

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

**Community Meeting
Thursday, March 23, 2023**

**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

- ✓ Welcome and Introductions
- ✓ Site Overview
- ✓ General Site Investigation and Cleanup
- ✓ Operable Unit 2 Remedial Action Work and Contracting Plans
- ✓ Property Marketing and Sale Process
- ✓ Moze Center Land Donation
- ✓ Restoration Projects Update



Welcome and 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)
- ✓ Natural Resource Trustees
- ✓ 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)

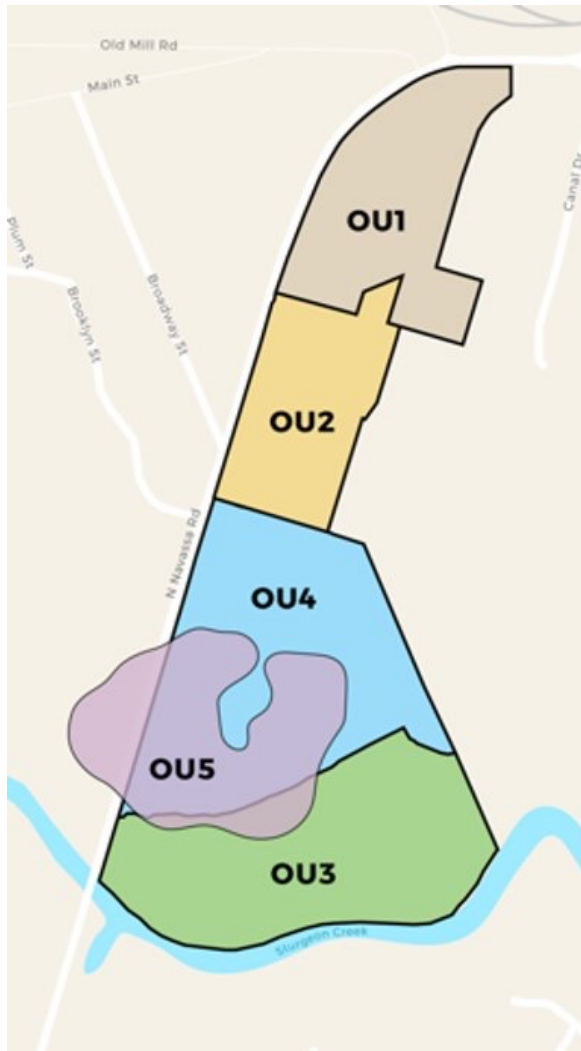


Site Overview

Erik Spalvins, EPA



Site Overview



- ✓ Operable Unit 1 (OU1)
 - ±20 acres
 - Untreated wood storage area
- ✓ Operable Unit 2 (OU2)
 - ±16 acres
 - Treated and untreated wood storage area
- ✓ Operable Unit 3 (OU3)
 - ±30 acres
 - Southern Marsh
- ✓ Operable Unit 4 (OU4)
 - ±32 acres
 - Pond and process area
- ✓ Operable Unit 5 (OU5)
Groundwater

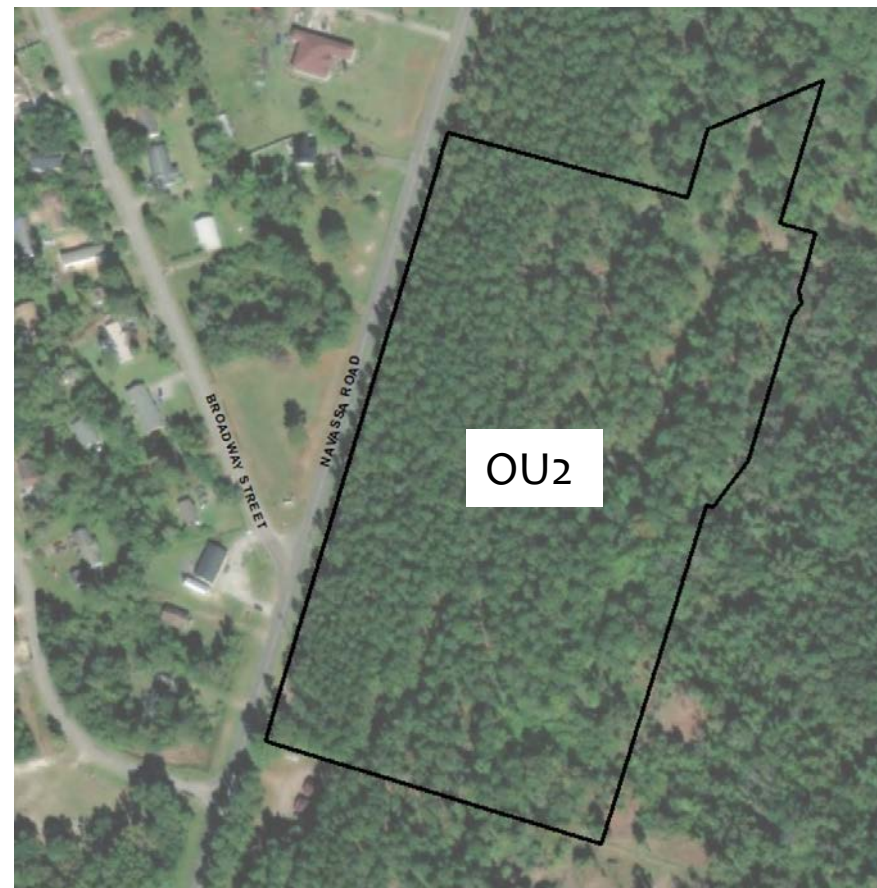
Operable Unit 2 Remedial Action and Contracting Plans

