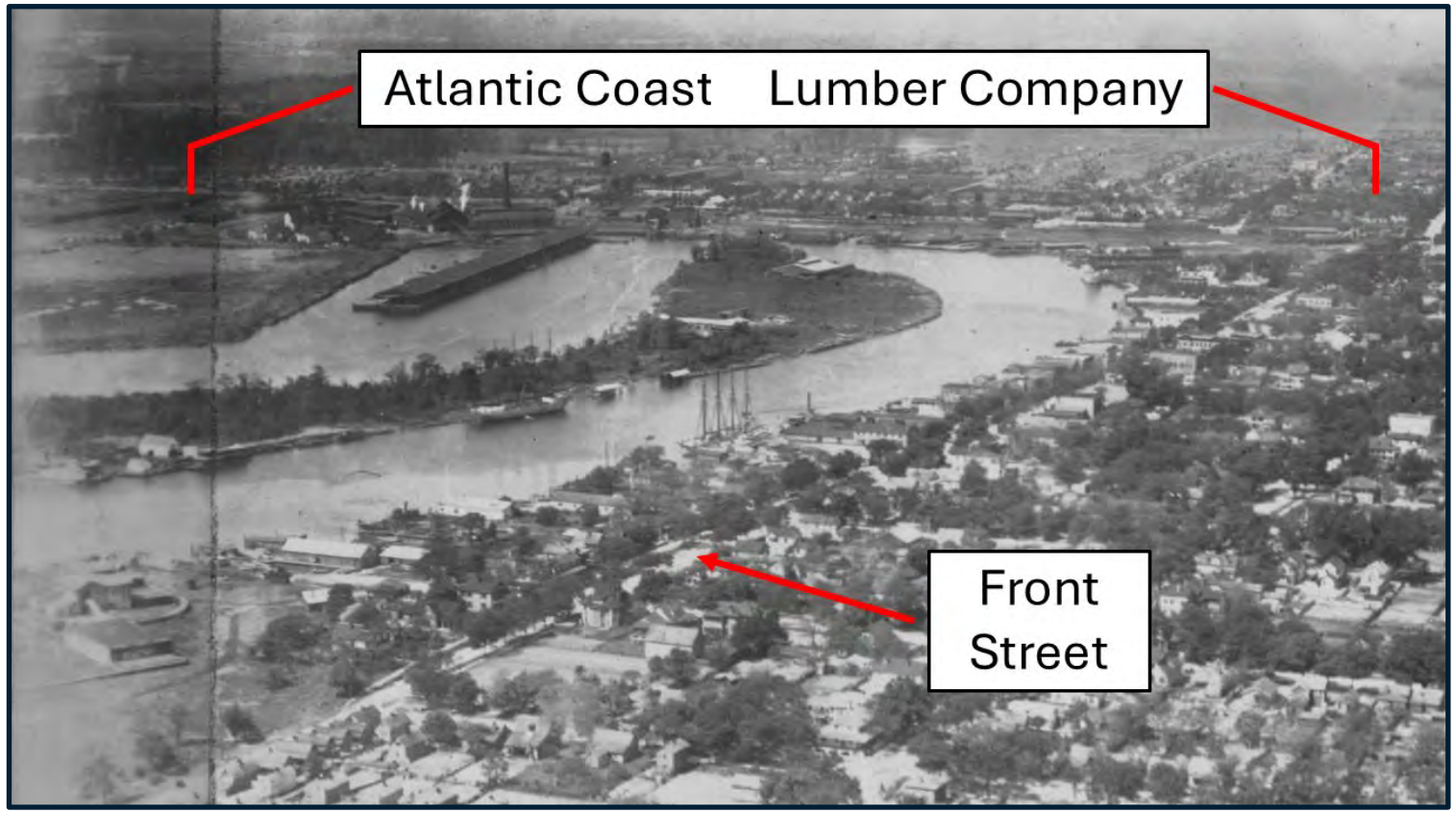


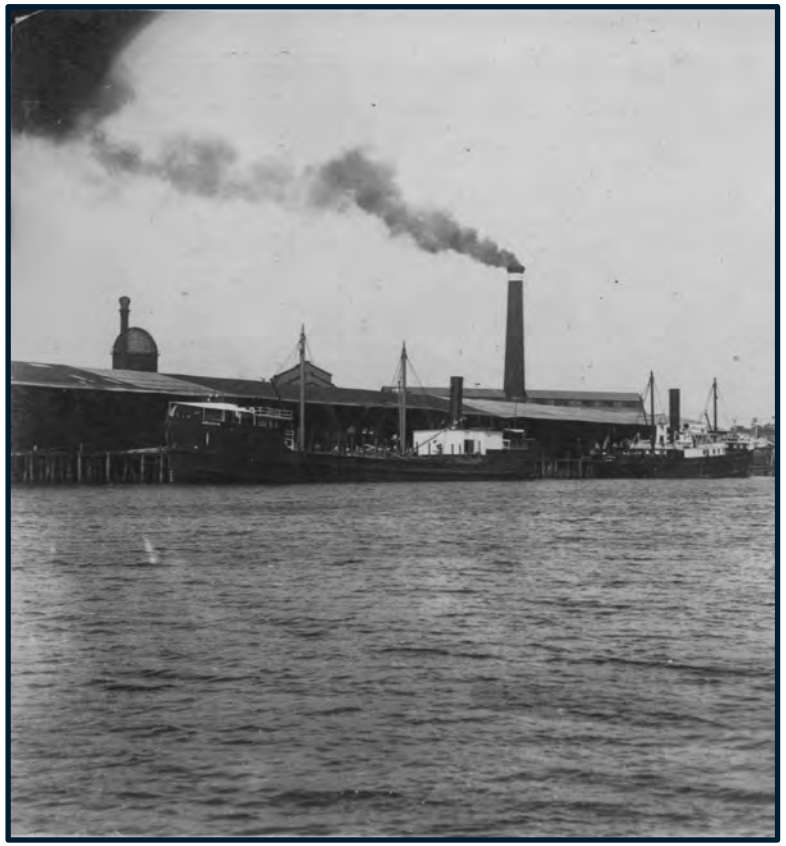




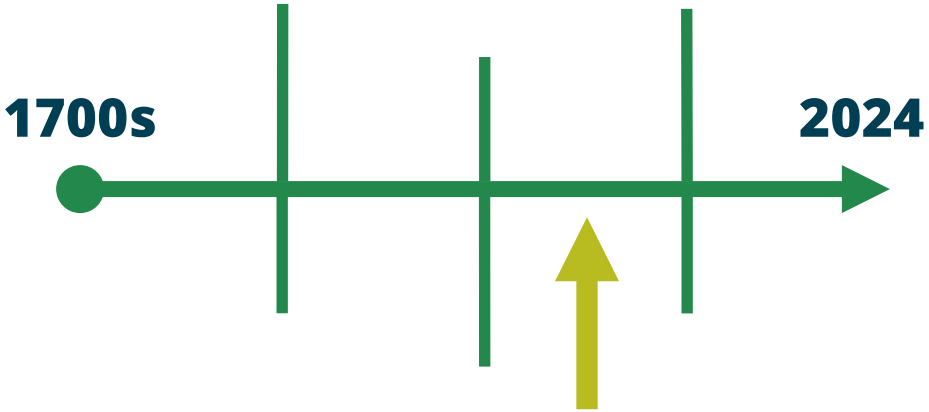
Property History 1890s-1932

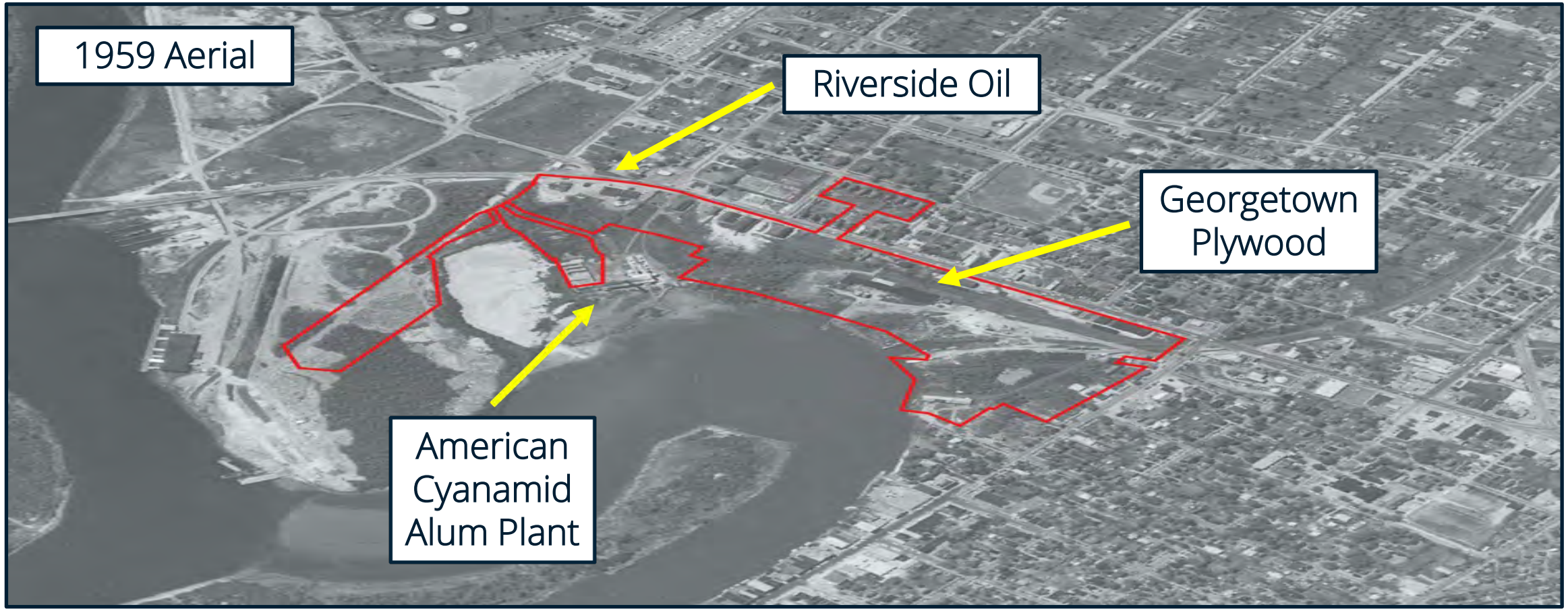




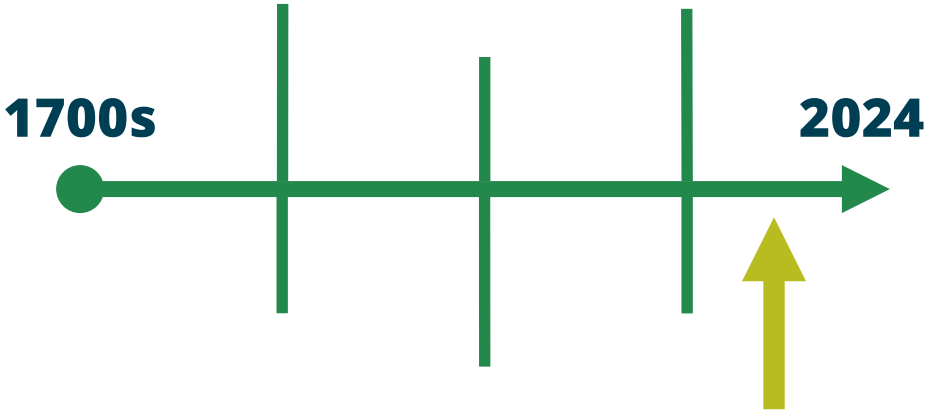


