

**Former Tronox/Kerr-McGee
Wood Treating Facility (Site)
Bossier City, Louisiana**

**Community Meeting
September 11, 2023
6:30 p.m. – 7:30 p.m.**

**Louisiana Department of Environmental Quality
Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust**



**Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust**

Meeting Agenda

- ✓ Introductions and overview
- ✓ Ongoing parking lot replacement
- ✓ Additional soil sampling
- ✓ Site reuse and redevelopment planning
- ✓ Questions and discussion



Introductions and Overview

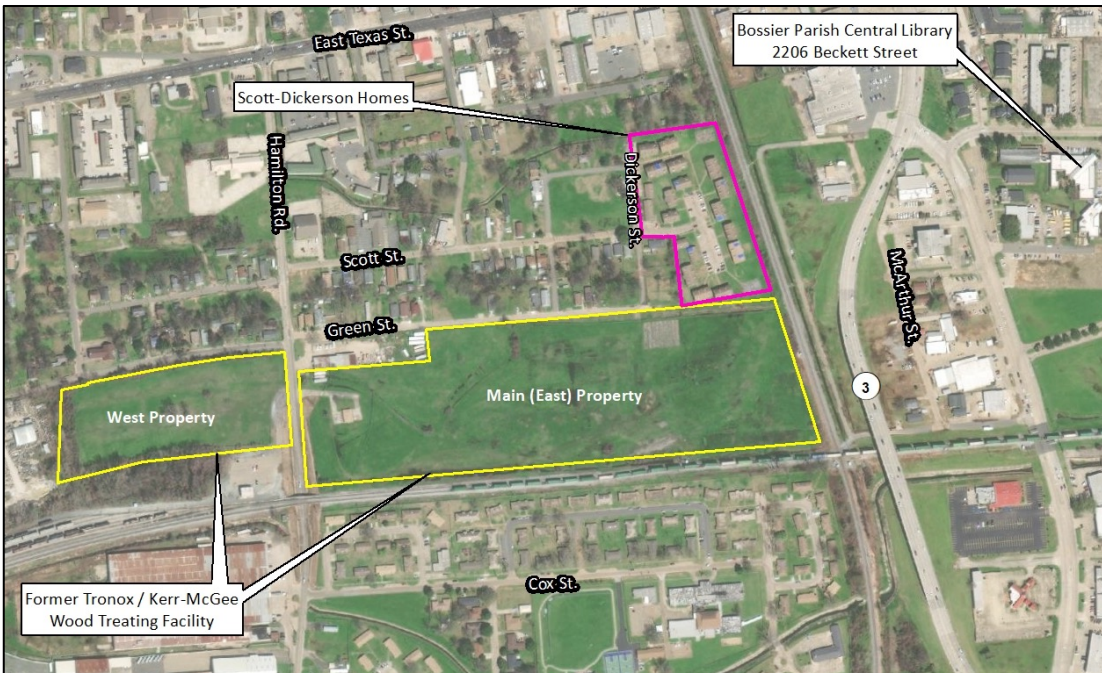


Introductions

- ✓ Site investigation and cleanup team
 - Louisiana Department of Environmental Quality (LDEQ)
 - Multistate Environmental Response Trust (Multistate Trust) and its contractor, Jacobs Engineering Group (Jacobs)
- ✓ Louisiana Department of Health (LDH)
- ✓ City of Bossier City
- ✓ Housing Authority of the City of Bossier City (HABC)



Site Overview



Contaminants of Concern

- ✓ On-Site – creosote, benzene, polycyclic aromatic hydrocarbons (PAHs)
- ✓ Off-Site – PAHs

Wood Treating Operations Timeline

- ✓ 1930–1987: T.J. Moss Tie Co. and successors
- ✓ 1980: Kerr-McGee purchased the Site
- ✓ 1988: Facility decommissioned

Basic Information

- ✓ Main (East) Property: ±26 acres
- ✓ West Property: ±6 acres
- ✓ Regulatory Program: LDEQ Risk Evaluation and Corrective Action Program (RECAP)



The Tronox Tort Claims Trust

The Multistate Trust Cannot Pay Personal Injury or Property Damage Claims

The Multistate Trust was created to own and clean up contamination at many former Tronox/Kerr-McGee sites, including the Site in Bossier City.

Multistate Trust funds can be used **only** for cleanup, site management, and property reuse activities.

Multistate Trust funds cannot be used to pay personal injury claims, such as health and medical bills, or property damage claims.

If you have questions about personal injury or property damage claims, you should contact the Tronox Tort Claims Trust at (800) 753-2480 or tronoxorttrust@epiglobal.com. Visit www.tronoxorttrust.com.



Ongoing Parking Lot Replacement



Parking Lot Replacement

- ✓ In early 2022, Housing Authority began to replace sections of parking lot
- ✓ Replacement work exposed potential contamination
- ✓ Based on sampling results, contamination presents a risk to future workers
- ✓ Parking lot work was stopped; Multistate Trust discussed next steps with Housing Authority
- ✓ Multistate Trust is replacing parking lot
- ✓ New parking lot provides protective barrier to prevent exposure



Scott-Dickerson Homes Parking Lot



Potential Contamination Beneath Concrete in Parking Lot



Parking Lot Replacement

Scott-Dickerson Homes



Former Tronox/Kerr-McGee Wood Treating Facility
Bossier City, Louisiana

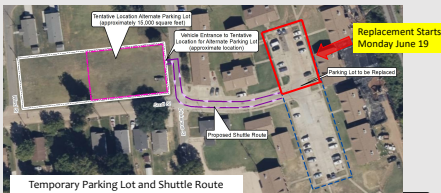
PARKING LOT REPLACEMENT

The Multistate Trust is replacing the Scott-Dickerson Homes parking lot to remove contaminated soil underneath the lot.

