

**Kerr-McGee Chemical Corp.
Navassa, North Carolina
Superfund Site
Redevelopment Planning
Community Meeting
June 13, 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 Site Overview
- ✓ Moze Heritage Center Land Donation
- ✓ Property Sale and Marketing Strategy
- ✓ Reuse Advisory Council Recommendations
- ✓ Resources
- ✓ Questions and Discussion



Introductions and Site Overview

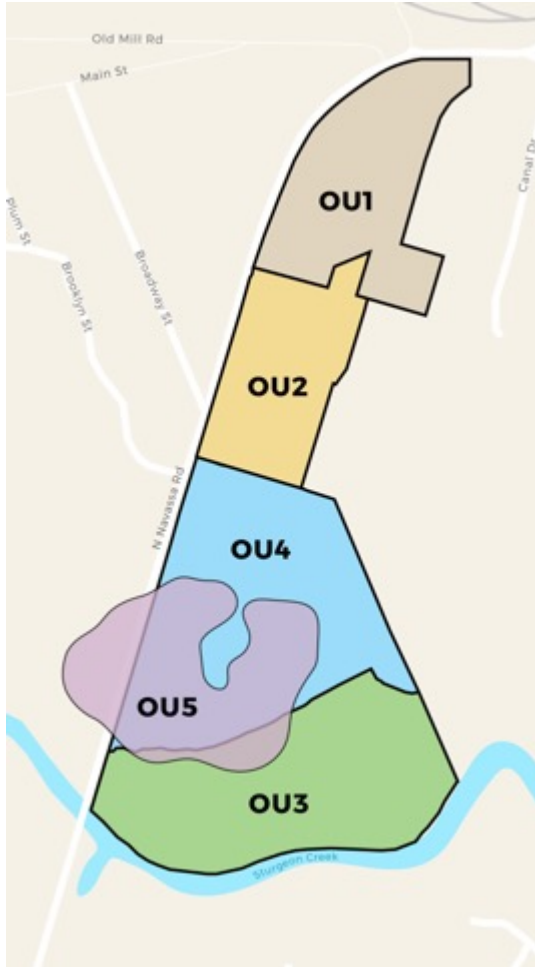


Introductions

- ✓ 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)
- ✓ Natural Resource Trustees
- ✓ Navassa Town Officials
- ✓ Navassa Community Economic and Environmental Redevelopment Corporation (NCEERC)
- ✓ Reuse Advisory Council (RAC)
- ✓ 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)



Site Overview



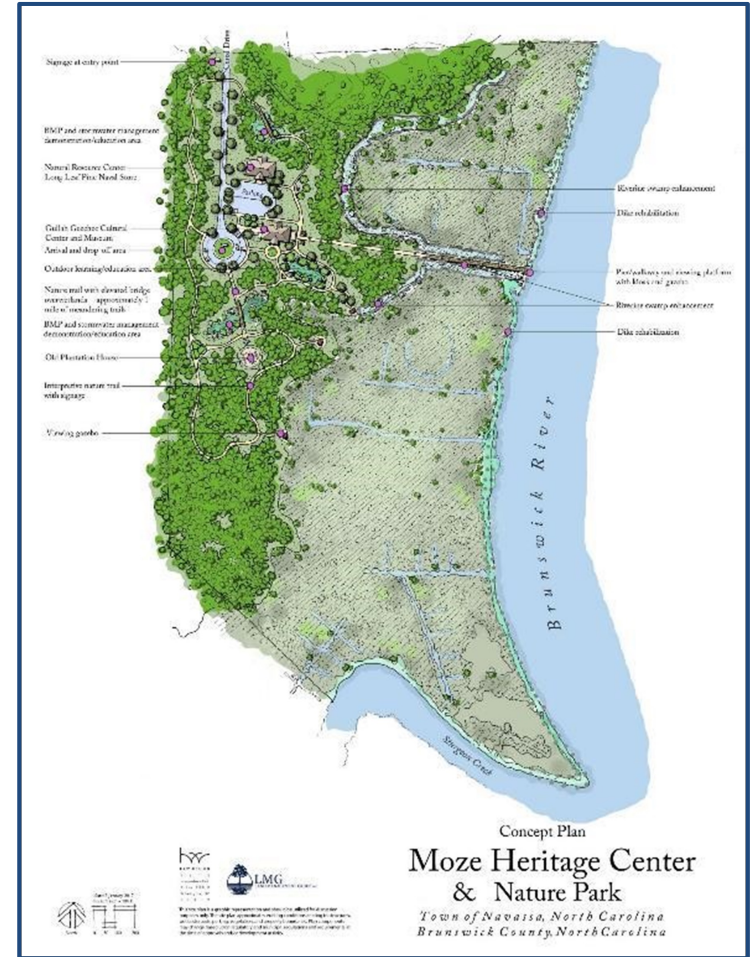
- ✓ Goal is to return acreage to productive use and enable redevelopment, consistent with community-supported reuses
- ✓ Site divided into Operable Units (OUs) to facilitate completing the Superfund process, including:
 - **Operable Unit 1** – Portion of wood storage areas not requiring remediation
 - **Operable Unit 2** – Portion of wood storage areas requiring remediation
 - **Operable Unit 3** – Southern Marsh
 - **Operable Unit 4** – Pond and process area, also including portion of wood storage areas
 - **Operable Unit 5** – Groundwater