Property History 1932-1969





Property History 1969-2024



Potential Environmental Concerns on the Property

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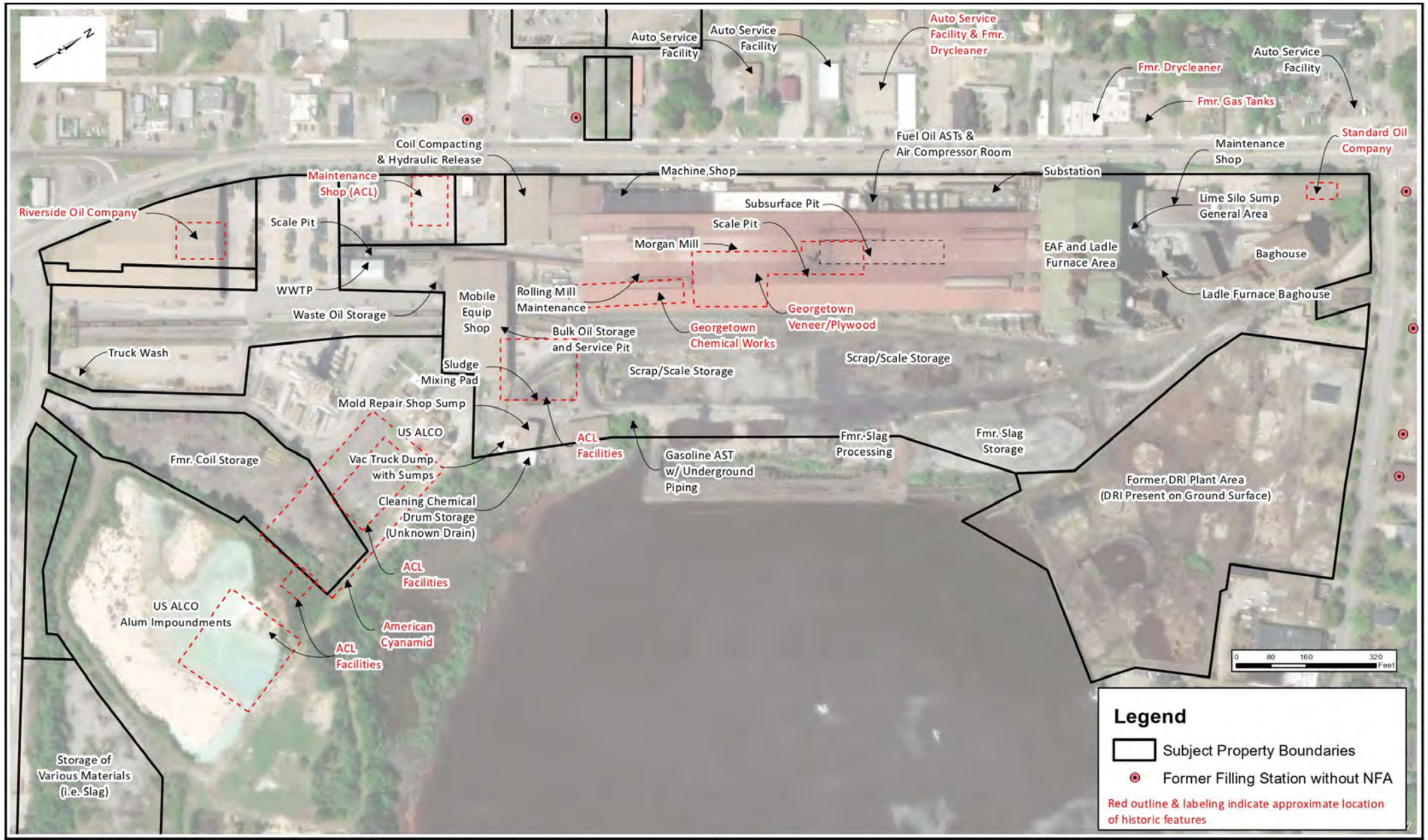