Ngozi Ibe, Multistate Trust



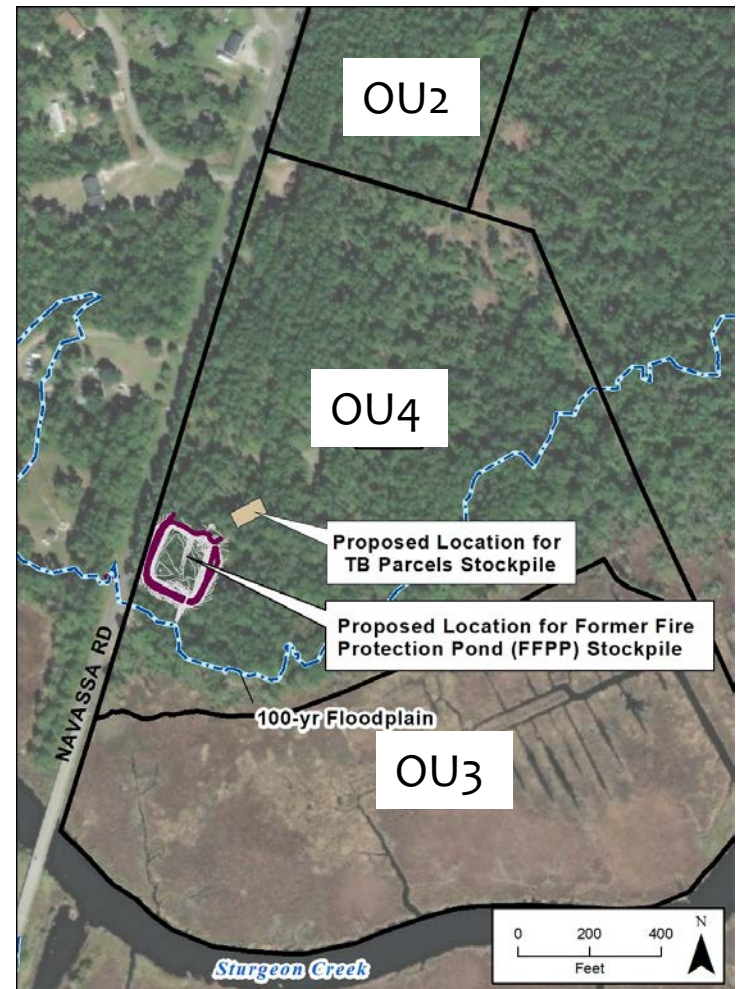
OU2 Remedial Action

- ✓ EPA selected Alternative 3 - Removal, On-site Reuse/Consolidation, and Off-site Disposal of contaminated soils as the remedy for OU2
- ✓ Multistate Trust will excavate and remove $\pm 2,900$ cubic yards of soils exceeding residential or ecological cleanup levels from excavation areas in OU2
- ✓ After excavation, OU2 will be available for unrestricted use, with no long-term monitoring or maintenance



OU2 Remedial Action

- ✓ Excavated OU2 soils will be loaded onto trucks and hauled to two separate soil stockpiles located in OU4
- ✓ Materials not suitable for the soil stockpiles will be disposed off-site (e.g., tires, concrete, trash, municipal solid waste)
- ✓ Stockpiled OU2 soils will be reused/consolidated as part of the OU4 remedy



Proposed Stockpile Locations in OU4

Examples of Soil Stockpiles

(Sonford Superfund Site OU1 Flowood, Mississippi)



OU2 Remedial Action

- ✓ Excavated areas will be filled with clean, imported backfill material
- ✓ Hydroseed will be placed over backfilled excavation areas to restore vegetation and prevent erosion where needed
- ✓ Soil stockpiles will be regularly inspected and maintained



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

OU2 Remedial Action Contracting Update

- ✓ Paused contracting process when OU2 remedy selection changed from Alternative 2 to Alternative 3
- ✓ Revised scope of work based on change in OU2 remedy and issued bid addendum to solicit adjusted bids from select bidders
- ✓ Reviewed updated bids based on new scope and bid-evaluation factors
- ✓ Obtained approval from Beneficiaries to retain two local prime contractors



OU2 Remedial Action Contracting Next Steps

- ✓ **March 2023** – Negotiate and finalize contract with prime contractors [**Current Step**]
- ✓ **April – June 2023** – Training and other opportunities for subcontractors, as needed, including:
 - Contractor-sponsored job fair to hire local workers and ‘train to retain’
 - Environmental construction basic training through Prime Contractors
 - HAZWOPER training through Prime Contractors or Brunswick Community College
 - Mentoring on financial and organizational planning, risk management, insurance coverage, etc.
- ✓ **June 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