Moze Heritage Center Land Donation



Moze Heritage Site Tidal Restoration Project

- ✓ Proposed by Town of Navassa in partnership with Davey Resource Group
- ✓ Rice field dike rehabilitation demonstration project, walking trail, pier with viewing platform, conservation for wetlands and upland buffer
- ✓ Project proposal included a budget for engineering, design, permitting, and construction totaling \$241,500
- ✓ Project proposal assumed land for project is donated to the Town of Navassa
- ✓ Portion of donated land to be used for future Gullah Geechee cultural heritage center



Moze Heritage Site Tidal Restoration Project

Restoration Project Goals:

- Conserve riparian buffer
- Enhance and preserve wetland habitats
- Public access and education resources

Funding Mechanism: National Fish and Wildlife Foundation

Project Sponsor/Award Recipient: Town of Navassa

Budget: \$241,500

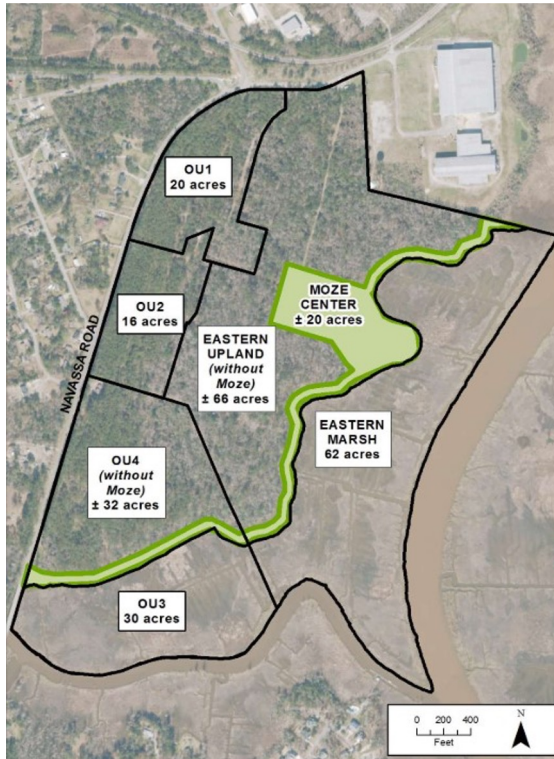


Moze Heritage Center Land Donation

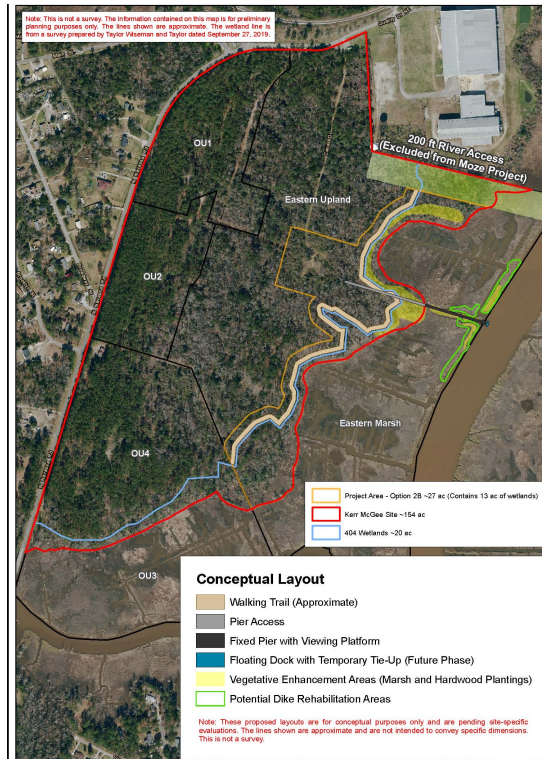
- ✓ Multistate Trust to donate ±20 acres to the Town of Navassa for the proposed Moze Heritage Center and the Moze Heritage Site Tidal Restoration Project
- ✓ Multistate Trust is pursuing the following:
 - Wetlands delineation (COMPLETED)
 - Title search (COMPLETED)
 - **Confirm donation configuration (IN PROGRESS)**
 - Property survey
 - 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



Moze Heritage Center Land Donation



Configuration Approved by Navassa Town Council in 2021

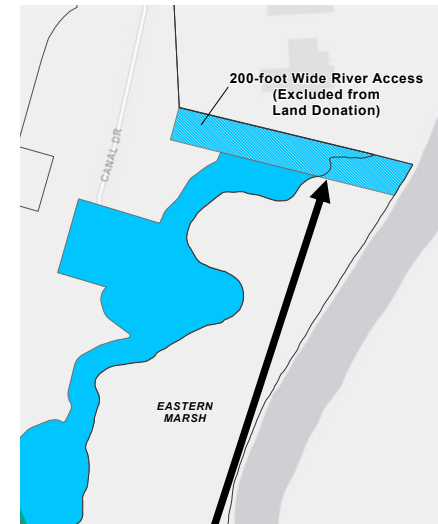


2021 Configuration with Wetlands Overlay

- ✓ Initial configuration approved by Navassa Town Council in 2021
- ✓ Wetlands delineation showed majority of land donation would be wetlands, and not the necessary uplands buffer for habitat protection and recreational uses (trail system)
- ✓ The Town Council is considering revised configurations that would maximize the amount of usable land to be donated