ENVIRONMENTAL SERVICES



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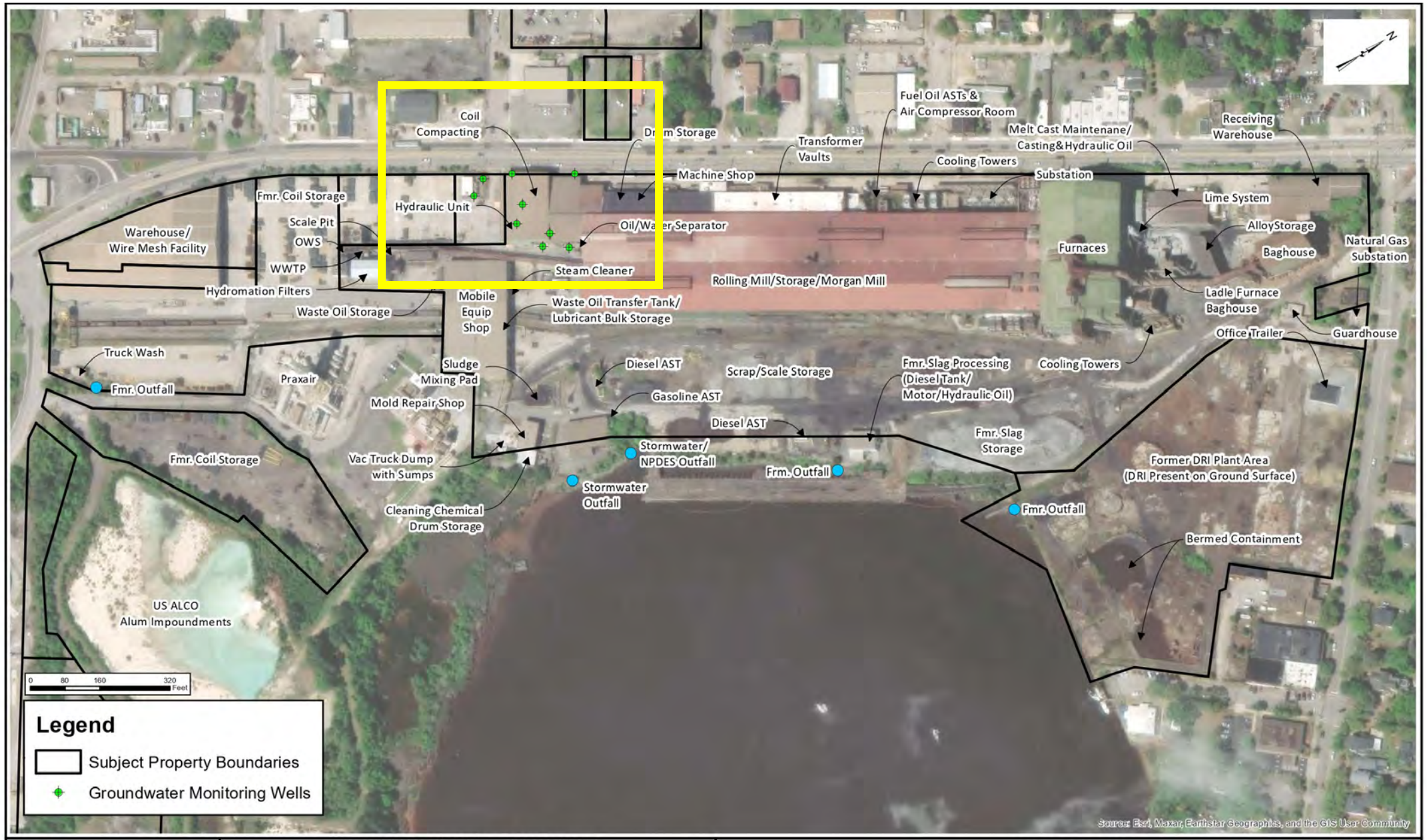
PHASE I ENVIRONMENTAL SITE ASSESSMENT
LIBERTY STEEL PROPERTY
S. FRASER STREET
GEORGETOWN, SOUTH CAROLINA

