

JOSEPH B. MCKINNEY, P.G.
Senior Geologist

CREDENTIALS/REGISTRATION

B.S./Geology, University of Georgia, 1983
M.S./Geology, University of Georgia, 1989
Registered Professional Geologist: Georgia (872)

FIELDS OF SPECIALIZATION

Environmental Management

Business, Program, and Project Management
Technical Quality Control and Oversight
Corporate Health and Safety
Project Scheduling and Budgeting
Personnel Management and Mentoring
Technical Services

Phase I and II Environmental Site Assessments

Phase I ESAs per ASTM 1527.13 and the AAI Final Rule at 40 CFR Part 312
Phase I ESAs per ASTM E2247-16 for Forestland or Rural Property
Phase I ESAs per Fannie Mae Standards
Phase II ESAs per ASTM E1903-11

Brownfields Program

Regulatory Negotiations
Investigations and Risk Assessments
Property Redevelopment Strategy Development
Corrective Action Plan Development and Implementation

Remediation of Soil and Groundwater

Development and Implementation of Risk-Based Closures
Rail Property Assessment and Remediation
Contaminant Fate and Transport Modeling
Remediation System O&M
Post-closure Reporting

Genesis Project, Inc.

EXPERIENCE

For more than 30 years, Mr. McKinney has helped clients investigate, remediate, and evaluate risks related to commercial and industrial properties under the CERCLA, RCRA, UST, HSRA, and solid waste regulatory programs. He has directed a broad range of projects in the Eastern and Midwestern United States providing support to the transportation, pulp and paper, mining, real estate healthcare, and financial services sectors. Mr. McKinney has completed, managed, and reviewed hundreds of Phase I ESAs and Phase II ESAs and has been responsible for corporate policy and practice for due diligence projects. His professional practice focuses on environmental management of brownfield properties to achieve the most productive and protective use.

Phase I and II Environmental Site Assessments

Mr. McKinney has conducted, managed, and reviewed Phase I and Phase II Environmental Site Assessments throughout the U.S. He has provided third-party reviews and environmental risk management for financial institutions for commercial real estate transactions. He has been responsible for developing and implementing in-house due diligence policy and quality control for environmental consulting firms and developed training resources for conducting ESAs. Mr. McKinney's past projects included industrial, commercial, residential, recreational, multi-use, and greenfield properties. Relevant recent projects include the following:

Phase I and Phase II ESAs – Atlanta BeltLine Inc., Atlanta

Mr. McKinney directed multiple Phase I and Phase II ESAs of former rail corridors and potential residential developments within the City of Atlanta for the Atlanta BeltLine. Our due diligence services included estimating corrective action costs and providing risk-based evaluations for identified areas of concern.

Phase I ESAs – Multiple Warehouse Properties, Atlanta

Mr. McKinney performed and managed Phase I ESAs for a portfolio of ten warehouse properties. The project was fast-tracked and completed to meet a short due-diligence timeframe. Project management included close coordination with the client so that properties with environmental issues could be eliminated from the acquisition portfolio.

Phase I ESAs – Multiple Healthcare Properties, Illinois and Ohio

Mr. McKinney performed and managed Phase I ESAs for a portfolio of seven healthcare facilities in metropolitan Chicago and Springfield, Illinois and Toledo, Ohio. Environmental risk from former on-site and off-site gas stations was identified, and Genesis Project worked with the client's real estate department and outside attorneys to revise contract terms addressing the risk during the due diligence period.

Phase II ESAs – California, Georgia, Tennessee, Texas, Virginia

Mr. McKinney's recent projects include Phase II ESAs of former dry cleaners, rail facilities, vehicle maintenance shops, postal facilities, and municipal properties across the

U.S. Our experience managing risk at brownfields properties allows us to identify critical issues, quantify corrective action costs, and provide risk-based closure for lower risk sites.

Georgia Brownfields Services

Mr. McKinney has managed investigations and remediations projects that have been implemented through the Georgia Brownfields Program and related and precursor programs. He has been responsible for all aspects of project management and technical services including assessing risk, developing and implementing corrective action, and coordinating with clients and regulatory agencies to achieve successful closure and property redevelopment. Featured projects include:

Dettlebach Pesticide Warehouse, 1251 Park Avenue, Atlanta, Georgia

Mr. McKinney developed scope and costs for corrective action and management for this HSI property under the Georgia Voluntary Remediation Program. Successful regulatory management allowed soil contamination to be addressed, avoid protracted environmental response, and return the property to productive use.

