

**Kerr-McGee Chemical Corp.
Navassa, North Carolina
Superfund Site**

**Community Meetings
March 15, 2022**

**U.S. Environmental Protection Agency
N.C. Department of Environmental Quality
Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust**



Meeting Agenda

- ✓ Introductions and Resources
- ✓ Site Investigations and Anticipated Work
- ✓ Site Drainage Evaluation
- ✓ Fish Advisory Update
- ✓ Property Sale and Redevelopment Planning
- ✓ Natural Resource Trustees NRDAR Project Update
- ✓ Questions and Discussion

Introductions and Resources

L'Tonya Spencer-Harvey, Community Involvement
Coordinator
EPA Region 4



Introductions

- ✓ Kerr-McGee Superfund Site Cleanup Team
 - U.S. Environmental Protection Agency (EPA)
 - N.C. Department of Environmental Quality (NCDEQ)
 - Multistate Environmental Response Trust (Multistate Trust)
- ✓ Navassa Town Officials
- ✓ Navassa Community Economic and Environmental Redevelopment Corporation (NCEERC)
- ✓ Other Partners
 - N.C. Department of Health and Human Services/N.C. Division of Public Health (NCDHHS) – Health education and outreach
 - University of North Carolina – Wilmington (UNCW) and Brunswick Community College (BCC) – College / Underserved Community Partnership Program (CUPP)
- ✓ Natural Resource Trustees



Resources

- ✓ **EPA Information Repository Administrative Record*:**
<https://semspub.epa.gov/src/collections/04/AR/NCD980557805>
- ✓ **NOAA Kerr-McGee NRDA case webpage:**
<https://darrp.noaa.gov/hazardous-waste/kerr-mcgee-chemical-corp-tronox>
- ✓ **Multistate Trust Website:**
<https://navassa.greenfielddenvironmental.com/>
- ✓ **Navassa Community Center**
- ✓ **Leland Public Library**

EPA Region 4, Superfund Records Center, Atlanta, GA, is closed due to COVID-19.

**All EPA Administrative Records used for cleanup decisions are available at the link.*

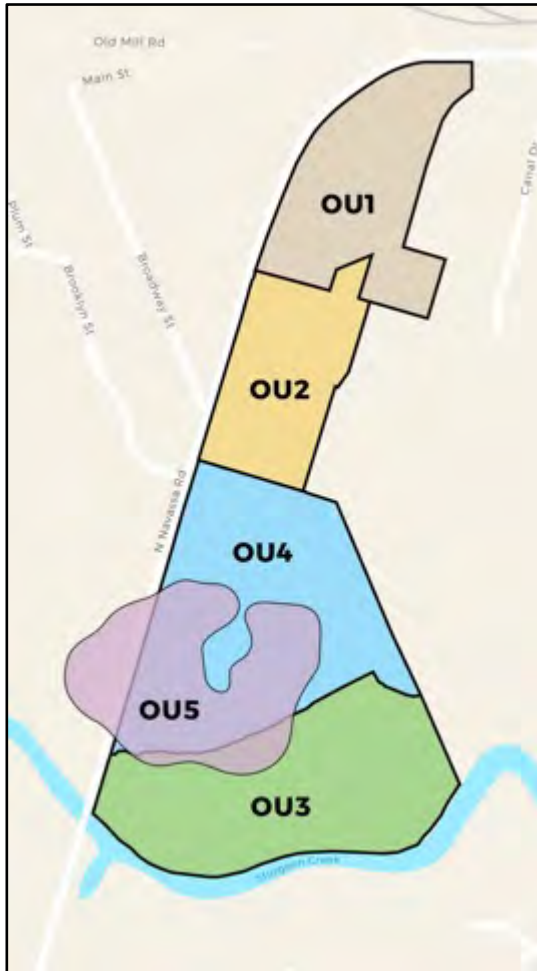


Site Investigations and Anticipated Work

Erik Spalvins, EPA
Ngozi Ibe, Multistate Trust



Overview / Site Strategy



- ✓ Overall Site Strategy is to return acreage to productive use and enable redevelopment, consistent with community-supported reuses
- ✓ Operable Units (OUs):
 - Operable Unit 1 - about 20 acres
 - EPA issued OU1 Record of Decision on April 1, 2021
 - EPA deleted OU1 from the National Priorities List on September 14, 2021.
<https://semspub.epa.gov/work/04/11167607.pdf>
 - No cleanup-related land use restrictions on OU1
- ✓ Operable Unit 2 – Portion of wood storage areas requiring remediation about 16 acres