MAP OF AREAS OF CONCERN AND RECs

PROJECT: RVDE00224	DATE: MARCH 25, 2025	FIGURE 4



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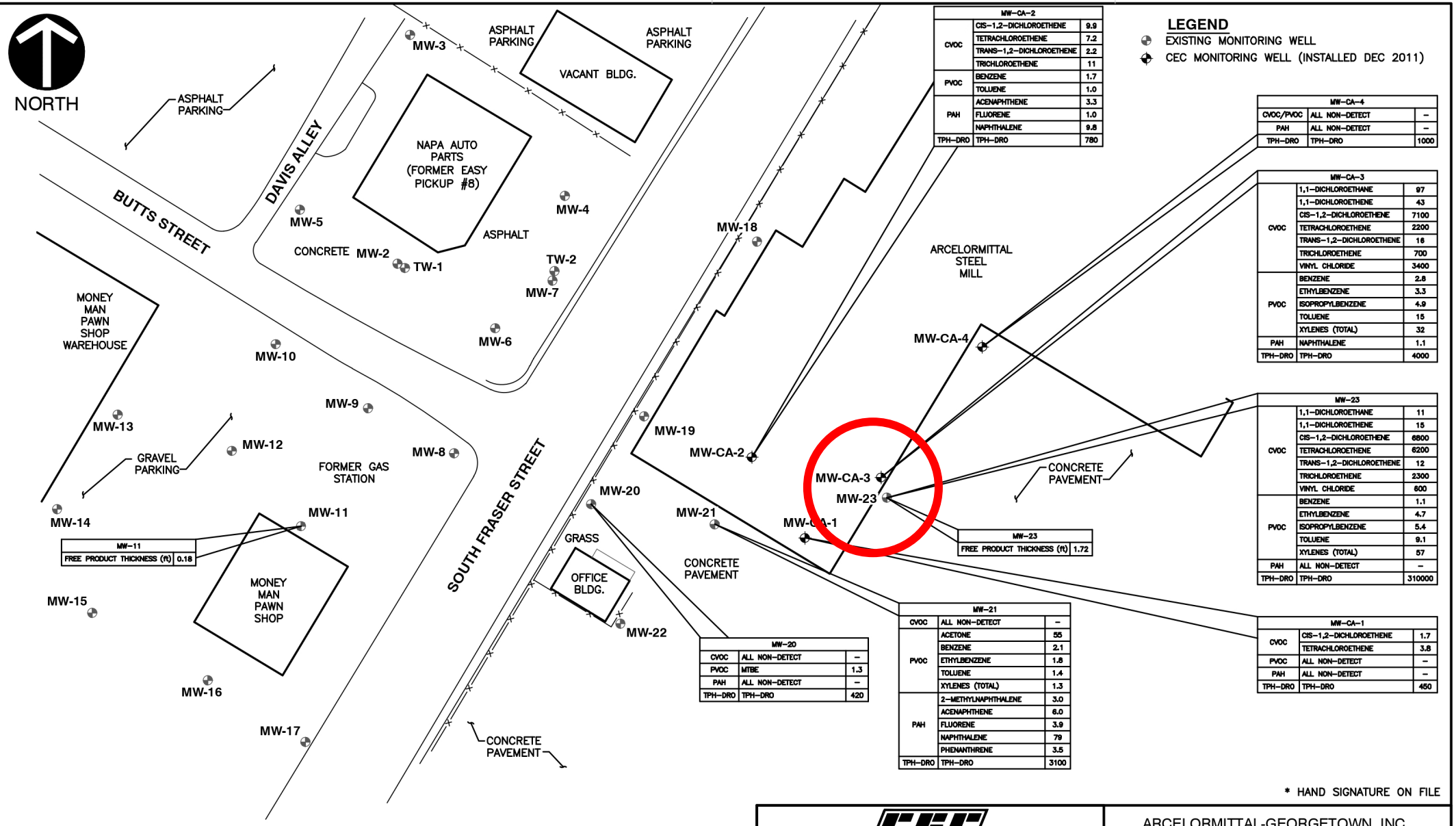
DETAILED SITE MAP

PROJECT: RVDE00224	DATE: MARCH 25, 2025	FIGURE 3



MW-CA-2		
CVOC	CIS-1,2-DICHLOROETHENE	9.9
	TETRACHLOROETHENE	7.2
	TRANS-1,2-DICHLOROETHENE	2.2
	TRICHLOROETHENE	11
PVOC	BENZENE	1.7
	TOLUENE	1.0
PAH	ACENAPHTHENE	3.3
	FLUORENE	1.0
	NAPHTHALENE	9.8
TPH-DRO	TPH-DRO	780

LEGEND

- EXISTING MONITORING WELL
- CEC MONITORING WELL (INSTALLED DEC 2011)

MW-CA-4		
CVOC/PVOC	ALL NON-DETECT	–
PAH	ALL NON-DETECT	–
TPH-DRO	TPH-DRO	1000

MW-CA-3		
CVOC	1,1-DICHLOROETHANE	97
	1,1-DICHLOROETHENE	43
	CIS-1,2-DICHLOROETHENE	7100
	TETRACHLOROETHENE	2200
	TRANS-1,2-DICHLOROETHENE	16
	TRICHLOROETHENE	700
	VINYL CHLORIDE	3400
PVOC	BENZENE	2.8
	ETHYLBENZENE	3.3
	ISOPROPYLBENZENE	4.9
	TOLUENE	15
	XYLENES (TOTAL)	32
PAH	NAPHTHALENE	1.1
TPH-DRO	TPH-DRO	4000

MW-23		
CVOC	1,1-DICHLOROETHANE	11
	1,1-DICHLOROETHENE	15
	CIS-1,2-DICHLOROETHENE	6800
	TETRACHLOROETHENE	6200
	TRANS-1,2-DICHLOROETHENE	12
	TRICHLOROETHENE	2300
	VINYL CHLORIDE	600
PVOC	BENZENE	1.1
	ETHYLBENZENE	4.7
	ISOPROPYLBENZENE	5.4
	TOLUENE	9.1
	XYLENES (TOTAL)	57
PAH	ALL NON-DETECT	–
TPH-DRO	TPH-DRO	310000

MW-11	
FREE PRODUCT THICKNESS (ft)	0.18

MW-23	
FREE PRODUCT THICKNESS (ft)	1.72

MW-20		
CVOC	ALL NON-DETECT	–
PVOC	MTBE	1.3
PAH	ALL NON-DETECT	–
TPH-DRO	TPH-DRO	420

MW-21		
CVOC	ALL NON-DETECT	–
PVOC	ACETONE	55
	BENZENE	2.1
	ETHYLBENZENE	1.8
	TOLUENE	1.4
	XYLENES (TOTAL)	1.3
PAH	2-METHYLNAPHTHALENE	3.0
	ACENAPHTHENE	6.0
	FLUORENE	3.9
	NAPHTHALENE	79
	PHENANTHRENE	3.5
TPH-DRO	TPH-DRO	3100

MW-CA-1		
CVOC	CIS-1,2-DICHLOROETHENE	1.7
	TETRACHLOROETHENE	3.8
PVOC	ALL NON-DETECT	–
PAH	ALL NON-DETECT	–
TPH-DRO	TPH-DRO	450