Moze Heritage Center Land Donation

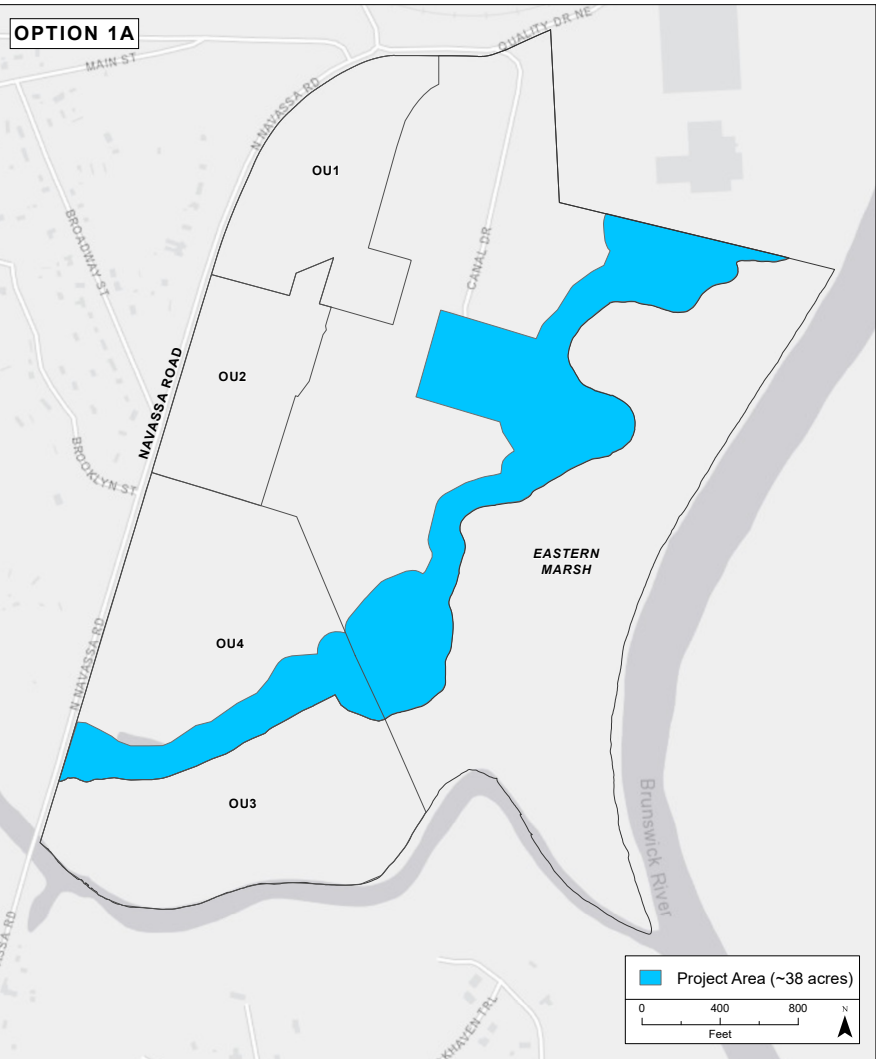
- ✓ Eight revised configurations under consideration by Town Council
- ✓ Each configuration has an “a” scenario and a “b” scenario:
 - Options “a” **do not include** the potential for a 200-foot-wide dedicated water access for the future end user(s) of OU1, OU2, and the Eastern Upland Area
 - Options “b” **include** the potential for a 200-foot-wide dedicated water access for the future end user(s) of OU1, OU2, and the Eastern Upland Area
- ✓ Dedicated water access under options “b” is likely to make the property more marketable, and may result in the following:
 - More bid competition and therefore more variety in the development plans for the Town and community to consider
 - Higher purchase price, allowing funding to be used for the environmental cleanup in Navassa and at other Multistate Trust-owned sites
- ✓ Dedicated water access could impact the restoration project, including by limiting public access to the 200-foot-wide area