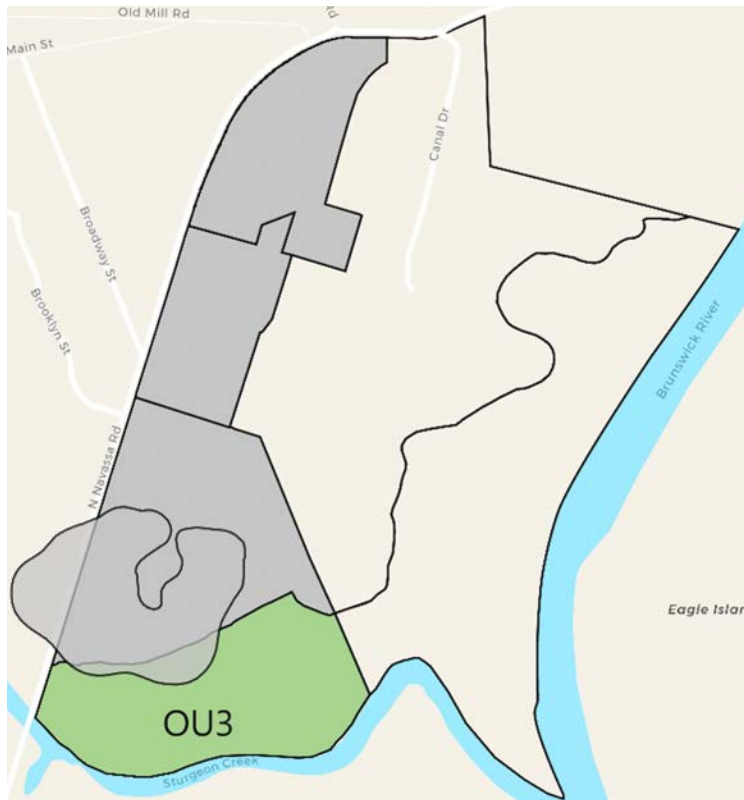
General Site Investigation and Cleanup

Ngozi Ibe, Multistate Trust



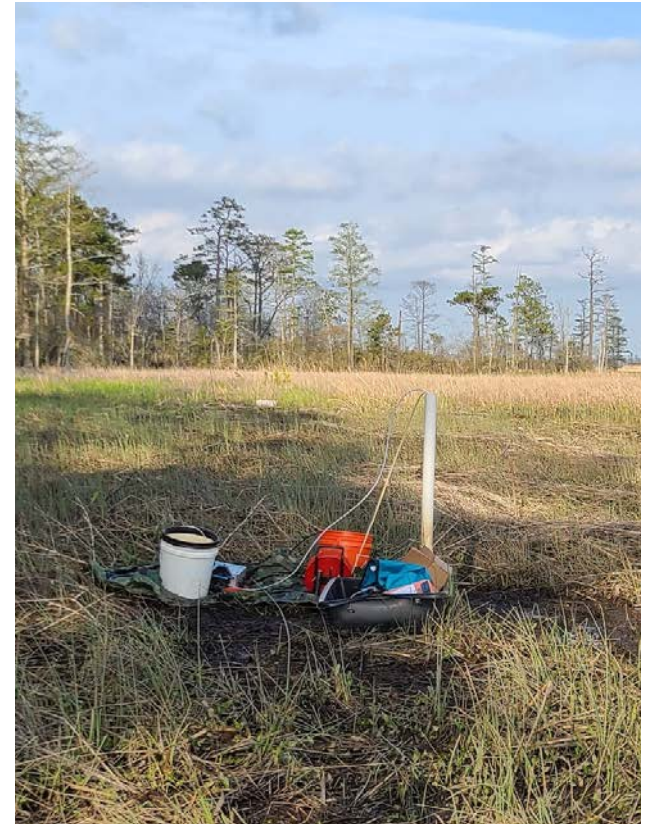
OU3 Marsh Fieldwork

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



OU3 Marsh Fieldwork

- ✓ Conducted supplemental remedial Phase 1 investigation in October/November 2022 -
 - Collected additional surface water, sediment and porewater data
 - Installed monitoring points in the marsh to measure:
 - groundwater levels
 - surface water levels
 - sediment accumulation rates
 - Surveyed marsh to identify DNAPL impacts and understand marsh composition
 - Evaluated marsh vegetation and health