* HAND SIGNATURE ON FILE

NOTE: ALL DETECTED CONSTITUENTS REPORTED AS ug/L

CVOC = CHLORINATED VOLATILE ORGANIC COMPOUNDS
PVOC = PETROLEUM VOLATILE ORGANIC COMPOUNDS
PAH = POLYCYCLIC AROMATIC HYDROCARBONS
TPH-DRO = TOTAL PETROLEUM HYDROCARBONS – DIESEL RANGE ORGANICS

SCALE IN FEET
0 60 120

Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
614-540-6633 · 888-598-6808
www.cecinc.com

ARCELORMITTAL-GEORGETOWN, INC.
GROUNDWATER ASSESSMENT REPORT
GEORGETOWN, SOUTH CAROLINA

DETECTED CONSTITUENTS IN GROUNDWATER
DECEMBER 16, 2011

DRAWN BY:	BTW	CHECKED BY:	BRB	APPROVED BY:	*RAS	DRAWING NO.:
DATE:	MAY 2011	DWG SCALE:	1" = 60'	PROJECT NO:	111-036	5

P:\2011\111-036\-CADD\DWG\EXHIBITS\GROUNDWATER ASSESSMENT REPORT\111036 - FIG 5 - DETECTED CONSTITUENTS IN GROUNDWATER - DECEMBER 2011.DWG[1] LS:(JKOESTER - 5/31/2012 8:31:57 AM) - LP: 5/31/2012 8:32:10 AM

Environmental Assessment

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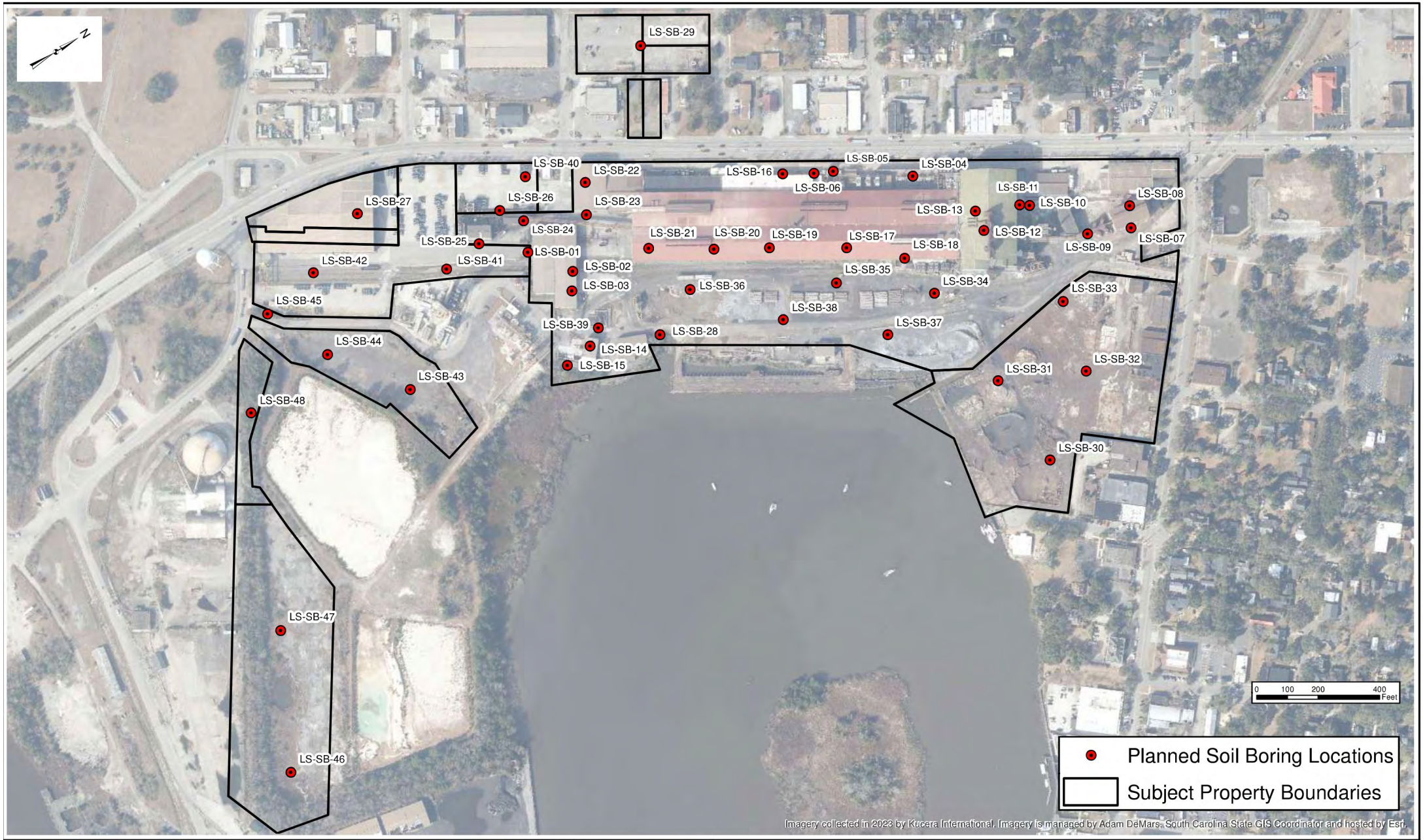
ENVIRONMENTAL SERVICES

Environmental Assessment

- The VCC requires sampling of:
  - soil
  - soil vapor (if necessary)
  - groundwater
  - surface water
  - sediment
- Confined to property boundary
- Liberty River has contracted GEL Engineering, LLC

Environmental Assessment

- Samples will be tested for a broad range of potential contaminants, including:
  - Volatile Organic Compounds
  - Semi-Volatile Organic Compounds
  - Metals (including hexavalent chromium and cyanide)
  - Polychlorinated biphenyls (PCBs)
  - Pesticides
  - PFAS