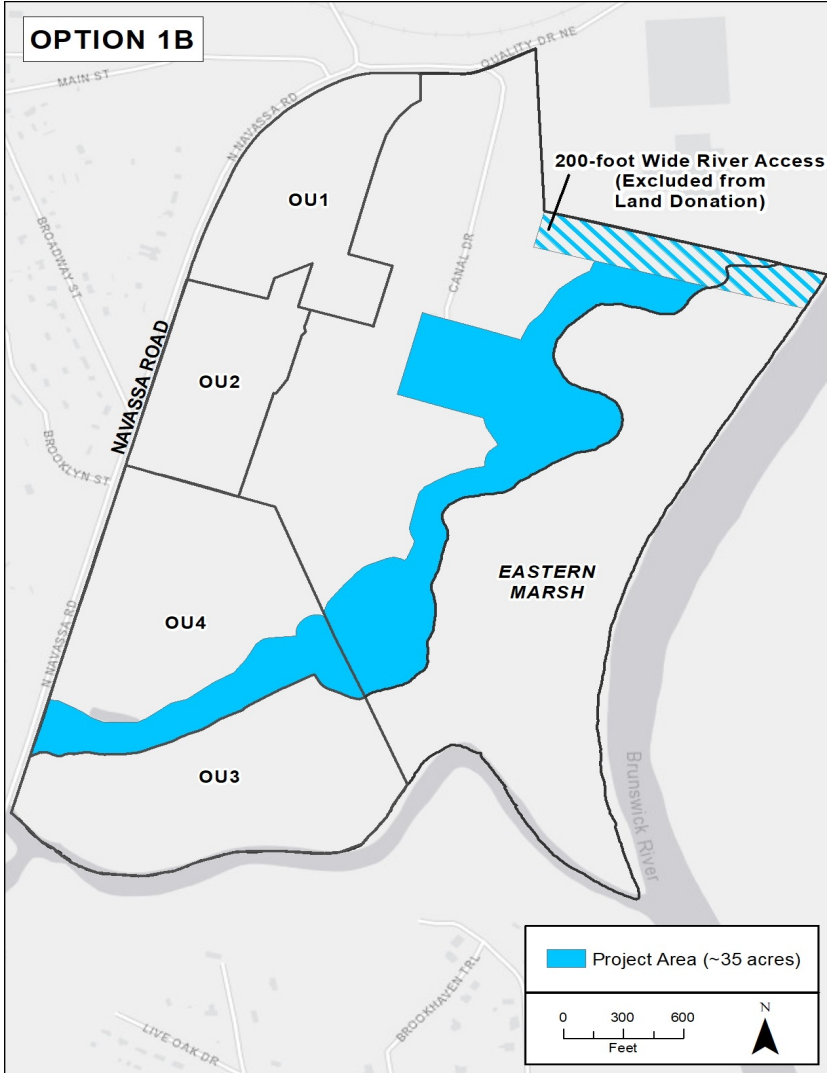
Potential for dedicated water access under options "b"