AMC International, Dalton, Georgia

Mr. McKinney was responsible for project management activities of the VIRP for this chemical formulation and packaging facility. He provided quality control for groundwater assessment and remediation activities and management of personnel with a project budget exceeding \$500,000. He successfully addressed groundwater analytical issues and was able to substantially reduce sampling and analytical costs during the VIRP process.

Savannah International Trade and Convention Center, Savannah, Georgia

Mr. McKinney served as a project scientist to complete a fast-track assessment and remediation of this brownfield property that was redeveloped as a conference center and golf course. The successful voluntary cleanup approach avoided years of regulatory oversight and associated compliance and helped transform the Savannah riverfront area.

Other Brownfields Services

Mr. McKinney has successfully completed environmental projects for brownfield properties under other state and federal regulatory programs. He has developed innovative approaches to fast-track environmental solutions for brownfield properties under short closing deadlines. Transaction environmental support provided to buyers and sellers, including investigations, remediation, and financial liability estimates for corporate mergers and acquisitions. Relevant projects include the following:

Graceland, Memphis, Tennessee

Mr. McKinney provided environmental assessments and VCP guidance related to the acquisition and redevelopment of this multi-property entertainment complex. Legacy environmental issues related to petroleum releases, vehicle maintenance, and asbestos containing materials at the 150-acre site were addressed within a narrow timeframe to meet the investors' schedule.

CSX Transportation, Barboursville, West Virginia

Mr. McKinney negotiated and implemented risk-based closure for brownfield redevelopment at this former rail yard to substantially reduce the scope of remediation, resulting in savings of over \$1 million. The site encompassed historic operation, maintenance, fabrication, and landfill areas and areas of concern containing heavy metals, petroleum hydrocarbons, and pesticides in soil. He was able to limit the scope of remedial action by tying cleanup levels to future commercial use.

Tanyard Cove, Baltimore, Maryland

Mr. McKinney developed and implemented an accelerated voluntary environmental response that reduced investigation, remediation, and compliance costs for an uncontrolled hazardous waste dump in Maryland by at least 80%. He directed voluntary emergency action to remove PCBs from a residential property and sensitive ecological area on Chesapeake Bay. He was able to negotiate risk-based cleanup levels and institutional controls resulting in focused remediation. By expediting investigation and clean-up efforts, he was able to successfully keep the site out of the CERCLA program and allow redevelopment of the industrial tract for a mixed-use community.

International Paper, Joplin, Missouri

Mr. McKinney successfully developed and implemented a risk-based approach that allowed the majority of a former wood preserving facility to be redeveloped under the Missouri voluntary cleanup program through protracted negotiation with the U.S. EPA. The unprecedented approach allowed the client to eliminate costly monitoring and remediation and turn the property into an asset for brownfield redevelopment.

Site Investigation, Risk Assessment, and Remediation

Mr. McKinney has managed hundreds of environmental projects at industrial and commercial properties in the Eastern U.S. He has worked extensively with the rail industry and has a broad understanding of environmental issues associated with existing and former rail corridors. Relevant projects include the following:

Genesis Project, Inc.

WF Harris Wood Preserving Site, Thomaston, Georgia

Mr. McKinney was responsible for developing and implementing corrective action at this HSI property that included excavation and removal of over 3,000 tons of contaminated soil. By using innovative field analytical techniques, over \$100,000 in analytical costs were avoided.

Kimberly-Clark, Neenah, Wisconsin

Applied innovative field methods to rapidly evaluate free-phase and dissolved hydrocarbons to support expansion of pulp and paper facility in Wisconsin, with an accelerated schedule to accommodate management and fiscal deadlines. Drilling, sampling, and analysis costs were 50% lower than typical as a result of the innovative methods employed.

Kimberly-Clark, Berkeley Mills, North Carolina

Mr. McKinney initiated and performed risk assessment for chlorinated hydrocarbons in fractured rock aquifer at an industrial landfill in North Carolina, resulting in \$80,000 annual savings in monitoring, O&M, and reporting costs. He successfully implemented alternative risk-based remedy of natural attenuation and decommissioned the groundwater extraction/air stripper system.

Multiple CERCLA Sites

Mr. McKinney has provided remedial investigations and feasibility studies under CERCLA for two industrial facilities in Georgia and multiple active and former defense facilities in Alabama, North Carolina, Georgia, and Illinois. Implemented novel assessment approaches that accelerated the remedy selection.