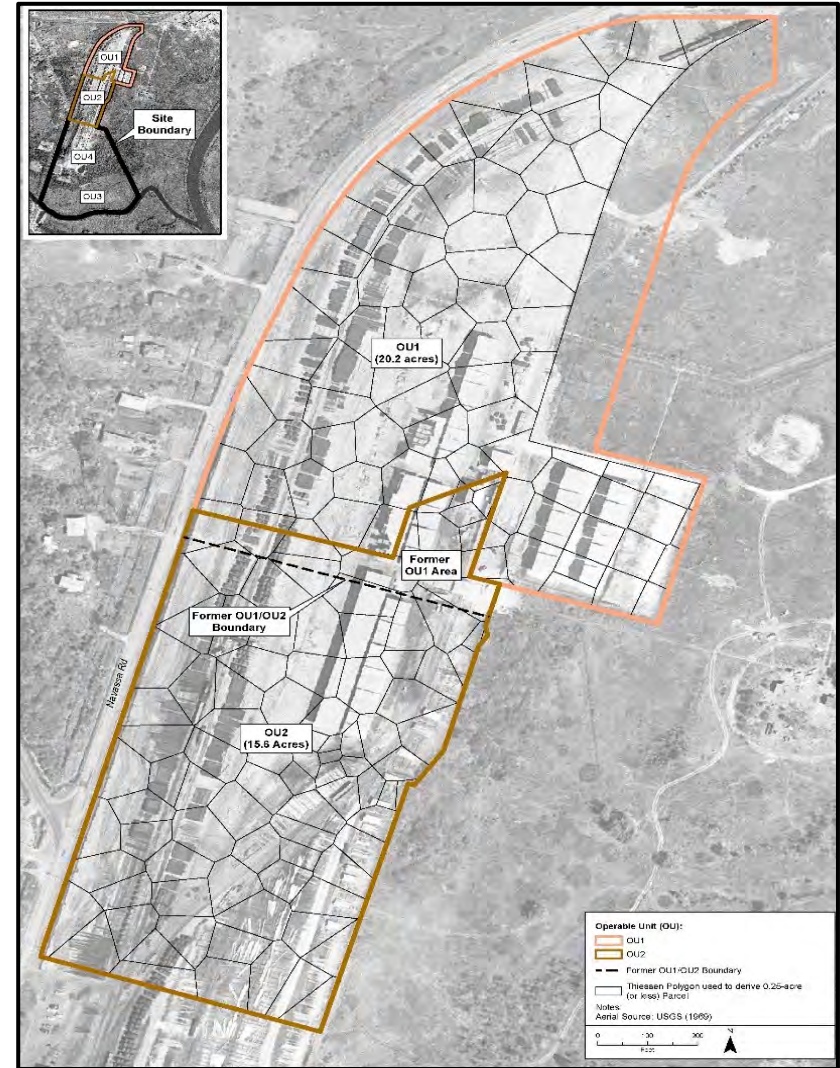
Operable Unit 2 - Technical Documents

- ✓ Final OU2 Feasibility Study
- ✓ Final OU2 Remedial Action Work Plan
- ✓ Final OU2 Remedial Design Drawings and Specifications



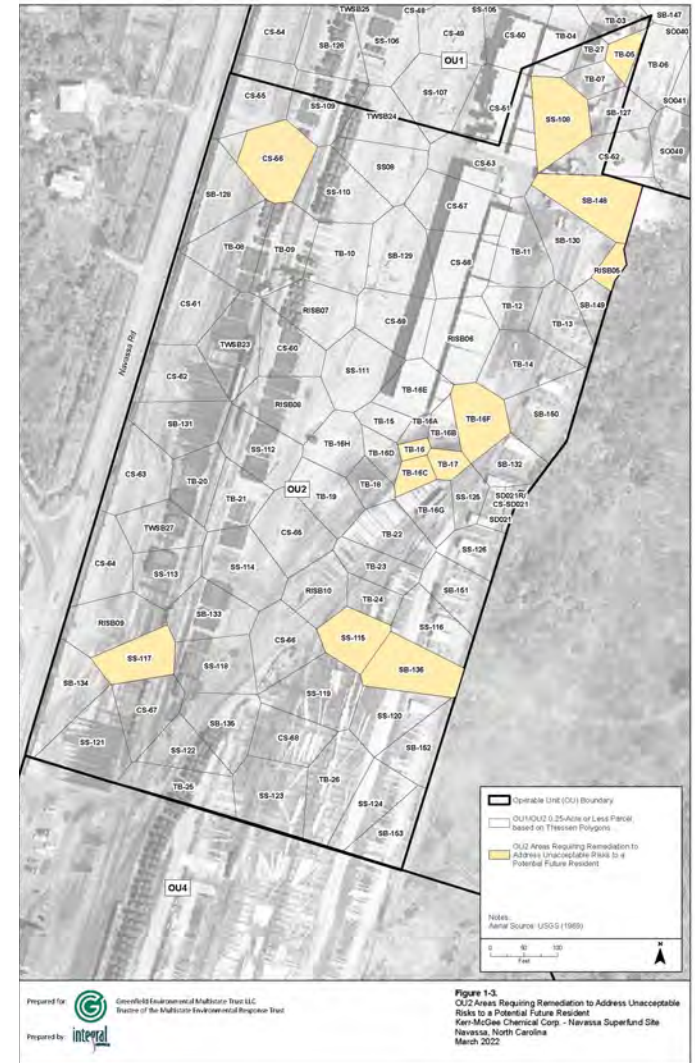
OU2 Proposed Plan Process

- ✓ EPA drafted the Proposed Plan while Trust was finalizing the FS
- ✓ Proposed Plan will be issued by email as soon as final
- ✓ A 30-day comment period will begin based on the date of the public notice in the paper
- ✓ Does the community prefer an in-person, virtual, or hybrid public meeting