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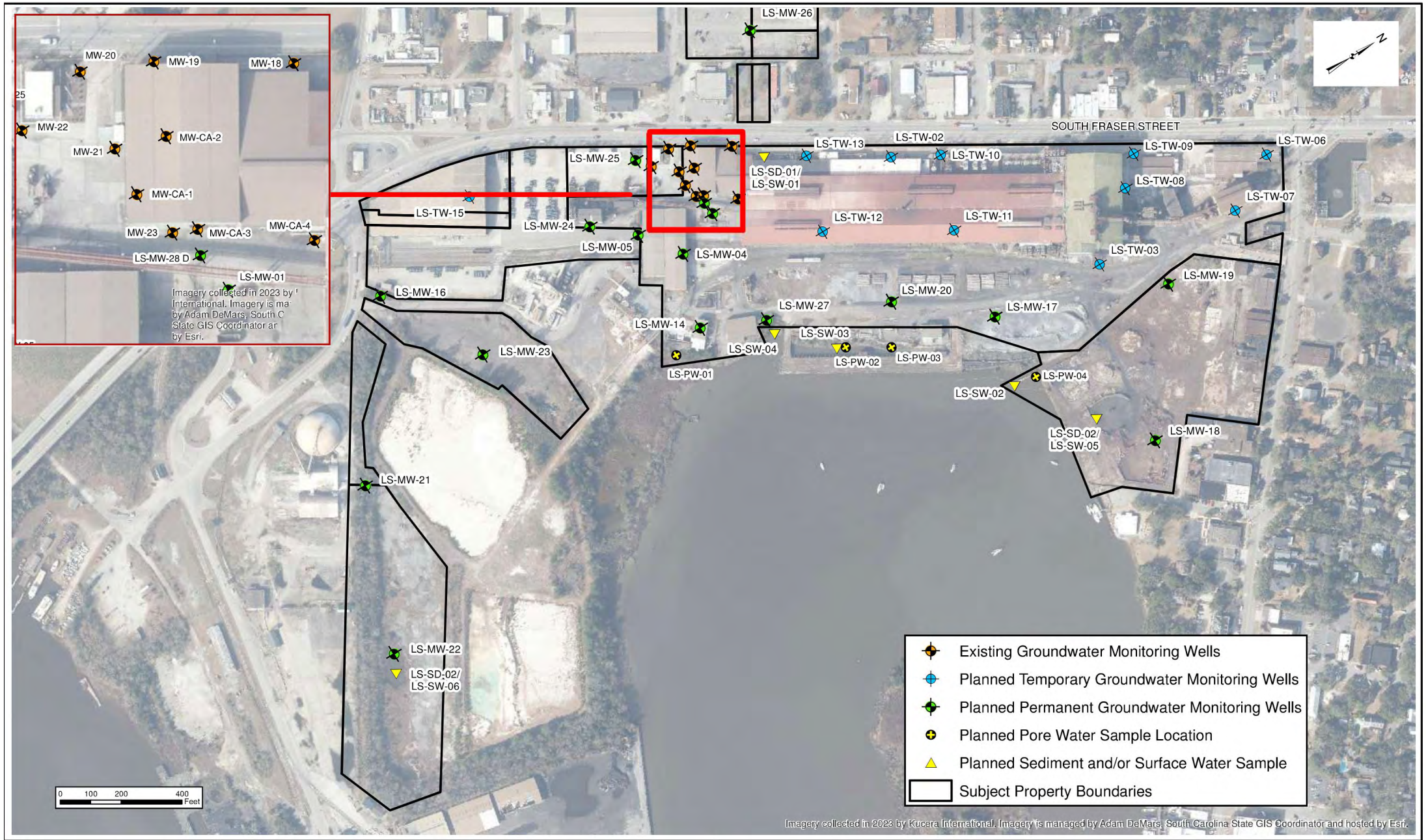
VCC BASELINE SITE ASSESSMENT WORK PLAN REVISION 1
LIBERTY STEEL PROPERTY
S. FRASER STREET
GEORGETOWN, SOUTH CAROLINA
VCC 25-8848-NRP

PLANNED SOIL SAMPLE LOCATIONS

PROJECT: RVDE00425	DATE: FEBRUARY 28, 2026	FIGURE 4



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PLANNED GROUNDWATER, SURFACE WATER, SEDIMENT AND PORE WATER SAMPLE LOCATIONS

PROJECT: RVDE00425	DATE: FEBRUARY 27, 2026	FIGURE 5

Pathway to Redevelopment

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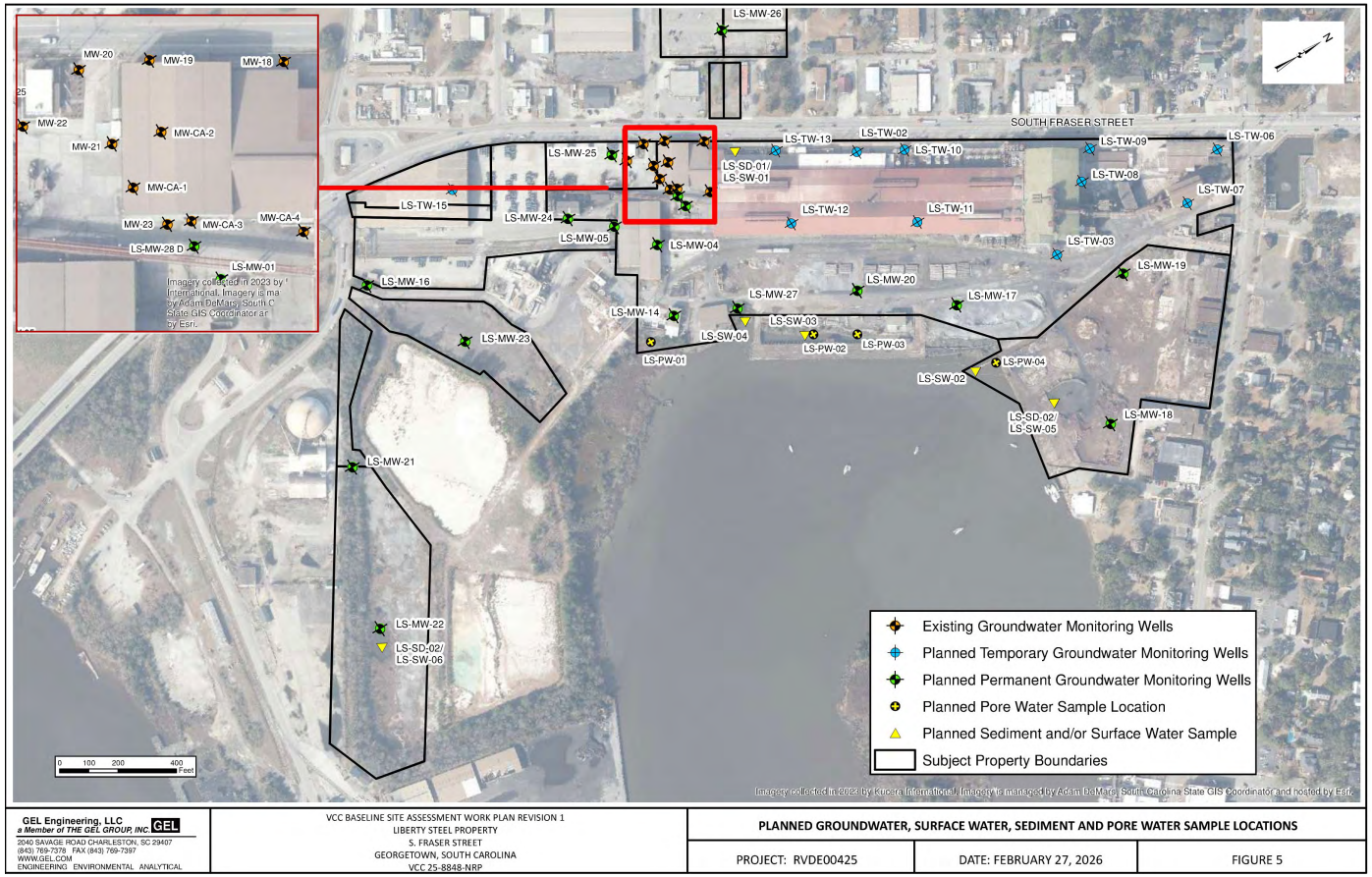
Potential Additional Investigation

