

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

**Community Meeting
October 18, 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
- ✓ OU2 Record of Decision
- ✓ OU2 Local Contracting
- ✓ Upcoming OU3 Marsh Fieldwork
- ✓ Moze Center Land Donation
- ✓ Redevelopment Planning and Property Sale
- ✓ Resources

Introductions

L'Tonya Spencer-Harvey, EPA



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



Operable Unit 2 Record of Decision

Erik Spalvins, EPA



Kerr-McGee Chemical Corp – Navassa Superfund Site Navassa, North Carolina

EPA Operable Unit 2 Update

Joint Quarterly Meeting

October 2022

Erik Spalvins, Remedial Project Manager

Charles King, Interim Remedial Project Manager

Operable Unit 2 (OU2) Summary

Record of Decision for OU2 was signed by EPA on September 28, 2022

<https://semspub.epa.gov/work/04/11174386.pdf>

- EPA selected Alternative 3 (Removal, On-site Reuse/Consolidation, and Off-site Disposal) instead of Alternative 2 (Removal and Off-site Disposal) as the final remedy for OU2 based on community input, including environmental justice considerations.
- The ROD re-evaluated Alternatives 2 and 3 against the nine criteria per the NCP.
- The decisive balancing criteria that led to the selection of Alternative 3 were its **short-term effectiveness, implementability, and cost effectiveness.**
- Both the State and community stakeholders expressed a preference for Alternative 3 (the modifying criteria)

Summary of Comparative Analysis of Alternatives (Section 10 of the ROD)

Threshold Criteria – (Alt 2, 3, and 4 all meet threshold criteria)

1. Overall Protection of Human Health and the Environment - (page 26)
2. Compliance with ARARs - (page 27)

Balancing Criteria

- 3. Long-Term Effectiveness and Permanence - Alternative 2 from excellent to good (page 28)**
4. Short-Term Effectiveness – unchanged (page 29)
5. Reduction of Toxicity, Mobility, and Volume through Treatment – unchanged (page 30)
- 6. Implementability - Alt 2 from excellent to fair (page 31)**
- 7. Cost - Alt 3 will cost much less if all OU2 soils stay on site (page 31)**

Modifying Criteria

- 8. State Acceptance - State prefers Alt 3 (page 32)**
- 9. Community Acceptance - Community expressed concerns about Alternative 2 and did not express concerns about Alternative 3 and 4. (page 32)**

Updated Figure from Proposed Plan

		EVALUATION CRITERIA							OVERALL RATING
		Threshold		Balancing					
		Protectiveness	Compliance with ARARs	Long-Term Effectiveness	Short-Term Effectiveness	Reduction of Toxicity, Mobility, or Volume through Treatment	Implementability	Estimated Cost (millions)	
Alternative 1	No Action	○	○	○	○	NA	●	\$0.03	○
Alternative 2	Removal and Offsite Disposal	●	●	◐	◑	NA	◐	\$1.59	◐
Alternative 3	Removal, Onsite Reuse/ Consolidation, and Offsite Disposal	●	●	◑	◑	NA	◑	\$1.46	◑
Alternative 4	Cover and Institutional Controls	●	●	◑	●	NA	◑	\$1.11	◑