Moze Heritage Center Land Donation

Option 1a



Option 1b

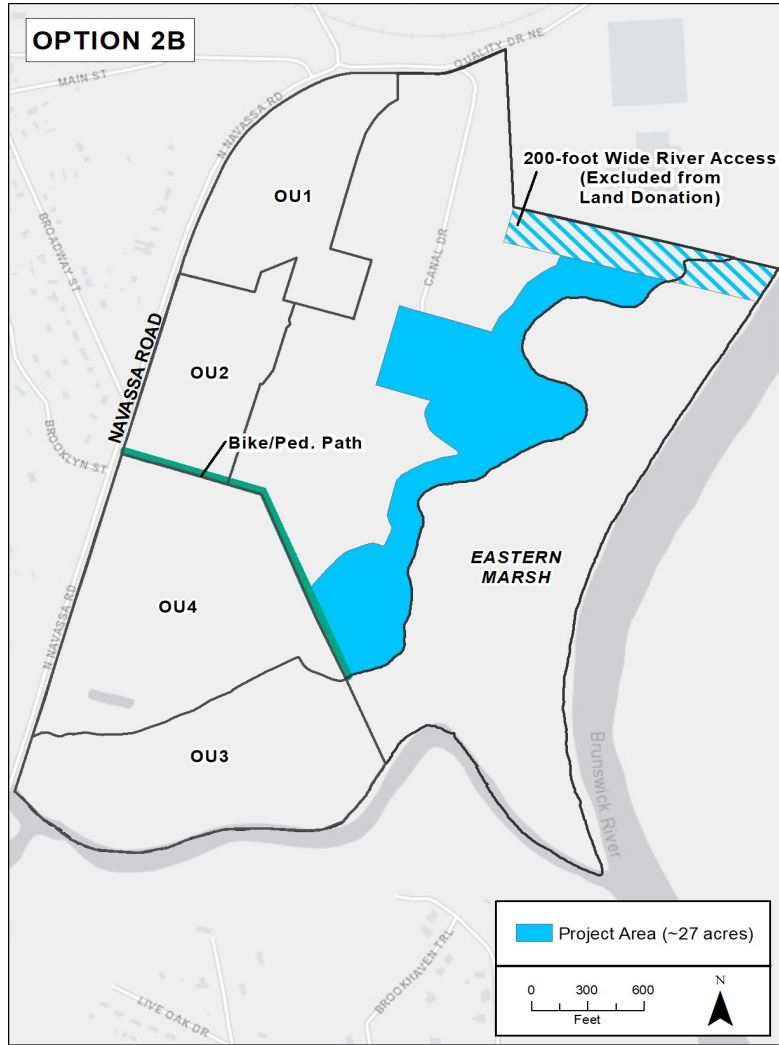


Moze Heritage Center Land Donation

Option 2a



Option 2b

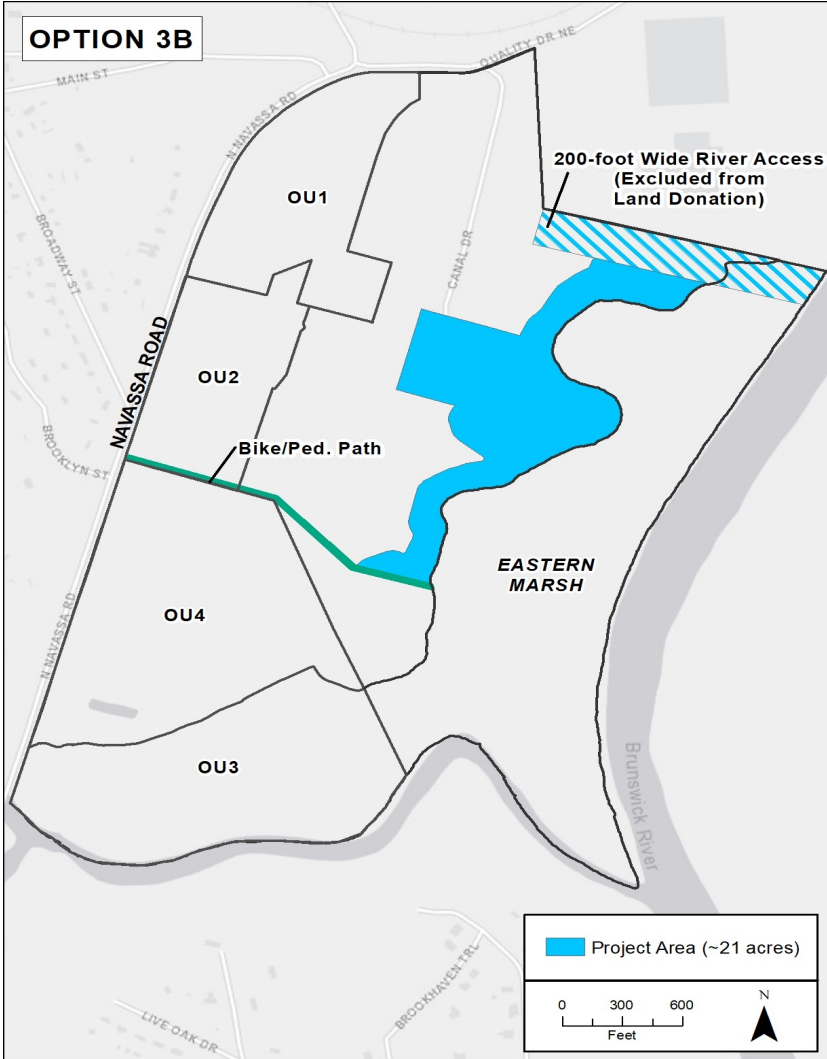


Moze Heritage Center Land Donation

Option 3a



Option 3b



Moze Heritage Center Land Donation

Option 4a



Option 4b



Property Sale and Redevelopment Planning



Property Sale and Marketing Strategy



Location of land to be donated for Moze Center not yet determined

- ✓ Multistate Trust proposes to sell ±86 to ±102 acres:
 - ±66 acres of Eastern Upland Area
 - ±20 acres that currently comprises OU1
 - ±16 acres that currently comprises OU2 (depending on timing)
- ✓ Property is or will be available for unrestricted use
 - Eastern Upland Area never part of Superfund Site
 - OU1 “deleted” from NPL
 - OU2 to be remediated Fall 2022
- ✓ State to retain ownership of OU3 and 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

Proposed Sale Process

- ✓ Engage RAC and solicit community input (±March–June 2022)
- ✓ Proactive marketing, including site tours (summer 2022)
- ✓ Issue notice of invitation to bid and bid submittals, **including submission of prospective buyer's development plans** (±August–October 2022)
- ✓ Bid evaluation based on transparent bid evaluation criteria (±October 2022)
- ✓ RAC and community engagement on proposed uses and bidders' 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

- ✓ The Multistate Trust seeks 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 the Multistate Trust at cw@g-etg.com or (910) 765-7237

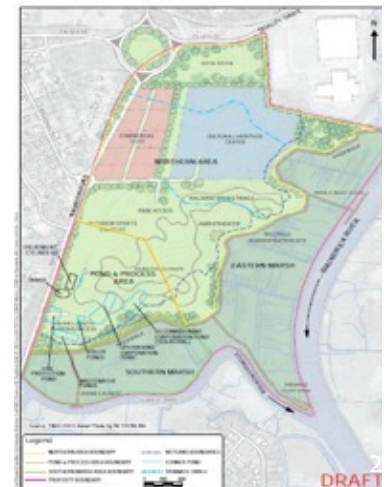


Reuse Advisory Council



Overview of Redevelopment Planning Initiative

- ✓ Redevelopment Planning Initiative held in 2017–2018 to understand the Town and community’s vision for future uses, included the following elements:
 - A **Redevelopment Working Group** included residents, elected officials, and community leaders.
 - A **Community Survey** sought ideas for the future uses and reached 1,100 local addresses.
 - Two **Community Visioning Workshops** produced 15 reuse scenarios. Scenarios were consolidated into four Redevelopment Concepts and shared with the Town Council and public.
 - **Redevelopment Concepts Open House** highlighted Redevelopment Concepts, incorporating reuse goals (jobs, taxes, cultural heritage, recreation space, and commercial/light industrial).
- ✓ **Reuse Advisory Council** convened in 2022 to consider potential residential uses



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), Marvin Ballard (Navassa Resident), Marcell Hatten (Navassa Resident), Jerry Merrick (Local Government), Myesha Patrick (Navassa Resident), Jamie Stokley (Navassa Resident), Eulis Willis (Local Government)
- ✓ RAC scenarios will be attached to Notice of Invitation to Bid, as examples of development plans that would be consistent with community's goals (one of the bid evaluation factors to be considered as part of the property's sale)