OU2 Proposed Plan Preview - Preferred Alternative

- ✓ EPA will propose **excavation, removal, and off-site disposal** of soils that pose an unacceptable risk to future residents or to ecological receptors
- ✓ This would allow OU2 to support unlimited use and unrestricted exposure, with no long-term monitoring or maintenance
- ✓ Partial Deletion of OU2 would begin after remedial construction is complete – September 2023 is goal



Operable Unit 2 - Remedial Action Scope of Work

- ✓ Excavation of soils from areas with unacceptable risks
- ✓ Transport and landfill disposal of excavated soils and other remediation debris
- ✓ Transport and placement of clean fill to backfill excavation areas



Photograph of Excavation Remedial Action at Kerr-McGee Columbus, MS Site

Operable Unit 2 - Remedial Action Scope of Work

✓ Site Preparation and Mobilization

- Installation of storm water controls
- Pre-construction survey
- Fencing/security installation
- Mobilization of construction equipment and infrastructure
- Installation of decontamination equipment / provisions
- Clearing and haul road construction to support cleanup activities

✓ Restoration and Demobilization

- Site Restoration – final grading and revegetation of disturbed areas
- Site Inspection – visual inspection to verify that site restoration is complete
- Demobilization – removal of equipment and other infrastructure
- Remedial Action Completion Report – document the remedial action completed in accordance with the remedial design
- Closure – Partial deletion for OU2 from the National Priorities List

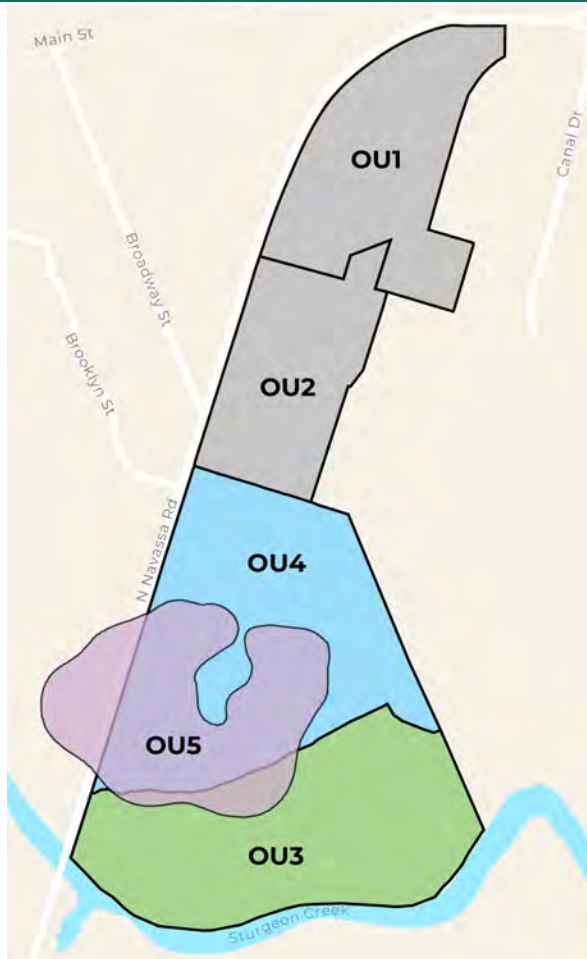


Operable Unit 2 - Contracting Update

- ✓ Invite prime contractors to submit bids and provide equal opportunity for all contractors interested in bidding [**CURRENT STEP**]
- ✓ Evaluate prime contractor capabilities based on publicly available evaluation factors such as proximity to site, commitment to hire local, technical approach, personnel qualifications, overall experience
- ✓ **Timeline**
 - **March 2022:** Issue bid package, conduct site walk
 - **April 2022:** prime contractors submit bids
 - **May-June 2022:** Select prime contractor, negotiate and finalize contract
 - **Summer 2022:** Super JTI training and other training opportunities for subcontractors, if needed (e.g., OSHA Hazwoper)
 - **September 2022:** Mobilize for OU2 work pending EPA issuance of ROD



Operable Units 3, 4 and 5



- ✓ OU3 – Identify supplemental data collection needed to quantify ecological risk, understand characteristics of the marsh, begin long term monitoring of contaminant trends
- ✓ OU4 – Identify supplemental data collection needed to quantify human and ecological risk, understand characteristics of the marsh, evaluate feasibility of remedial technologies
- ✓ OU5 – Identify supplemental data collection needed to evaluate groundwater discharge to the Southern Marsh (OU3)