LEGEND

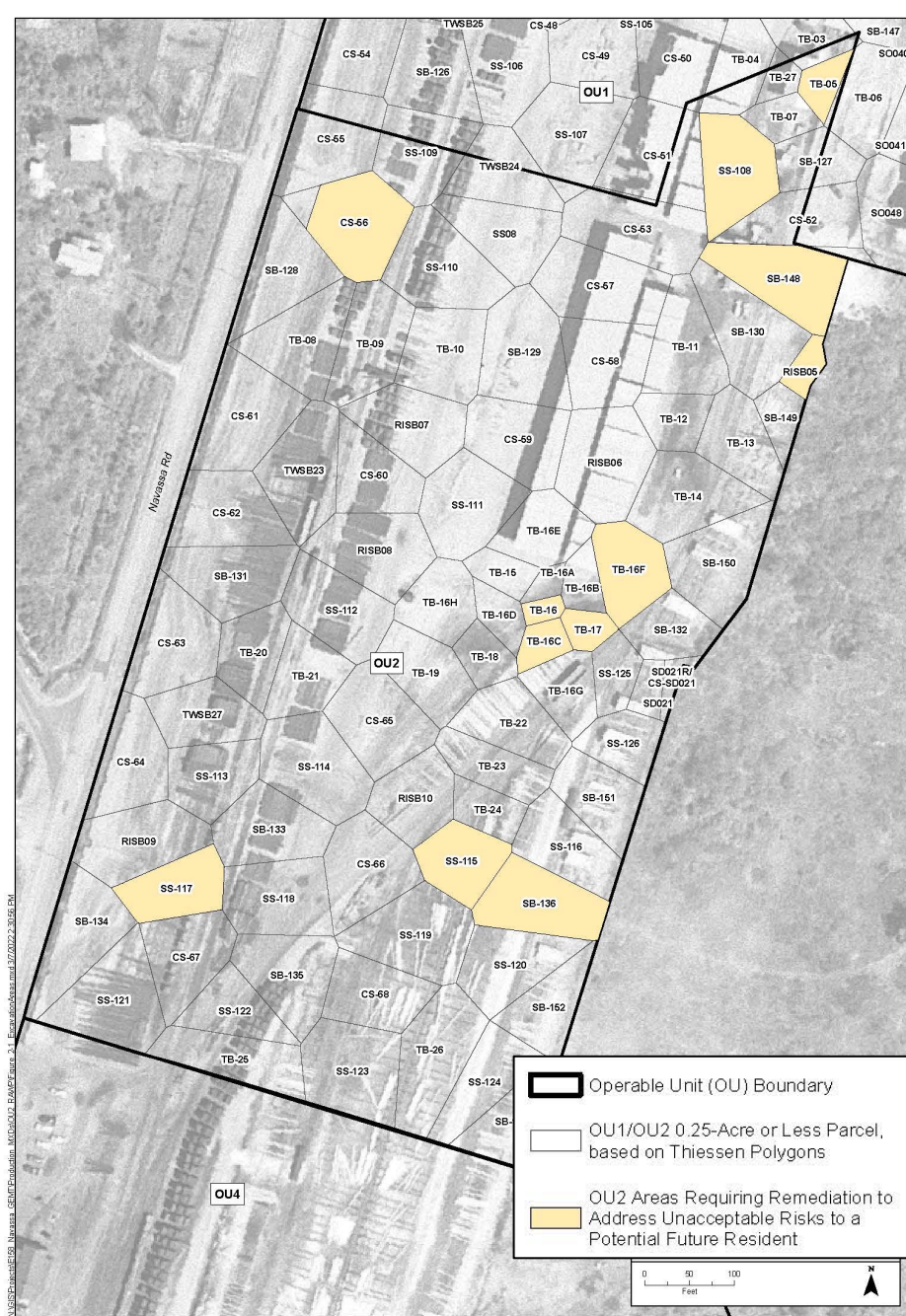
- Excellent
- ◐ Good
- ◑ Fair
- ◒ Poor
- Very Poor

Summary of Selected Remedy (Section 12 of the ROD) Pages 34-35

- Excavate and remove contaminated surface soils from OU2 that exceed residential or ecological cleanup levels.
- Stockpile (i.e., temporary storage) excavated OU2 soils in a staging pile located in OU4 that meets the RCRA staging pile requirements identified as ARARs.
- On-site reuse/consolidation of OU2 soils in OU4, as determined in the OU4 selected remedy.
- Placement and final grading of imported clean backfill material suitable for residential use in the excavated areas of OU2. Re-vegetation of the disturbed areas as necessary to prevent erosion.
- Regular inspections and five-year reviews for OU2 soils stockpiled in OU4 until a final remedy is selected and implemented for OU4, which would incorporate the stockpiled soils.
- Five-year reviews would not be required for OU2.
- A 1- to 3-month time frame to implement the remedy.