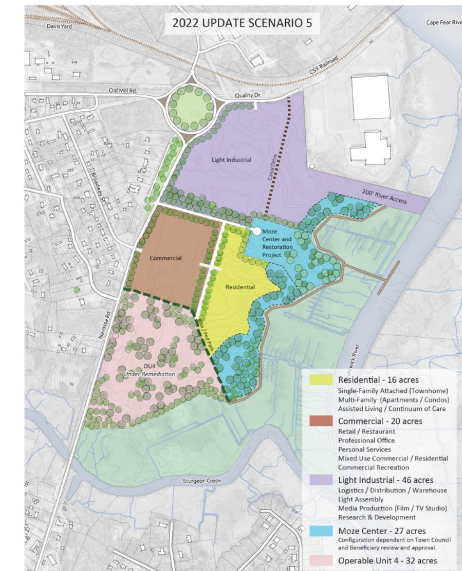
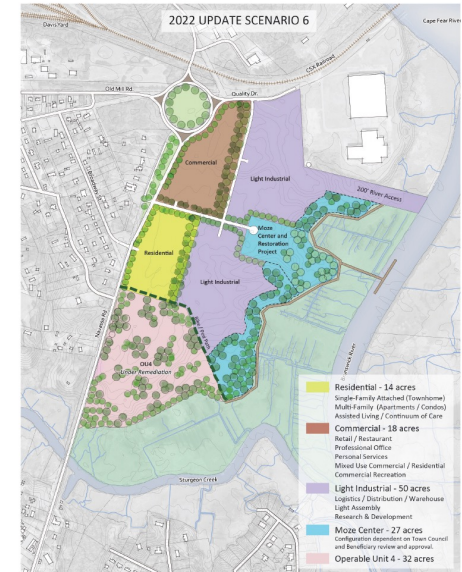
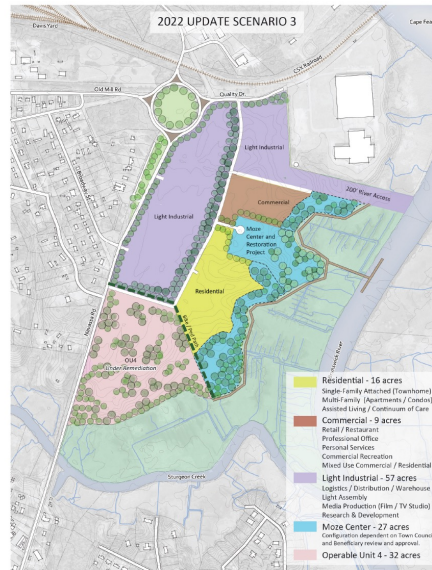
Reuse Advisory Council

- ✓ The RAC held meetings on March 1, May 3, and June 2, 2022
- ✓ The RAC's initial recommendations for updating the redevelopment concepts presented at the March 15 Community Meeting:
 - Pursue future uses that minimize likelihood of gentrification
 - Prioritize light industry, to incentivize jobs and increased tax base
 - Add density-restricted multi-family residential option in the OU2 area
- ✓ Additional RAC recommendations include:
 - Priorities for future use are, in the following order: light industrial, commercial, residential
 - Allow for light industrial use in the northern part of the property, to potentially allow for water access for industrial user
 - The amount of acreage proposed for residential uses should be minimal
 - Consider including an alternative connection to Moze Center project to allow for pedestrian and/or vehicular water access