OU3 - ±33-acre Southern Marsh area

OU4 - ±36-acre pond and process area

OU5 - contaminated groundwater at/near Site

Stormwater Drainage Evaluation

Todd Martin
Integral Engineering



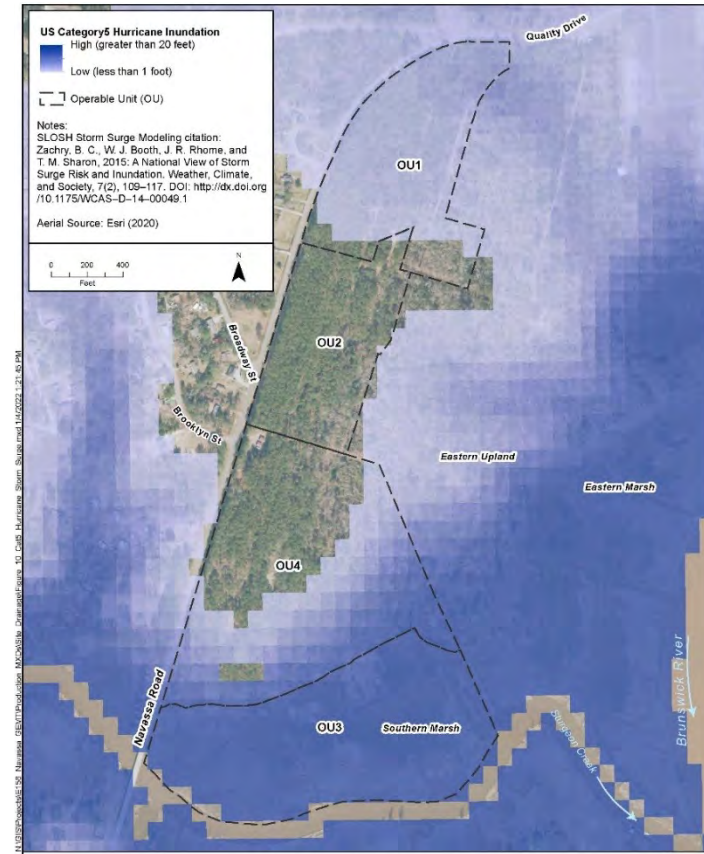
Stormwater Runoff From the Site

- ✓ Detailed analysis of Site stormwater drainage completed
 - Drainage from OU2 does not pose a health risk
 - A portion of OU4 drains to the Navassa Road ditch, but analyses indicate that it does not represent a risk
 - Additional sampling and human health risk assessment planned for OU4 in 2022 to verify this conclusion
- ✓ Construction during future remediation work will follow a Town-reviewed stormwater management plan and include strict stormwater control measures



Extreme Storm Events and Climate Change

- ✓ Extreme events are predicted to increase in frequency and magnitude with climate change
- ✓ Majority of the on-Site area where soil contamination exceeds human health risk levels is not predicted to be flooded by a Category 5 hurricane storm surge
- ✓ OU2 and OU4 remedial activities to address contaminated soils are expected to be completed by 2026



NOAA model predictions for a Category 5 hurricane storm surge

Drainage Ditch Maintenance

- ✓ Multistate Trust, EPA and NCDEQ have had multiple communications with representatives of Brunswick County Maintenance Department and NC DOT regarding maintenance of the drainage ditch
- ✓ Multistate Trust performing a boundary survey to determine responsibility for drainage ditch along east side of Navassa Road
- ✓ Brunswick County Maintenance Department may be responsible for maintenance of ditch, and any required repairs
- ✓ Brunswick County coordinated with contractor to put down a winter seed mix to address the failed re-vegetation along drainage ditch



Ponding in the Drainage Ditch

- ✓ Multiple communications between Multistate Trust, EPA, NCDEQ, Brunswick County Maintenance Department and NC DOT regarding ponding on west side of Navassa Road
- ✓ NC DOT visually inspected ditch in response to community concerns about ponding and found culvert at the northern end of ditch is partially obstructed with accumulated sediment/debris



Fish Advisory Update

Cris Harrelson

Brunswick County Health Department



Fish Advisory Update

- ✓ Residents expressed concern about the lack of fish advisory signage along Brunswick River and Sturgeon Creek
- ✓ Multistate Trust, EPA and NCDEQ met with NC DHHS and Brunswick County Health Department
- ✓ Current status:
 - There are 3 Statewide fish advisories in place that include Brunswick River and Sturgeon Creek. These fish advisories are not related to contamination from the site.
 - The fish advisories recommend limited meal consumption of fish to minimize exposure to contaminants that may pose a risk to health if consumed regularly
 - County Health Department is considering whether to post signage about those 3 Statewide fish advisories