Areas to be excavated

- The selected remedy will allow OU2 to support **unlimited use and unrestricted exposure**, with **no long-term monitoring or maintenance**
- Partial Deletion of OU2 from the NPL would begin after remedial construction is complete – Fall 2024 is the current estimate



What does a soil stockpile look like?

Examples from Sonford Superfund Site OU1 Flowood, Mississippi
60 mil HDPE bottom liner



What does a soil stockpile look like?

Examples from Sonford Superfund Site OU1 Flowood, Mississippi
Temporary soil stockpile - filled and closed



What does a soil stockpile look like?

Examples from Sonford Superfund Site OU1 Flowood, Mississippi
Completed fencing and On-Site soil stockpile



What does a soil stockpile look like?

Example from Kerr-McGee Chemical Corp – Columbus Superfund Site
Columbus, Mississippi

Two-foot height at center

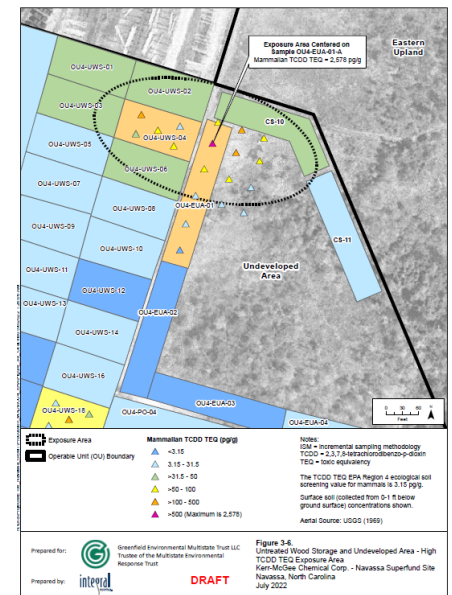
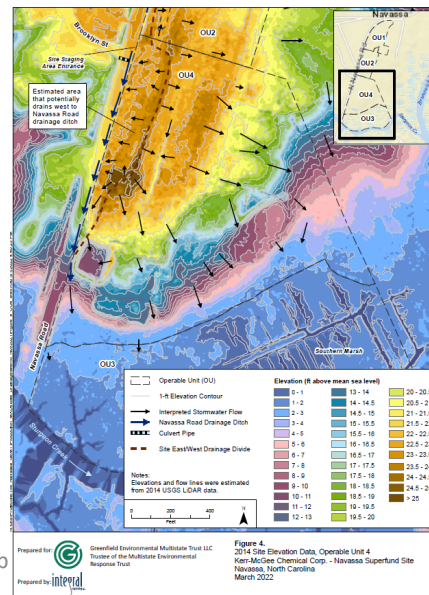
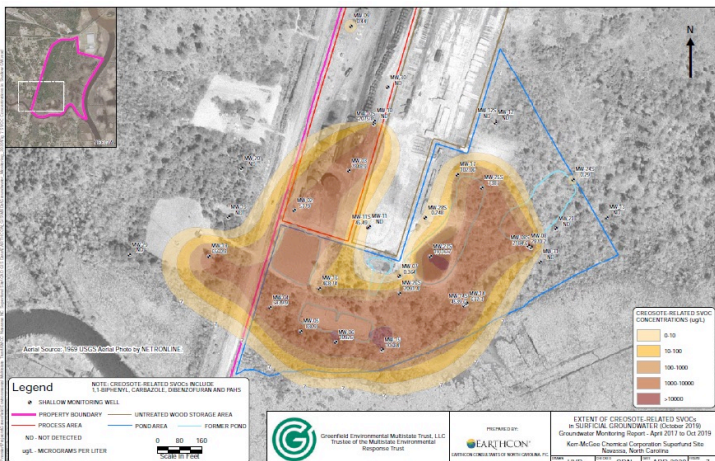


*Not a RCRA staging pile

Possible locations for stockpile in OU2

EPA's priorities for a stockpile location are

- Near OU2
- Near areas in OU4 that could benefit from backfill
- Easy to control runoff
- Prefer that there is no groundwater contamination
- Located far from the road



Questions?