Piezometer equipment used to monitor groundwater levels

OU3 Marsh – Next Steps

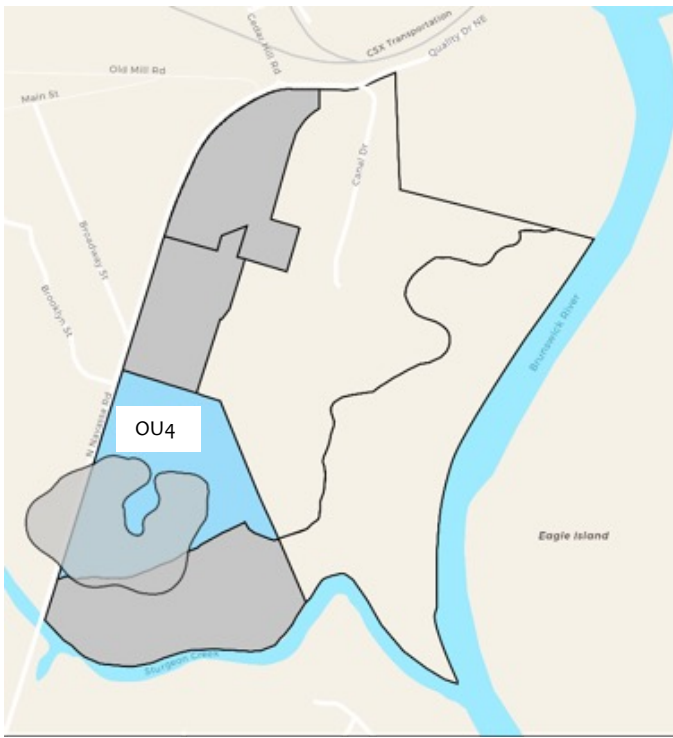
- ✓ Winter 2022/2023: Analyze and validate lab results for surface sediment and porewater data from Phase 1 investigation
- ✓ Spring/Summer 2023:
 - Develop Phase 2 investigation work plan
 - Conduct Phase 2 investigation to determine the impact of groundwater discharge to marsh sediment and porewater
- ✓ Fall/Winter 2023: Begin OU3 ecological risk assessment report
- ✓ Winter 2023/2024: Begin Feasibility Study to evaluate potential remedy



OU3 Marsh, Winter 2022

OU4 Pond and Process Area Fieldwork

Collect supplemental data to further evaluate DNAPL impacts, quantify human and ecological risk, and support evaluation of potential remediation technologies



OU4 Pond and Process Area Fieldwork

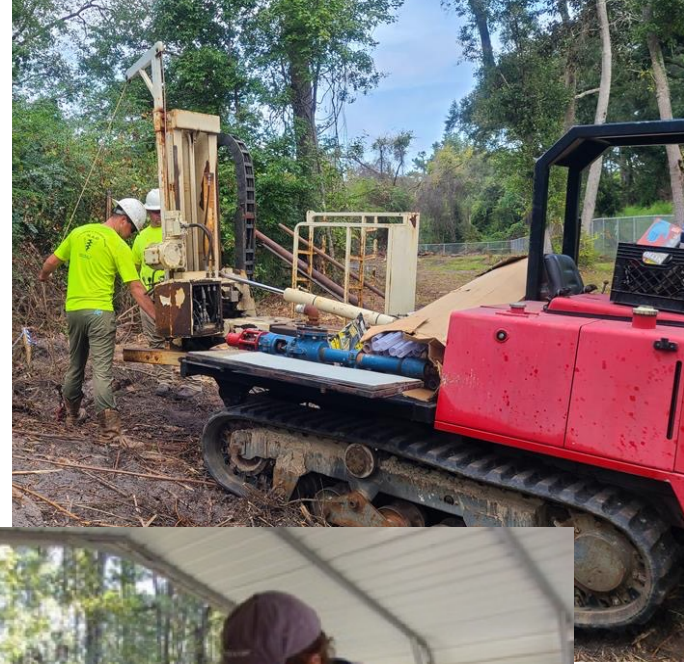
- ✓ Installed transducers as part of the OU4 Phase 1 supplemental remedial investigation in February 2023:
 - Installed transducers in existing monitoring wells and new and existing piezometers to monitor water levels and tidal effects
 - Installed transducers in surface water standpipes to monitor water levels and water quality parameters concurrently with groundwater monitoring



Installation of transducers

OU4 Pond and Process Area – Next Steps

- ✓ Spring/Summer 2023:
 - Develop Phase 2 supplemental remedial investigation work plan
 - Conduct Phase 2 supplemental remedial investigation to further evaluate DNAPL impacts and collect data to support evaluation of potential remediation technologies
 - Prepare OU4 ecological risk assessment
- ✓ Fall/Winter 2023:
 - Prepare Phase 2 Investigation Report
 - Prepare OU4 human health risk assessment