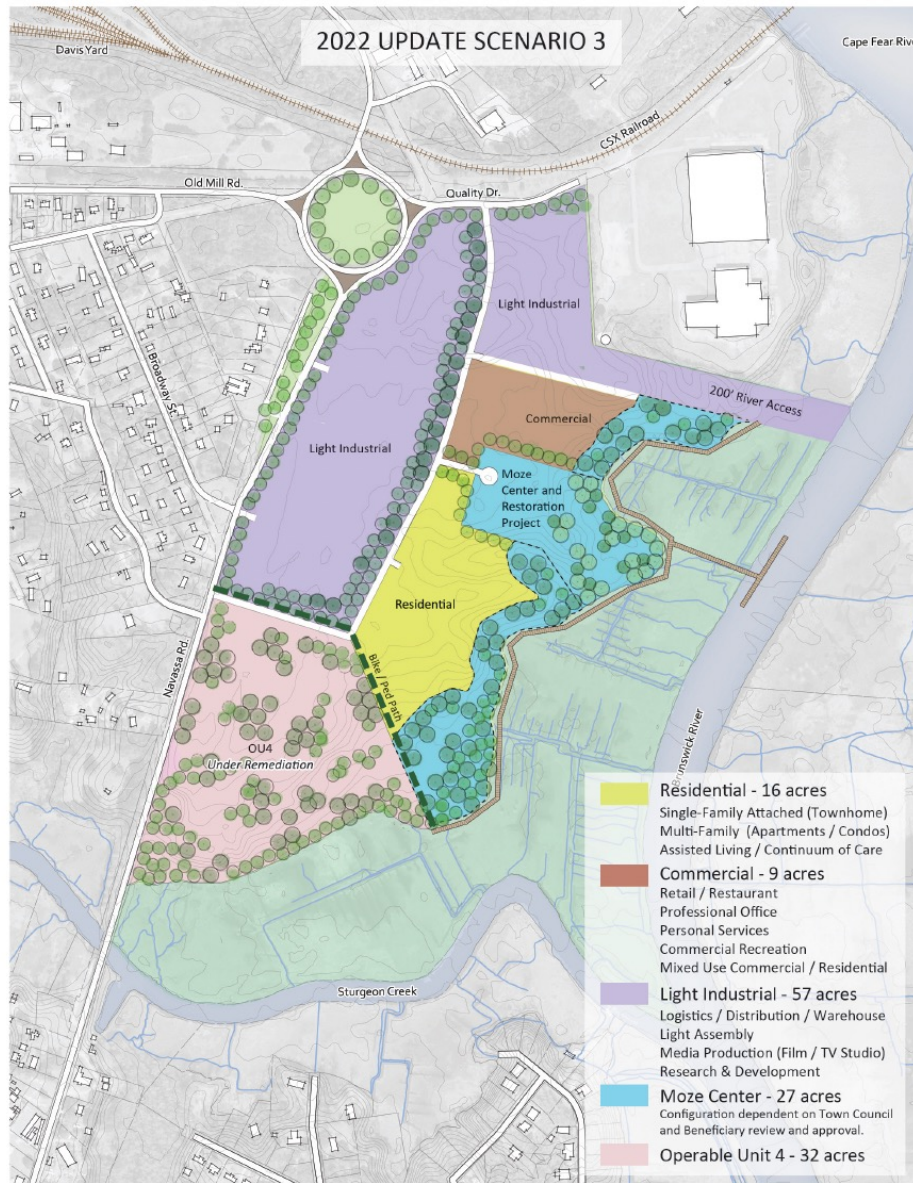
Reuse Advisory Council

- ✓ Three RAC scenarios were finalized, consistent with the RAC's recommendations
- ✓ RAC scenarios assume the Town Council proceeds with Moze Center alternative 2b; if another alternative is selected, RAC may update its recommendations
- ✓ RAC and Multistate Trust are seeking community members' input and comments on RAC scenarios and recommendations



RAC Redevelopment Scenarios

RAC Scenario 3



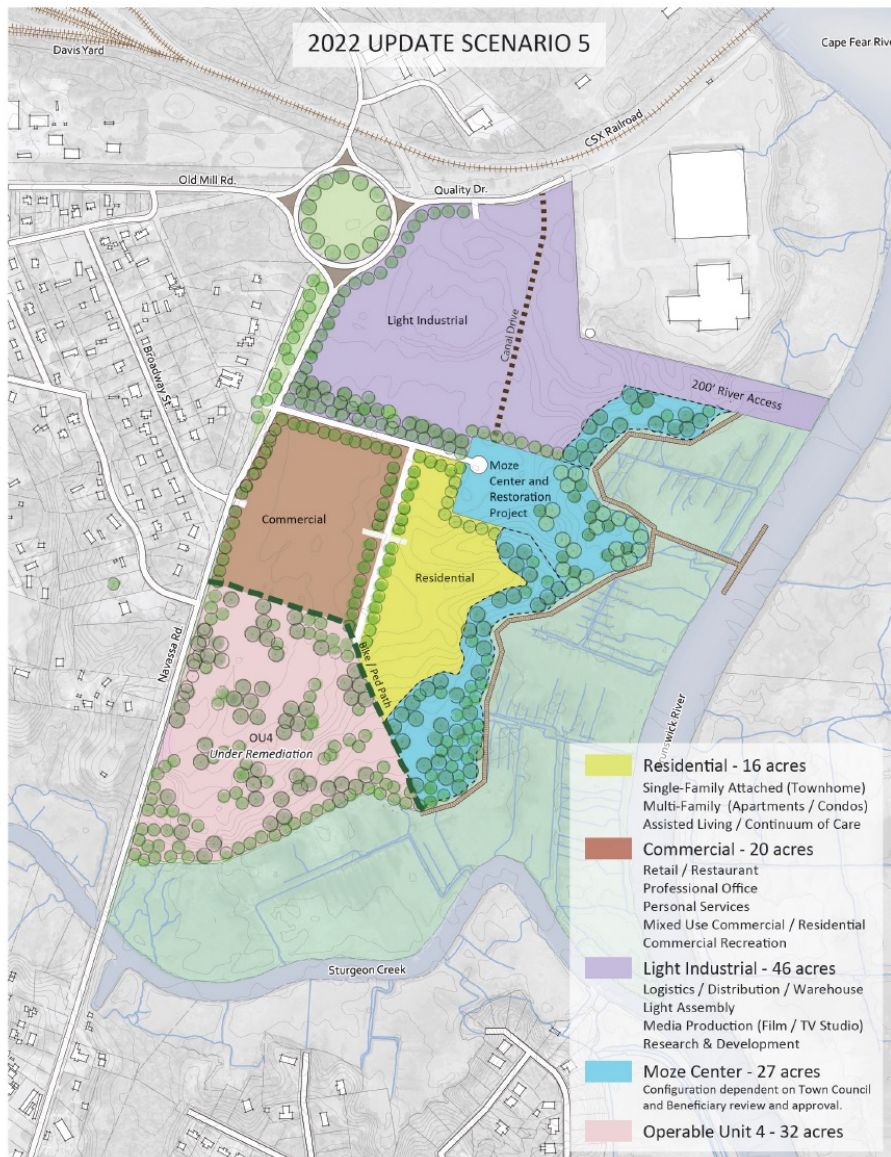
✓ Positive features

- Concentrates light industry on northern portion of property, near Pacon
- Allows dedicated water access for light industry
- Commercial uses could be integrated with Moze Center
- Limited residential acreage, with no single-family detached homes