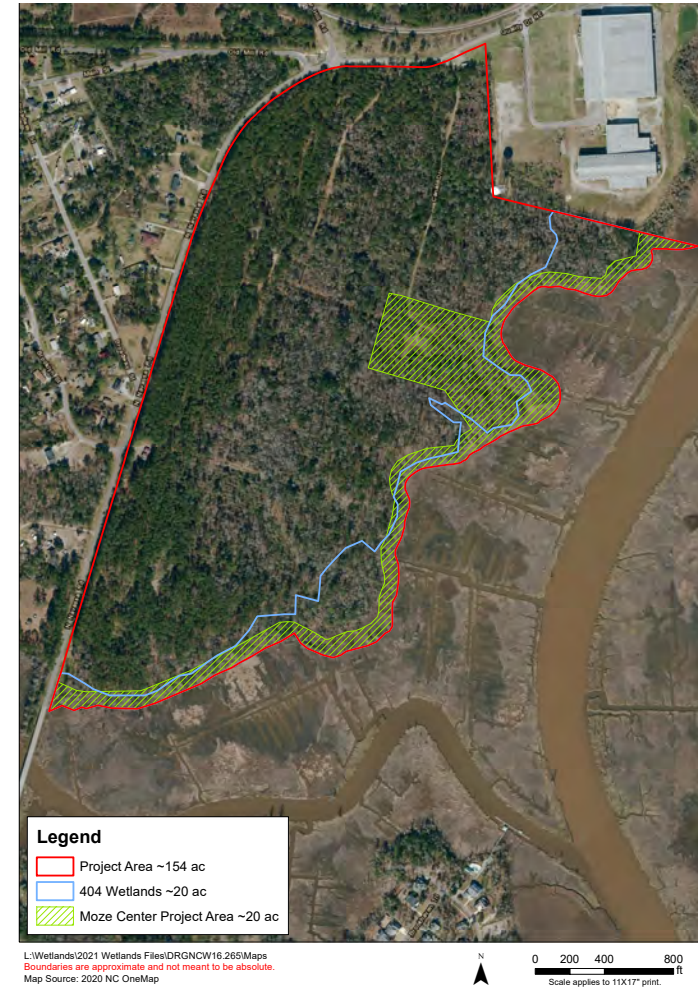
Property Sale and Redevelopment Planning

Claire Woods
Multistate Trust

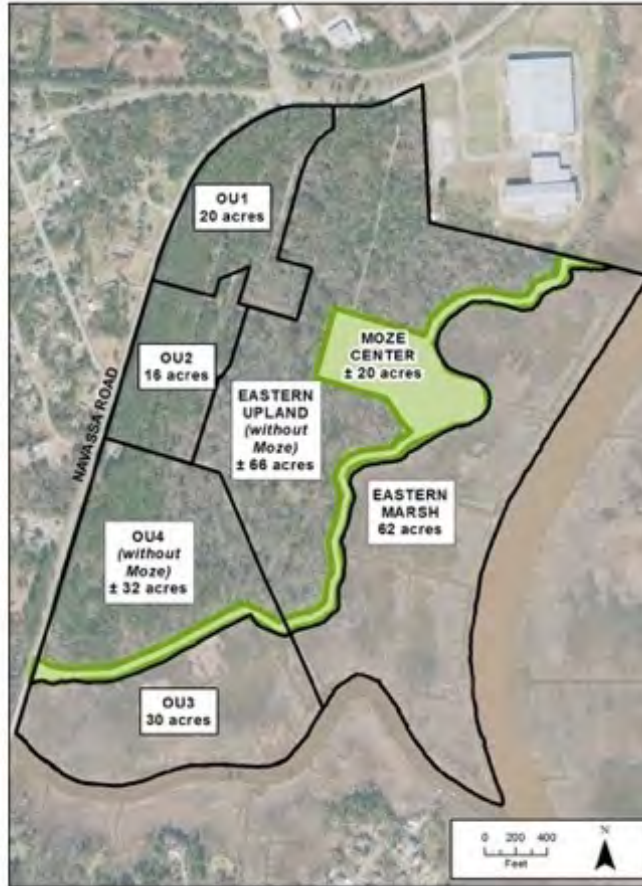


Moze Heritage Center and Nature Park

- ✓ Multistate Trust to donate ±20 acres to the Town of Navassa for the proposed Moze Heritage Center and Restoration Project
- ✓ Multistate Trust is pursuing the following:
 - Wetlands delineation (COMPLETED)
 - Title search (COMPLETED)
 - Confirm footprint (IN PROGRESS)
 - Property survey (IN PROGRESS)
 - Create parcel(s) for donation
 - Record restrictive covenant or conservation easement, in coordination with Town, Beneficiaries, and Natural Resource Trustees
- ✓ Multistate Trust will donate the land, but other funding sources will need to be identified for the construction of the Moze Center



Property Sale and Marketing Strategy



Exact location of property to be donated for Moze Center not yet determined

- ✓ Multistate Trust proposes to sell ±86 acres of undeveloped land:
 - ±66 acres of Eastern Upland Area
 - ±20 acres that currently comprises OU1
- ✓ Property is available for unrestricted use
 - Eastern Upland Area never part of Superfund Site
 - OU1 “deleted” from NPL
- ✓ Depending on timing, Multistate Trust may propose to sell OU2 (± 16 acres) with OU1/Eastern Upland Area
- ✓ State to retain ownership of OU3
- ✓ Multistate Trust to retain ownership of OU4
- ✓ Phased sale approach will expedite development
- ✓ Multistate Trust to ensure zoning aligns with Town/community reuse goals prior to closing, by making closing contingent on Town’s approval of rezoning