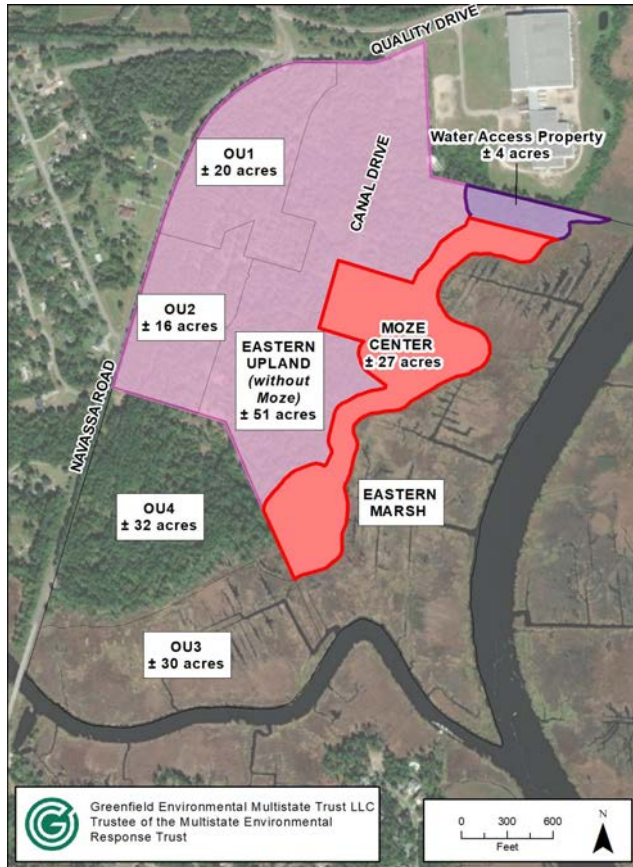


Property Marketing and Sale Process

Claire Woods, Multistate Trust



Property Marketing and Sale Process



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

- ✓ Multistate Trust is preparing to sell ±87 acres:
 - ±51 acres - Eastern Upland Area
 - ±20 acres - OU1
 - ±16 acres - OU2
- ✓ Whether the 4-acre water access property will be sold will depend on the bid evaluation process
- ✓ 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 summer 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

Property Marketing and Sale Process

- ✓ Summer 2022 – Began active marketing
- ✓ Fall/Winter 2022 – Offered site tours for interested buyers and community members
- ✓ Spring 2023 – Invite bid submittals and development plans from interested buyers and developers
- ✓ Summer 2023 – Reuse Advisory Council and community members to provide input on proposed development plans received from bidders
- ✓ Fall 2023 – Beneficiary approval of bidder
- ✓ Winter 2023 to 2024 – Secure Planned Unit Development approval and/or Rezoning changes
- ✓ Winter 2024 – Close on sale and transfer property

FOR SALE

 | Multistate Trust Property
Navassa, NC
July 2022

MULTI-ACCESS SITE NEAR PORT OF WILMINGTON



- **Acres:** ±154 (±102 acres anticipated to be available)
- **Highways:** I-140 and US 74 / 76 / 17 interchanges within 2 miles
- **Rail:** CSX adjacent
- **River:** Brunswick River potential access
- **Port of Wilmington:** within 7.5 miles
- **Airport:** Wilmington International Airport within 10 miles
- **Utilities:** water, sewer, natural gas, electricity, fiber
- **Zoning:** mixed-use potential
 - commercial – almost 100% leakage in 2-mile radius
 - light industrial – closest large site to Port
 - residential – high density, as part of mixed use
 - recreational – unique local history, water assets
- **Certified Opportunity Zone**
- **Environmental:** ±102 acres anticipated to be available for unrestricted use

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Marketing Contact:
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Owner:
Greenfield Environmental
Multistate Trust LLC,
Trustee of the
Multistate Environmental
Response Trust



Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust
Visit navassa.greenfieldenvironmental.com



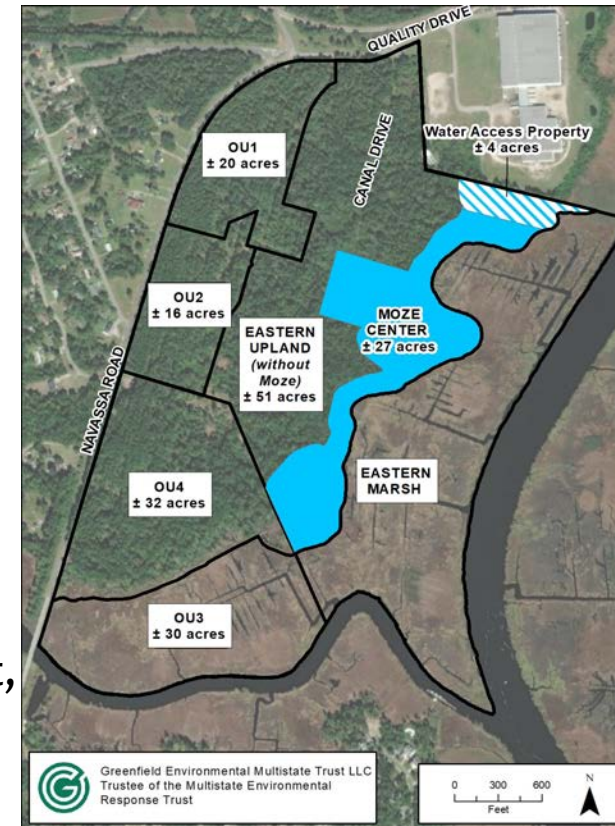
Moze Heritage Center Land Donation

Claire Woods, Multistate Trust



Moze Heritage Center Land Donation

- ✓ Multistate Trust to donate ±27 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)
 - Assess options for donation configuration (COMPLETED)
 - Confirm exemption to subdivision ordinance (COMPLETED)
 - Identify conservation easement holder (COMPLETED)
 - Property survey (IN PROGRESS)
 - Record restrictive covenant or conservation easement, in coordination with Town and Beneficiaries (UPCOMING)
- ✓ Whether the 4-acre water access area is included with the donation will depend on the bid evaluation process
- ✓ 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 must be approved by Beneficiaries