- If necessary, Liberty River will conduct additional investigation to:
  - More clearly define areas of contamination
  - Identify areas for removal
  - Monitor contaminants in groundwater
  - Assess fate and transport of contaminants in groundwater with modeling software



Waste Disposal

- Proper disposal of all waste materials and sources of contamination is required

- For example:
  - drums
  - tanks
  - slag
  - wastewater treatment plant
  - demolition debris
  - asbestos-containing materials

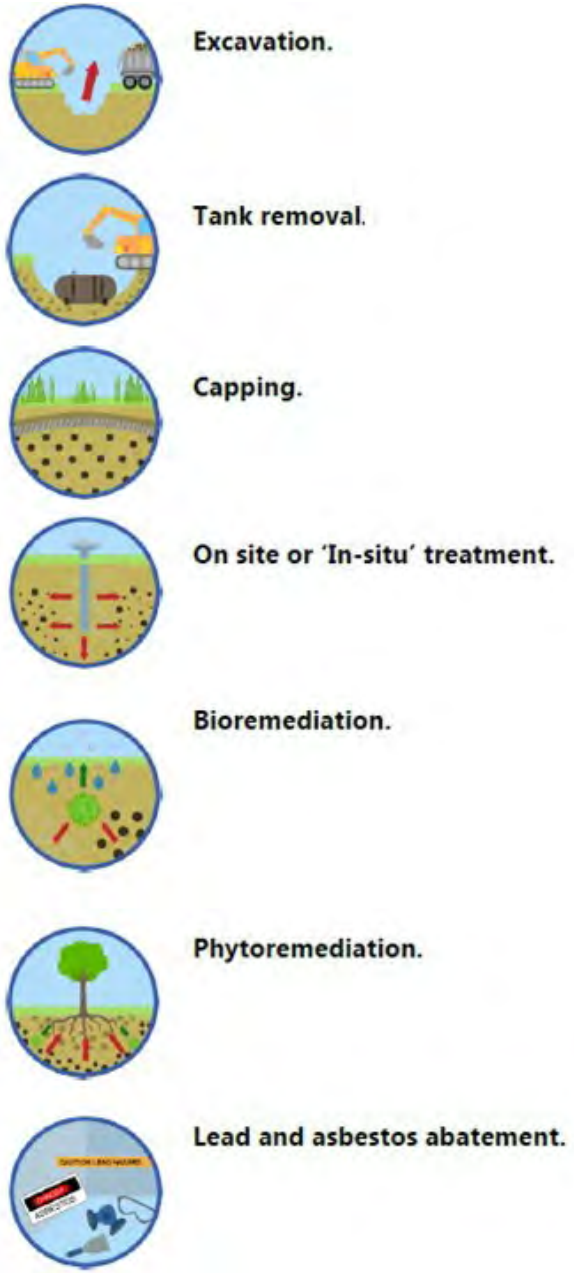
Contamination Control

- Sampling data will inform decisions
- EPA Regional Screening Levels
  - Risk = toxicity x exposure
  - Based upon intended reuse of property
- Protect human health, ecological health, and groundwater quality

Source: U.S. EPA Fact Sheet "Cleaning Up Brownfields"

Contamination Control

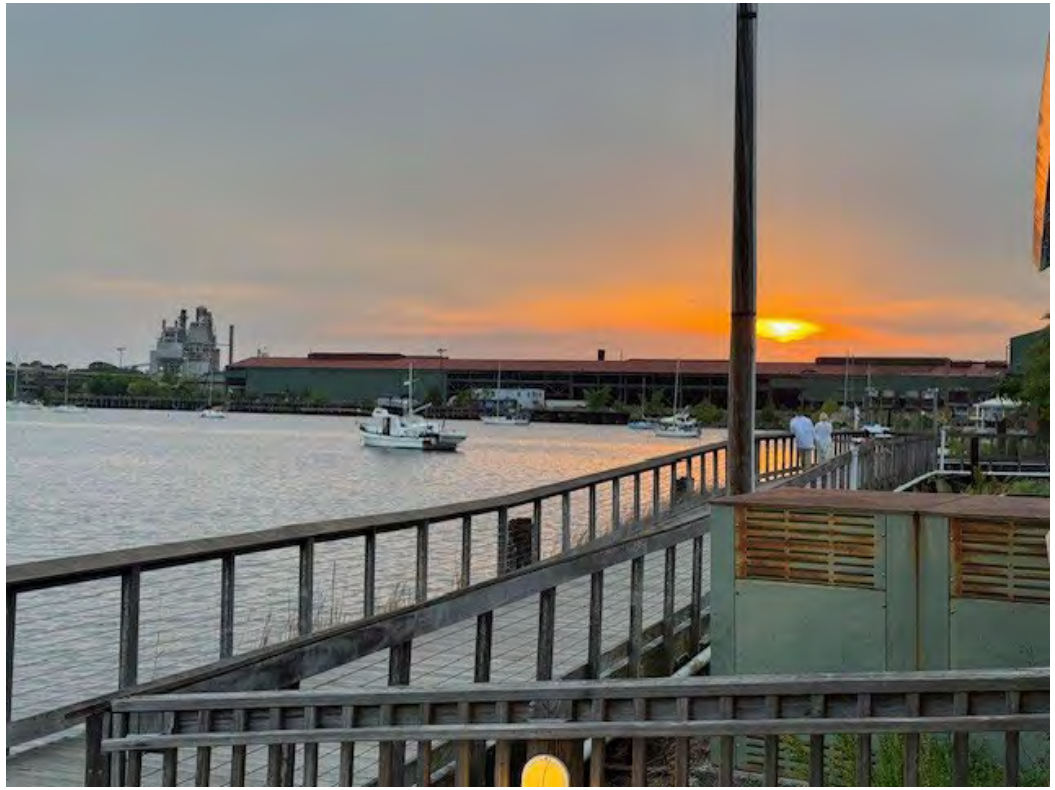
- Many options:
  - Removal
  - Treatment
  - Capping
  - Exposure barriers
  - Vapor intrusion mitigation systems
  - Deed restrictions
- Complimentary to development
  - Ex.) Impervious surfaces serve as barriers to soil exposure



Source: U.S. EPA Fact Sheet "Cleaning Up Brownfields"

Pathway to Redevelopment

- Certificate of Completion will be issued once property is safe for reuse
- Ongoing maintenance of contamination control measures is required