- Erik Spalvins (404) 562-8938
- Charles King (404) 562-8931
- L'Tonya Spencer-Harvey (800) 435-9234

Operable Unit 2

Local Contracting

Ngozi Ibe, Multistate Trust



Operable Unit 2 – Contracting Update

- ✓ Received contractor bids based on scope of remedy originally expected
- ✓ Evaluated contractor bids received based on publicly available bid evaluation factors, including proximity to Site and commitment and plan to contract with local subcontractors
- ✓ Identified contractor candidates that submitted competitive bids based on bid evaluation factors
- ✓ Paused contracting process when remedy selection required change in project scope that had been bid



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

Operable Unit 2 - Contracting Next Steps

- ✓ **October to December 2022** – Revise scope of work based on change in OU2 remedy and solicit adjusted information from select bidders [**Current Step**]
- ✓ **December 2022** – Consider bids based on new scope and bid-evaluation factors and seek approval from Beneficiaries for prime contractor(s)
- ✓ **January 2023** – Negotiate and finalize contract with prime contractor(s)
- ✓ **February 2023** – Training and other opportunities for subcontractors, if needed, including:
 - Contractor--sponsored job fair to hire local workers and ‘train to retain’
 - Contractor--sponsored subcontractor outreach event
 - HAZWOPER training through Prime Contractor or Brunswick Community College
 - Mentoring on financial and organizational planning, risk management, insurance coverage, etc.
- ✓ **March 2023** – Mobilize for OU2 RA work

Dates on this slide are subject to change, based on work progress and Beneficiary review and approval of deliverables



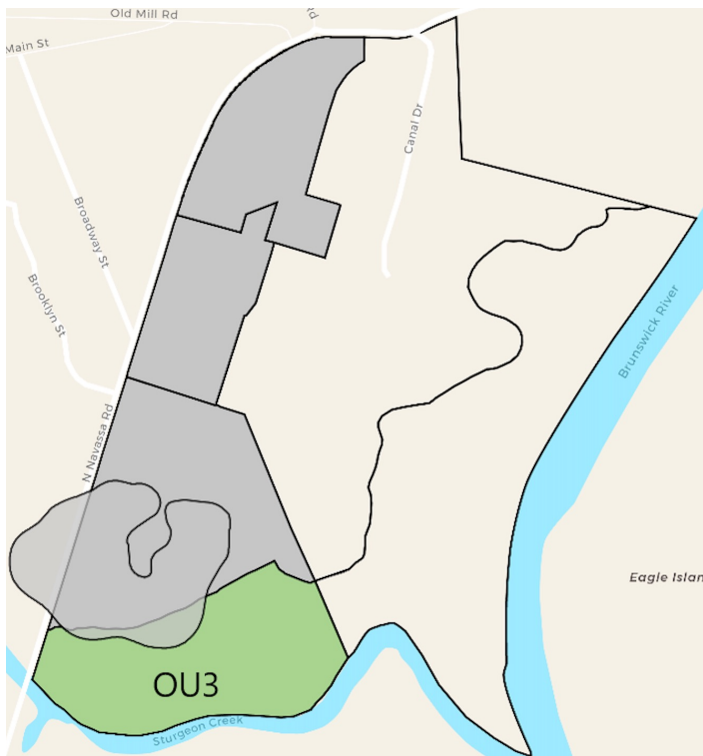
Upcoming Operable Unit 3 Marsh Fieldwork