Reuse Advisory Council

- ✓ Reuse Advisory Council (RAC) convened in order to:
 - Discuss updates to the four Redevelopment Concepts created during the Redevelopment Planning Initiative and recommend ways to incorporate residential uses that are supported by the Town of Navassa and the community
 - Provide input on development plans received from potential purchasers
- ✓ RAC made up of Navassa residents, stakeholders, and local government representatives, including:
 - Chris Graham (NCEERC)
 - Marcell Hatten (Navassa Resident)
 - Jerry Merrick (Local Government)
 - Myesha Patrick (Navassa Resident)
 - Jamie Stokley (Navassa Resident)
 - Eulis Willis (Local Government)



Reuse Advisory Council

- ✓ The RAC held its first meeting on March 1, 2022
- ✓ The RAC seeks community input on its initial recommendations for updating the redevelopment concepts, which include:
 - Pursue future uses that minimize likelihood of gentrification
 - Prioritize light industry, to incentive jobs and increased tax base
 - Add density-restricted multi-family residential option in the OU2 area
- ✓ The RAC will present on its final conclusions at the next community meeting
- ✓ Residents will have the opportunity to review and comment on final RAC recommendations and provide input, as well as viable development plans, at future community meetings
- ✓ If you wish to observe or participate in future RAC meetings, or have other questions, please contact Claire Woods of the Multistate Trust at cw@getg.com or (910) 765-7237.



Proposed Sale Process

- ✓ Engage RAC and solicit community input (±March – June 2022)
- ✓ Issue notice of invitation to bid and bid submittals, including development plans (±August – October 2022)
- ✓ Bid evaluation based on transparent bid evaluation criteria (±October 2022)
- ✓ RAC and community engagement on proposed uses and development plans prior to bid selection (±November – December 2022)
- ✓ Multistate Trust to select preferred purchaser and consult with Beneficiaries (±January 2023)
- ✓ Enter into a purchase and sale agreement and secure preliminary Beneficiary approval of agreement (±February – April 2023)
- ✓ Multistate Trust and purchaser secure Town approval to rezone property consistent with purchaser's development plan (Town to retain complete control over zoning decisions (±June 2023 – June 2024)
- ✓ Closing and property transfer to purchaser (June 2024)



Proposed Bid Evaluation Criteria

- ✓ We seek community input on the proposed bid evaluation criteria:
 - Fair market value (consistent with land use)
 - Financial viability
 - Track record with similar development projects
 - Consistent with RPI redevelopment concepts, Reuse Advisory Council recommendations, guidance from Town, and consideration of community input
 - Other benefits to community (local ownership, jobs, tax base, other amenities)
 - Supportive of Moze Heritage Center and Nature Park and public access to river
 - Commitment to sustainable development practices and policies
 - Consistency with natural resource restoration projects
 - Minimum legal requirements (liability, protective of remedy, etc.)
- ✓ To share comments or ideas about these criteria, please contact us at cw@g-etg.com or 910-765-7237



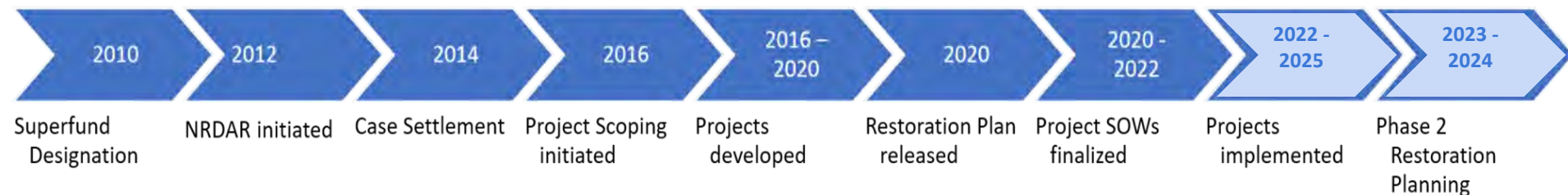
Kerr-McGee Phase I Restoration: Project Updates – Moze Heritage Site Tidal Restoration

Ian Rossiter
Community Liaison
Natural Resource Trustee Council
NOAA Restoration Center