Update from Natural Resource Trustees on Restoration Projects

Krista McCracken, NOAA



Kerr-McGee Phase I Restoration: Navassa Project Updates

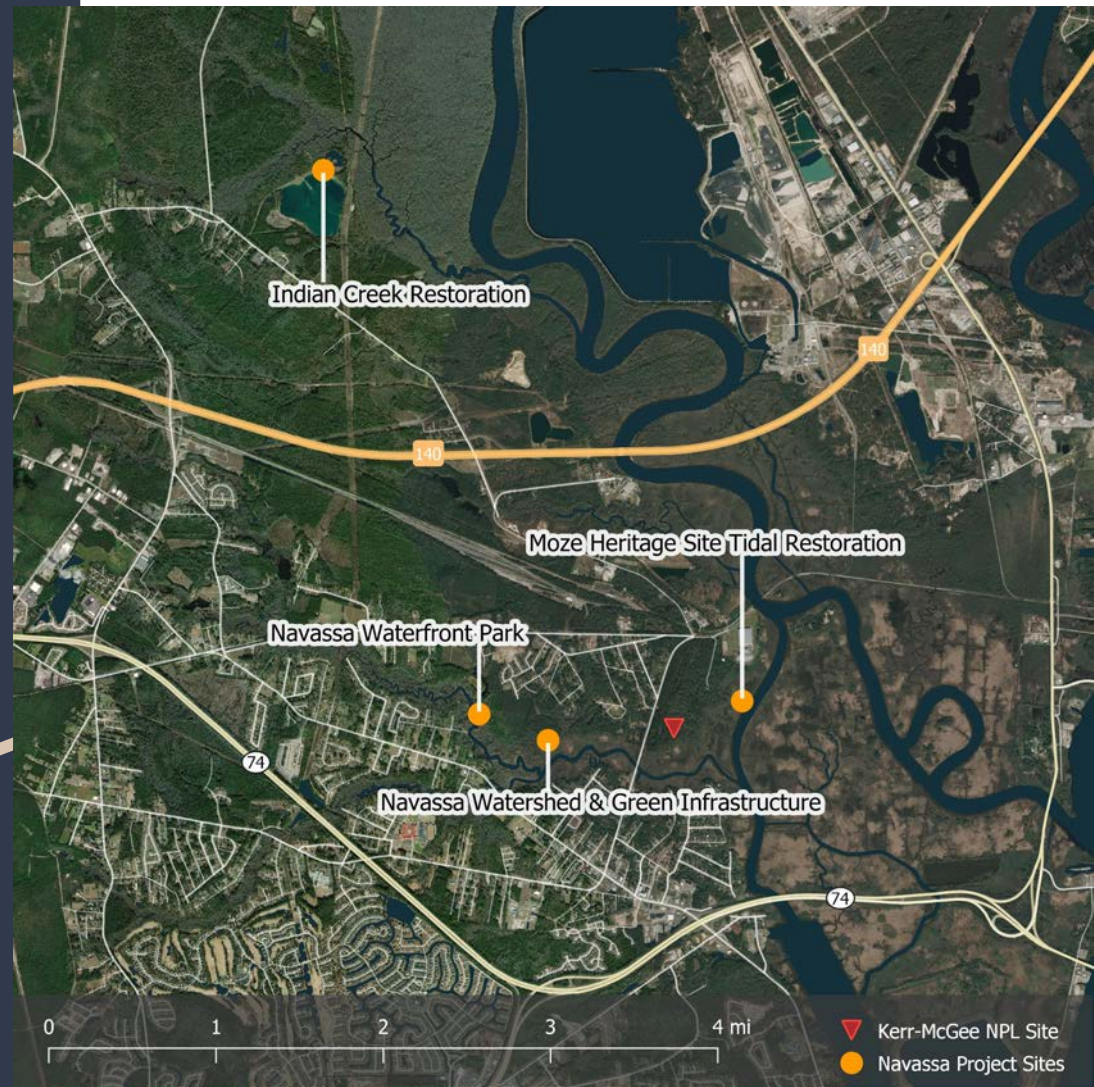
March 23, 2023

Presenter:

*Krista McCracken, Case Team Lead
Natural Resource Trustee Council
NOAA Restoration Center*