Ngozi Ibe, Multistate Trust



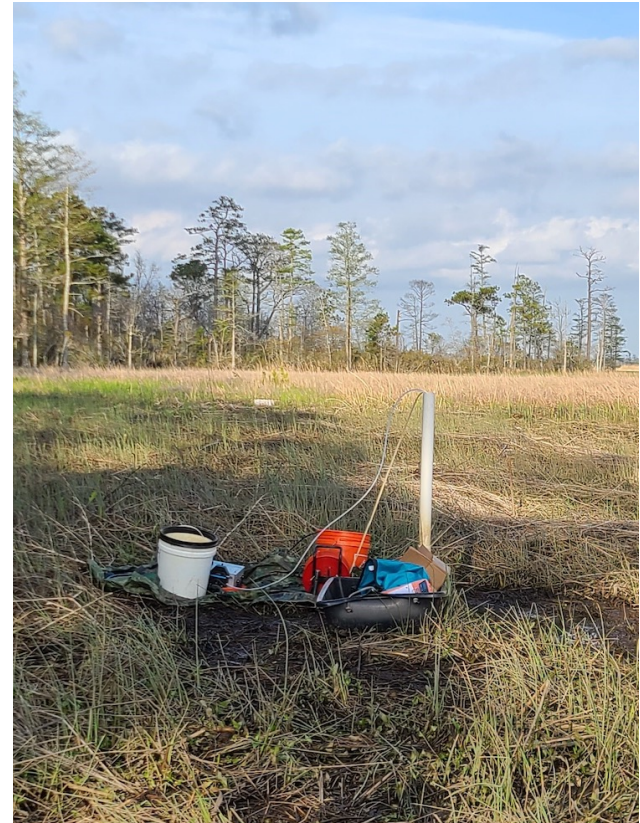
OU3 Marsh Fieldwork

Collect data to understand if contamination poses a risk to plants and animals in the marsh to support future remedy selection



OU3 Marsh Fieldwork

- ✓ Collect additional surface water, sediment and porewater data
- ✓ Install monitoring points in the marsh to measure:
 - groundwater levels
 - surface water levels
 - sediment accumulation rates
- ✓ Survey marsh to identify DNAPL impacts and understand marsh composition
- ✓ Evaluate marsh vegetation and health



Piezometer equipment used to monitor groundwater levels

OU3 Marsh – Next Steps

- ✓ Winter 2023: Analyze and validate lab results for surface sediment and porewater data
- ✓ Spring/Summer 2023:
 - Assess risk posed by contamination to plants and animals in the marsh
 - Develop and implement workplan to collect data needed to bound impacts in sediment and groundwater
- ✓ Fall/Winter 2023: Prepare Feasibility Study to evaluate potential remedy



OU3 Marsh, Winter 2022

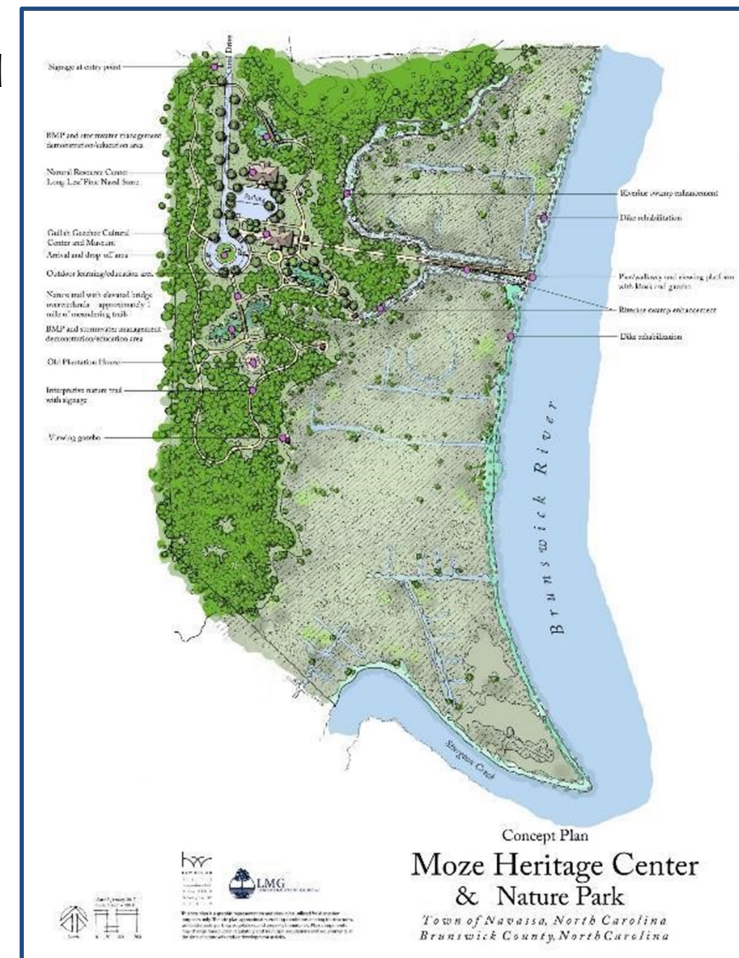
Moze Heritage Center Land Donation

Claire Woods
Multistate Trust



Moze Heritage Center Land Donation

- ✓ Multistate Trust to donate land 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)
 - Assess options for donation configuration (COMPLETED)
 - **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