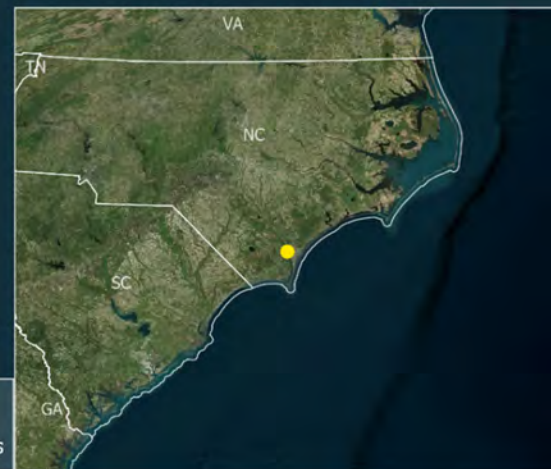
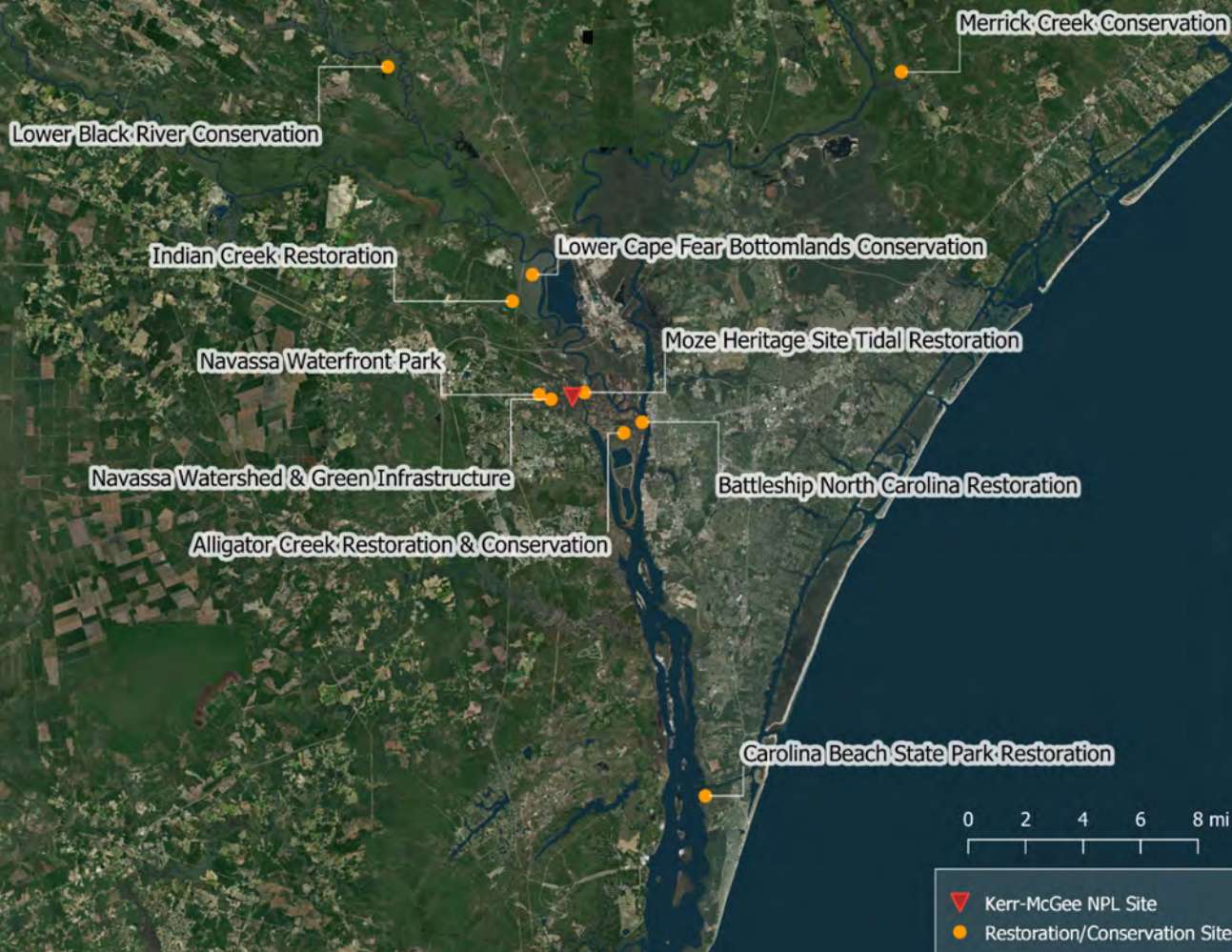


Kerr-McGee: Natural Resource Damage Assessment & Restoration (NRDAR)

- ✓ 2012 NRDAR process initiated
 - GOAL: Compensate for injury to natural resources
 - Led by Natural Resource Trustee Council — NOAA, USFWS, NCDEQ
 - Assessment → Planning → Settlement/Litigation → Restoration
- ✓ \$23 million recovered via settlement for restoration of lost natural resources



Phase 1 Projects



Kerr-McGee Phase 1 Projects

Phase 1 Project	Debris Removal	Wetland Restoration	Oyster Restoration	Shoreline Stabilization	Invasive Species Mgmt	Conservation	Public Access	Current Status
Alligator Creek Restoration and Conservation <i>Unique Places to Save</i>		●			●	●	●	Site Surveys; Engineering & Design
Battleship North Carolina Restoration <i>USS NC Battleship Commission</i>	●	●			●		●	Final Design & Construction Plans
Carolina Beach State Park Restoration <i>NC Coastal Federation</i>		●	●	●	●		●	Engineering & Design
Lower Cape Fear Bottomlands Conservation <i>NC Coastal Land Trust</i>						●		Finalizing Conservation Easement
Lower Black River Conservation <i>The Nature Conservancy</i>						●		Finalizing Conservation Easement
Merrick Creek Conservation <i>The Nature Conservancy</i>						●		Finalizing Conservation Easement
Indian Creek Restoration <i>Town of Navassa</i>		●				●	●	Final Design & Permitting
Navassa Waterfront Park <i>Town of Navassa</i>						●	●	Final Design & Permitting
Moze Heritage Site Tidal Restoration <i>Town of Navassa</i>		●				●	●	Finalizing Land Donation
Navassa Watershed and Green Infrastructure <i>Town of Navassa</i>	●	●		●		●	●	Partner Coordination; Watershed Characterization