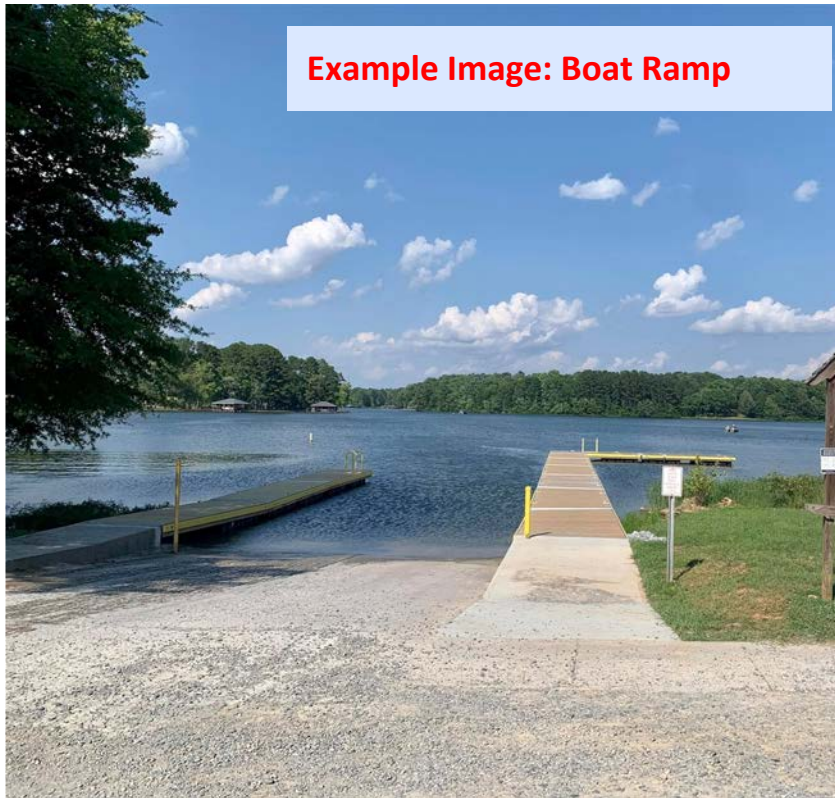
Navassa Projects:

- *Indian Creek Restoration*
- *Navassa Waterfront Park*
- *Navassa Watershed & Green Infrastructure*
- *Moze Heritage Site Tidal Restoration*



Indian Creek Restoration

Example Image: Boat Ramp



Anticipated Timeline:

- Jan 2022: Land Acquisition [COMPLETE]
- June 2022: Bush Hogging [COMPLETE]
- Spring/Summer 2023: Final design, permitting, site prep, access road
 - 3/16: Designs approved for permitting by Town Council
- Fall 2023: Moll's Creek restoration
- Fall 2023/Winter 2024: Trail, pedestrian bridge, Hall Landing & Clark Landing ramp improvements

Navassa Waterfront Park Restoration

Example Image: Fixed Pier with Gazebo and Floating Dock

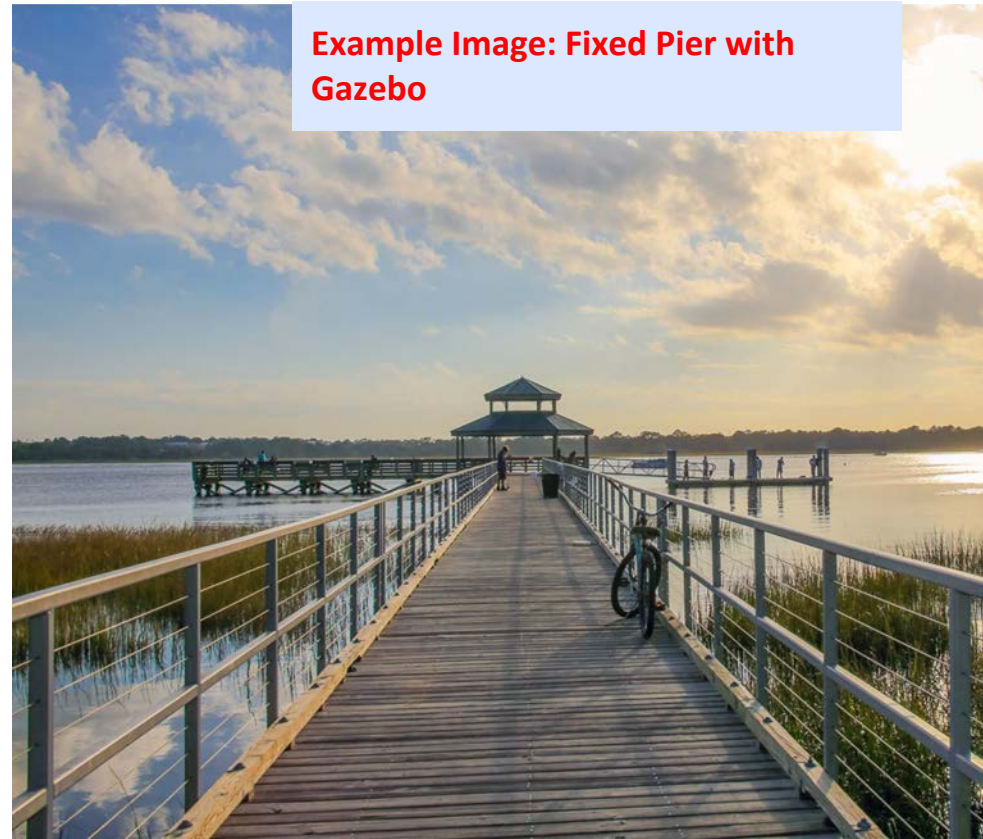


Anticipated Timeline:

- Jan '22: Land Acquisition [COMPLETE]
- Fall 2022: Bush Hogging [COMPLETE]
- Spring/Summer 2023: Final design, permitting, site prep, access road
 - 3/16: Designs approved for permitting by Town Council
- Fall 2023: Trail, signage
- Fall 2023/ Winter 2024: Water access, pier installation