Exact location and size of property to be donated for Moze Center must be approved by Beneficiaries

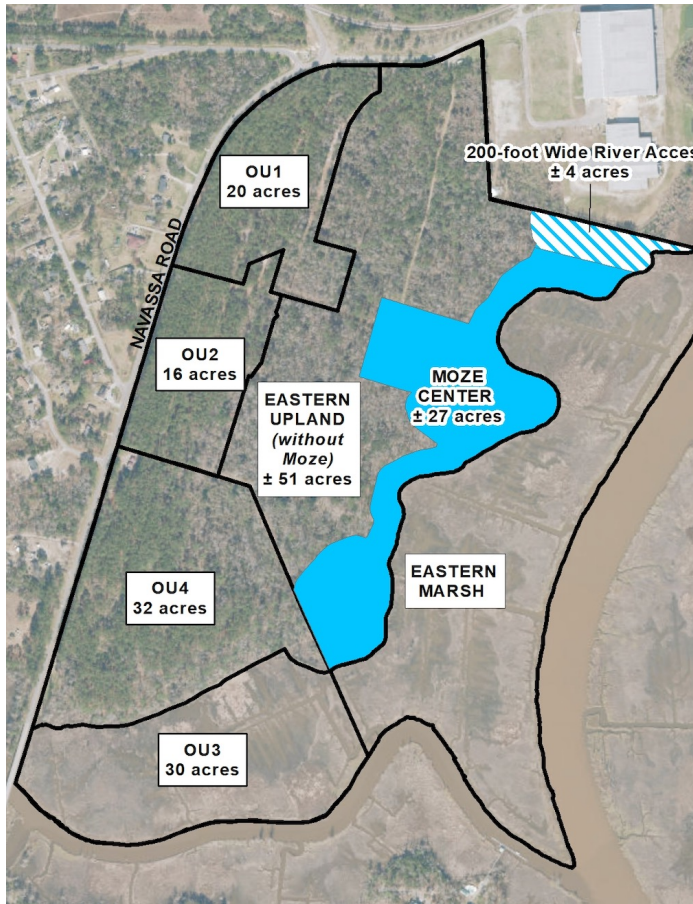


Redevelopment Planning and Property Sale

Claire Woods
Multistate Trust



Property Sale and Marketing Strategy



Exact location and size of property to be donated for Moze Center must be approved by Beneficiaries

- ✓ Multistate Trust proposes to sell ±87 acres of undeveloped land:
 - ±51 acres of Eastern Upland Area
 - ±20 acres that comprises OU1
 - ±16 acres that comprises OU2
- ✓ 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 spring 2023
- ✓ 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

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
- ✓ Three scenarios were developed by the RAC, reflecting the following priorities:
 - Pursue future uses that minimize likelihood of gentrification
 - Prioritize light industry, to incentivize jobs and increased tax base, but also include commercial and residential
 - Add density-restricted multi-family residential option
- ✓ 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)



Property Sale and Marketing Strategy

- ✓ Summer 2022 – Began active marketing
- ✓ Fall/Winter 2022 – Offer site tours for interested buyers and community members
- ✓ Winter 2022 – Invite bid submittals and development plans from interested buyers and developers
- ✓ 2023 – RAC and community members to provide input on proposed development plans received from bidders



The Multistate Trust is working to position portions of the Navassa property for productive reuse as soon as possible and plans to **begin actively marketing the property in summer 2022**. The Multistate Trust will be conducting tours for parties interested in purchasing and developing the property. **If you are interested in a site tour, please contact Claire Woods at cw@g-etg.com.**

Visit <https://navassa.greenfielddenvironmental.com/>

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

Next Meeting Proposed: March 2023