Moze Heritage Site Tidal Restoration

Goals: Conserve riparian buffer forest; enhance and preserve wetland habitats; provide public access and education resources

Funding Mechanism: NFWF

Project Sponsor/Award

Recipient: Town of Navassa

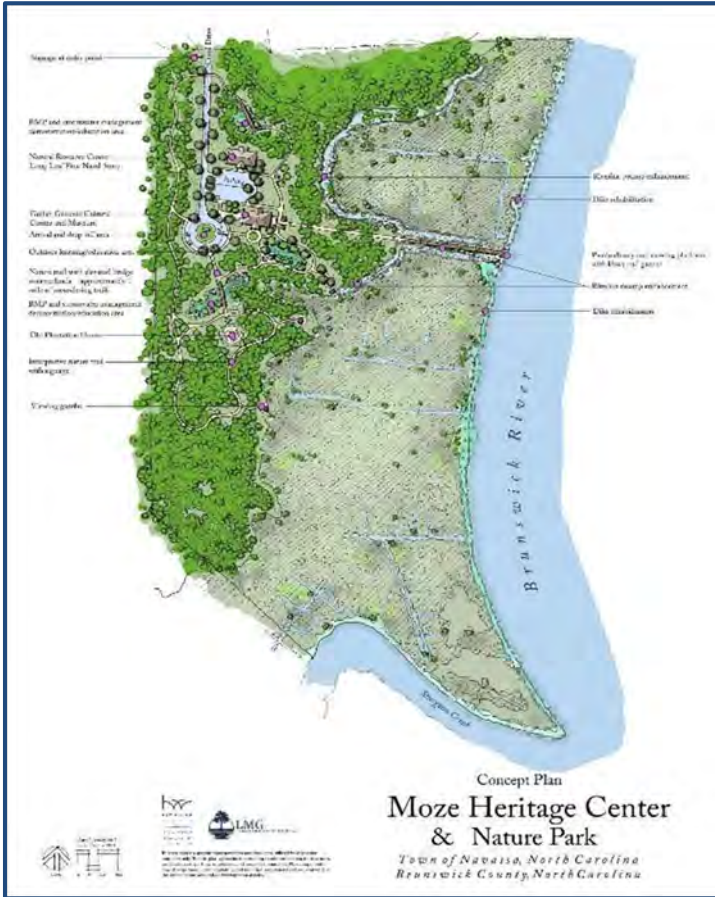
Budget: \$241,500

Anticipated Timeline:

- ✓ Jan - Sept 2022: Finalize Land Donation
- ✓ Sept - Oct 2022: Site Assessment/Evaluation
- ✓ Winter 2023: Design and Permitting
- ✓ Spring/Summer 2023: Mobilize construction



Moze Heritage Site Tidal Restoration



Conceptual Design



Proposed Land Donation

Next Steps

- ✓ Near-term focus on the efficient and thoughtful implementation of Phase I projects
 - Construction activities projected into 2023; monitoring into 2025
- ✓ Employ an adaptive and flexible approach
- ✓ Phase II project scoping and restoration plan development projected to start early 2023
 - Informal project submissions accepted at any time
- ✓ Improved resources and opportunities for communication



Natural Resource Trustees

NOAA

- ✓ Krista McCracken
- ✓ Ian Rossiter
- ✓ Howard Schnabolk
- ✓ Christina McDonald (NOAA Counsel)

US Fish and Wildlife Service

- ✓ Sara Ward
- ✓ Genette Gaffney (DOI Counsel)

NCDEQ

- ✓ Carolina Fonseca Jimenez
- ✓ Anjie Ackerman
- ✓ Doug Ansel (NCDEQ Counsel)



Contact Information

- ✓ **Erik Spalvins, EPA Remedial Project Manager**
 - (404) 562-8938, spalvins.erik@epa.gov
- ✓ **L'Tonya Spencer-Harvey, EPA Community Involvement Coordinator**
 - (678-575-8145), spencer.latonya@epa.gov
- ✓ **David Mattison, NCDEQ Superfund Section Project Manager**
 - (919) 707-8336, david.mattison@ncdenr.gov
- ✓ **Cindy Brooks, Multistate Trust Managing Principal**
 - (617) 448-9762, cb@g-etg.com
- ✓ **Ngozi Ibe, Multistate Trust Project Manager**
 - (919) 695-9582, ni@g-etg.com
- ✓ **Claire Woods, Multistate Trust Director of Environmental Justice**
 - (910) 765-7237, cw@g-etg.com
- ✓ **Ian Rossiter, NOAA Community Liaison**
 - (854) 429-3857, ian.rossiter@noaa.gov
- ✓ **Krista McCracken, NOAA Case Team Lead**
 - (843) 478-2196, krista.mccracken@noaa.gov



Questions and Discussion

Public Meetings Every Quarter

Next Meeting Proposed: June 14, 2022