Moze Heritage Site Tidal Restoration

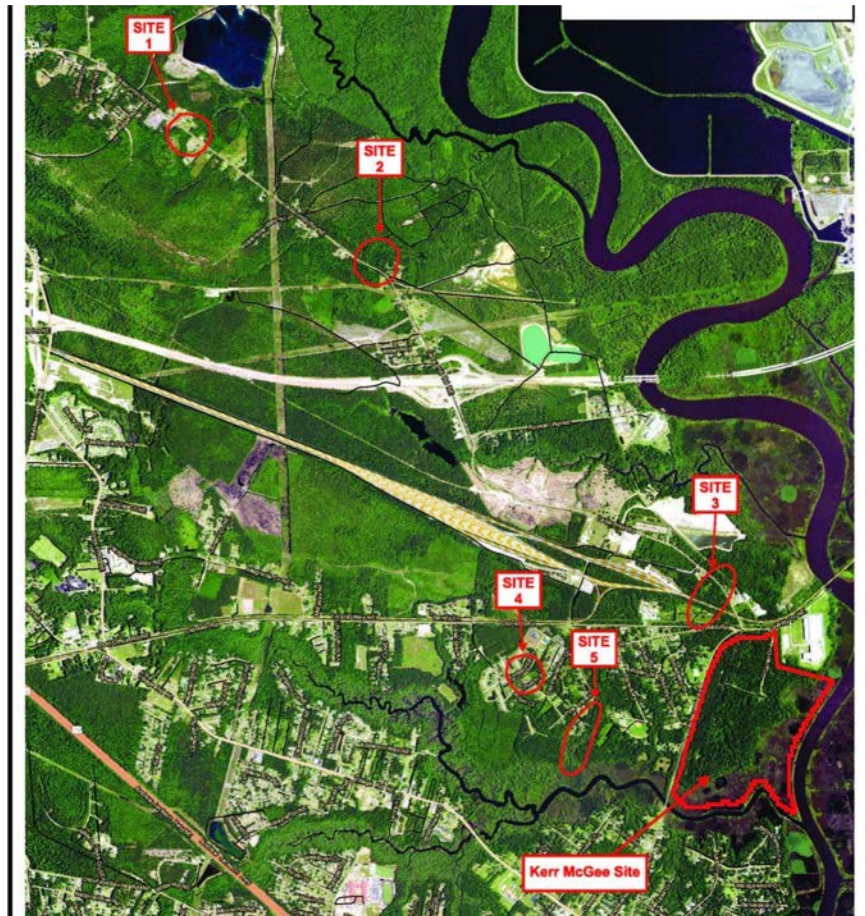
Example Image: Fixed Pier with Gazebo



Anticipated Timeline:

- 2023: Finalize land donation and site protection instrument
- 2024 / 2025: Site assessment, design and permitting, construction

Navassa Watershed and Green Infrastructure



Anticipated Timeline:

- 2022: Partnership Coordination / Stakeholder Engagement [COMPLETE]
- 2022 - 2023: Watershed characterization, field verifications
- Fall 2023: Plan development
- Late 2023/ Early 2024: Pilot project acquisitions, E&D, Sturgeon Creek/Redmon Creek feasibility assessment

Next Steps: Focus on Phase 1 Projects

- *Upcoming Activities for Navassa Projects*
 - *Construction activities for Indian Creek and Navassa Waterfront Park (including boat ramps, fishing pier, floating dock)*
 - *Watershed Characterization and Management Plan, field verifications*
 - *Stormwater BMPs – site assessments, design*
 - *Finalize Moze Heritage Site land donation, initiate site assessment for restoration project*
 - *Administrative tasks for grants and contract management*

Strategic Conservation/Restoration Planning

- *Town and partners examining conservation/restoration opportunities for future projects*
- *Understanding community concerns and community priorities*
- *Multiple funding opportunities/sources to be considered*
 - *NFWF National Coastal Resiliency Fund*
 - *NC's Environmental Enhancement Grant Program*
 - *"America the Beautiful" Grant Program*
 - *NOAA 2023 NOFOs (Spring/Summer)*
 - *Kerr McGee Phase II*

More Information

NOAA Kerr-McGee NRDA case webpage:

<https://darrp.noaa.gov/hazardous-waste/kerr-mcgee-chemical-corp-tronox>

Google: *"Kerr-McGee Restoration"*

NOAA Natural Resource Trustee Contacts:

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Resources

- ✓ EPA Site Profile Page: <https://www.epa.gov/superfund/kerr-mcgee-chemical-corp>
- ✓ EPA Information Repository Administrative Record*: <https://semspub.epa.gov/src/collections/04/AR/NCD980557805>
- ✓ Multistate Trust Website: <https://navassa.greenfieldenvironmental.com/>
- ✓ NOAA Kerr-McGee NRDA case webpage: <https://darrp.noaa.gov/hazardous-waste/kerr-mcgee-chemical-corp-tronox>
- ✓ 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: Summer 2023