REDEVELOP • REVITALIZE
SOUTH CAROLINA
BROWNFIELDS
PROGRAM

Get in touch

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Dan Nelson // Program Coordinator

Preston Mousseau // Section Manager

More information:

des.sc.gov/brownfields

or scan the QR code

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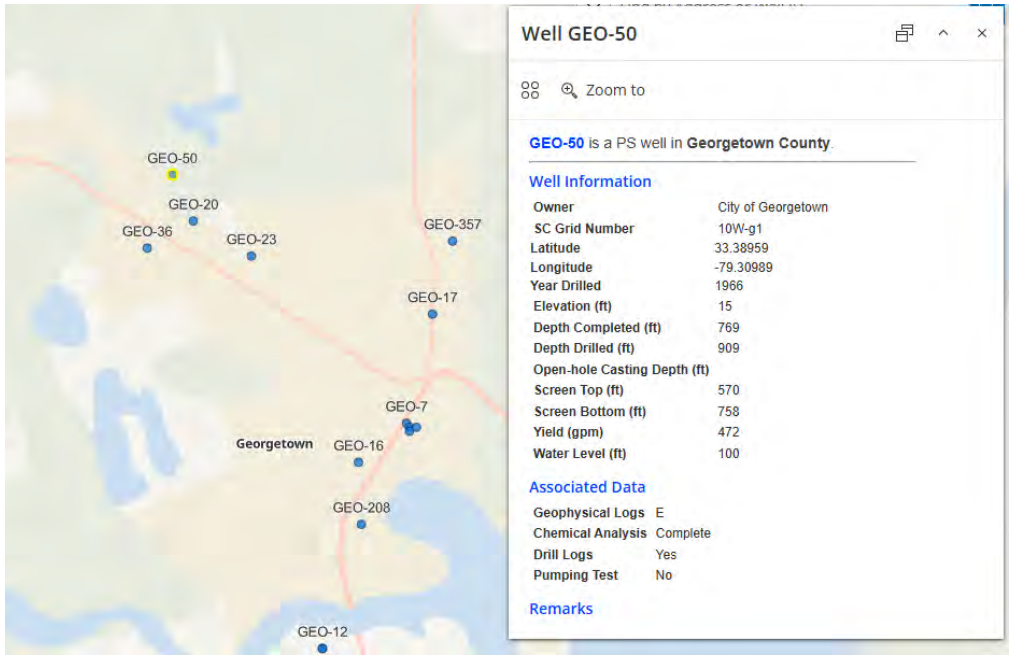
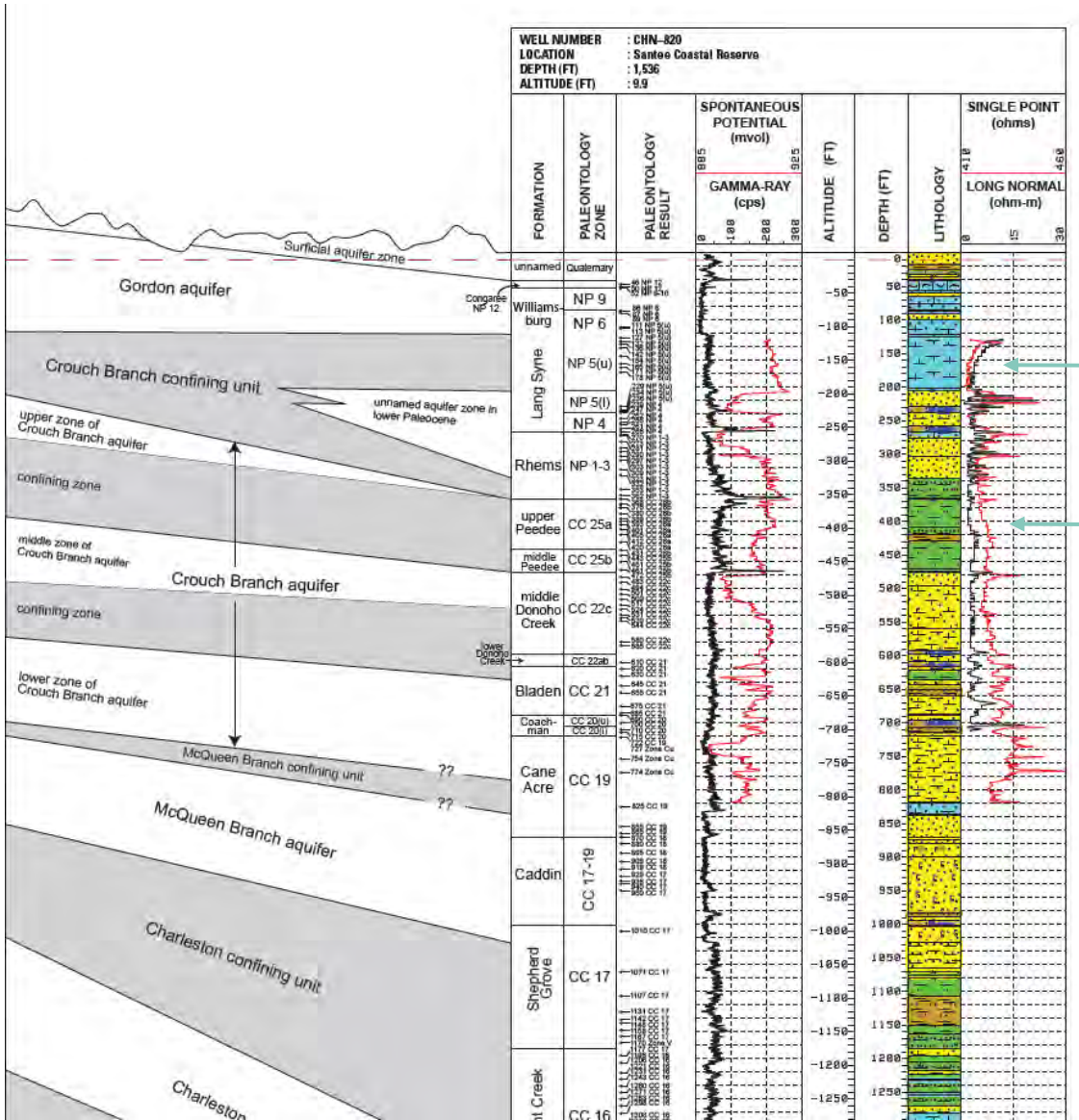
@SouthCarolinaDES

SITE PLAN LIBERTY STEEL

11 JUNE 2026

mcmillan | pazdan | smith ARCHITECTURE

RIVER DEVELOPMENT EQUITIES

Bonus Slide: Water Supply Well Maps

Closest public supply well (GEO-50) is ~1.7 miles from the site. Screened interval is 570-758 feet below ground surface.