✓ Other features to consider

- High-end residential possible, given proximity to waterfront
- Commercial is not located along Navassa Road

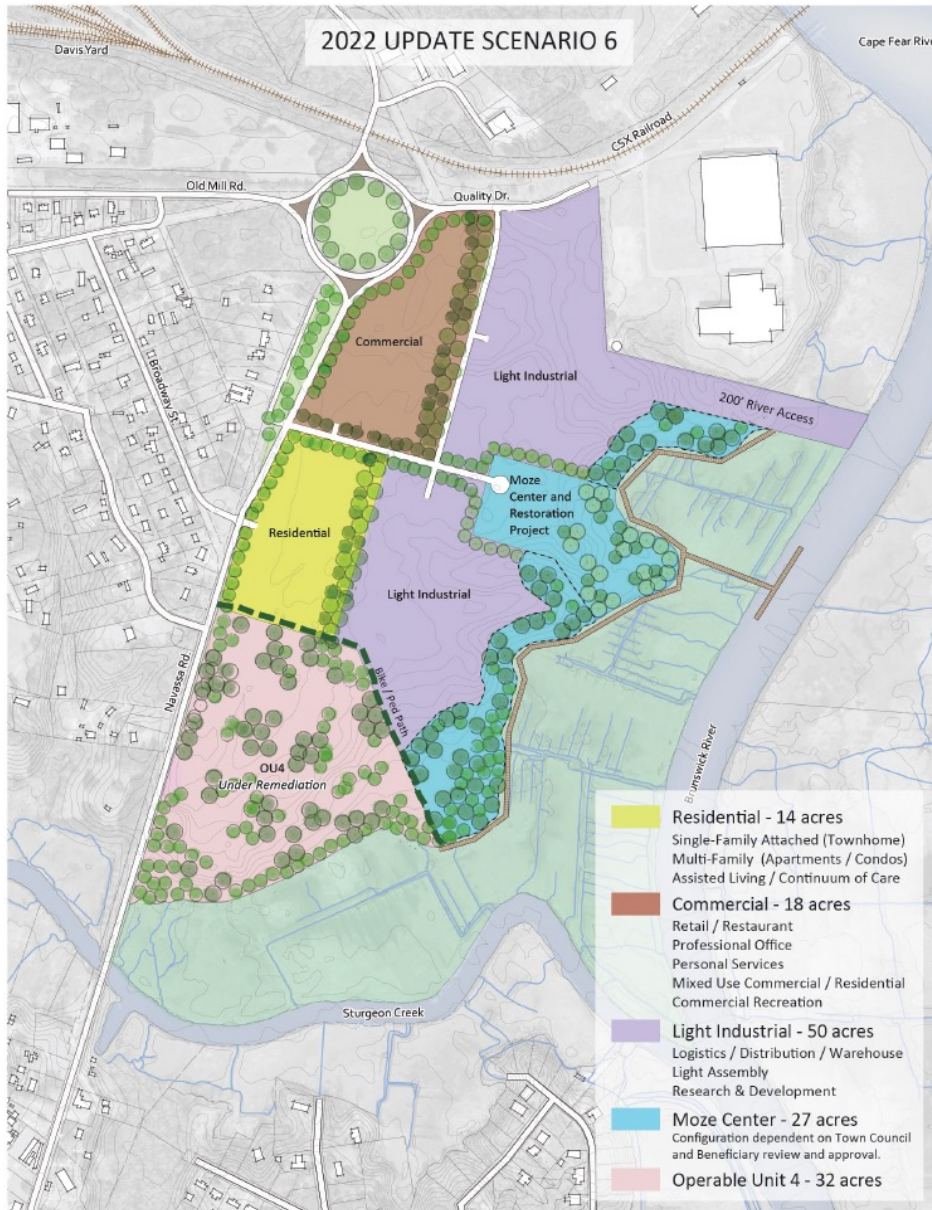
RAC Redevelopment Scenarios



RAC Scenario 5

- ✓ Positive features
 - Concentrates light industry on northern portion of property, near Pacon
 - Allows dedicated water access for light industry
 - Commercial is most likely to be successful along Navassa Road
 - Limited residential acreage; no single-family detached homes
- ✓ Other features to consider
 - High-end residential possible, given proximity to waterfront

RAC Redevelopment Scenarios



RAC Scenario 6

- ✓ Positive features
 - Features light industry on northern portion of property, near Pacon
 - Allows dedicated water access for light industry
 - Commercial is most likely to be successful along Navassa Road
 - Limited residential acreage; no single-family detached homes
 - Residential location along Navassa Road minimizes possibility of gentrification
- ✓ Other features to consider
 - Moze Center surrounded by light industrial

Resources



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.greenfieldenvironmental.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.*



Contact Information

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Questions and Discussion

Public Meetings Every Quarter

Next Meeting Proposed: **September 20, 2022**