The north part of the lot will be replaced first. All cars in the north part of the lot must be moved. **Cars not moved by Tuesday June 20 at noon will be towed at no cost** to the south part of the lot or to the Alternate Parking Lot (at corner of Scott and Dickerson Streets).

The Alternate Parking Lot and shuttle service will be available starting Monday, June 19.

If you need help, call Claire Woods at (910) 765-7237.



For more information, please contact:

Paula Sen, LDEQ: paula.sen@la.gov or (318) 676-7521

Claire Woods, Multistate Trust: cw@q-eta.com or (910) 765-7237

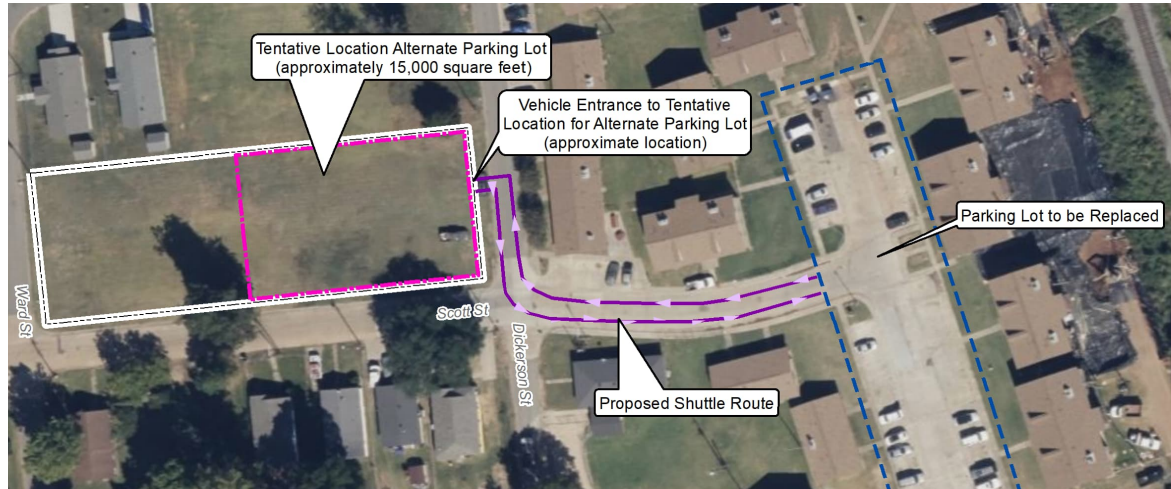
Visit BossierCity.GreenfieldEnvironmental.com for updates and information.



- ✓ Work in two phases – north side, then south
- ✓ Began in June
 - North lot finished in August
 - South lot to be finished in September
- ✓ Replacing the entire parking lot:
 - Remove concrete and soil down to 18 in
 - Remove sidewalks/curbs down to 24 in
 - Remove grassy areas down to 2-5 ft
 - Install concrete, sidewalks, curbs, grass
- ✓ Community outreach:
 - Issued survey about construction process
 - Canvassed door-to-door and distributed windshield notices
- ✓ Air monitoring, traffic control, fencing, etc.
- ✓ Work will limit risk that workers could be exposed to contamination during future work

Parking Lot Replacement

- ✓ Temporary parking lot at corner of Dickerson and Scott Streets
- ✓ Shuttle service for residents and guests of Scott-Dickerson Homes
- ✓ Lighting and 24-hour security
- ✓ Consulting with the City to ensure all legal requirements are met



Parking Lot Replacement



Excavation in north parking lot



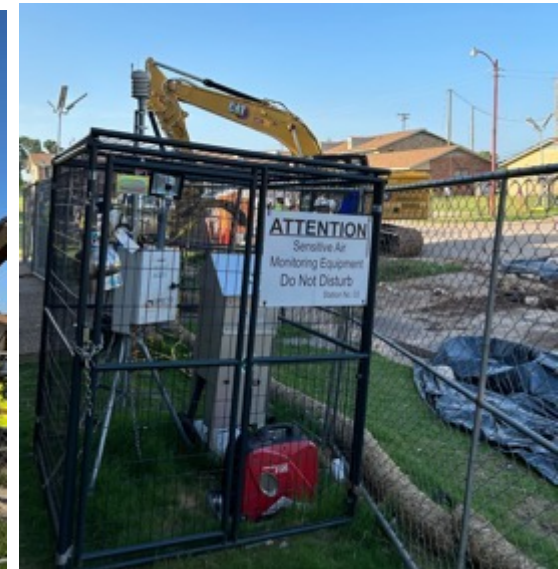
Laying down demarcation fabric after excavation



Placing clean backfill



Air monitoring equipment



Parking Lot Replacement

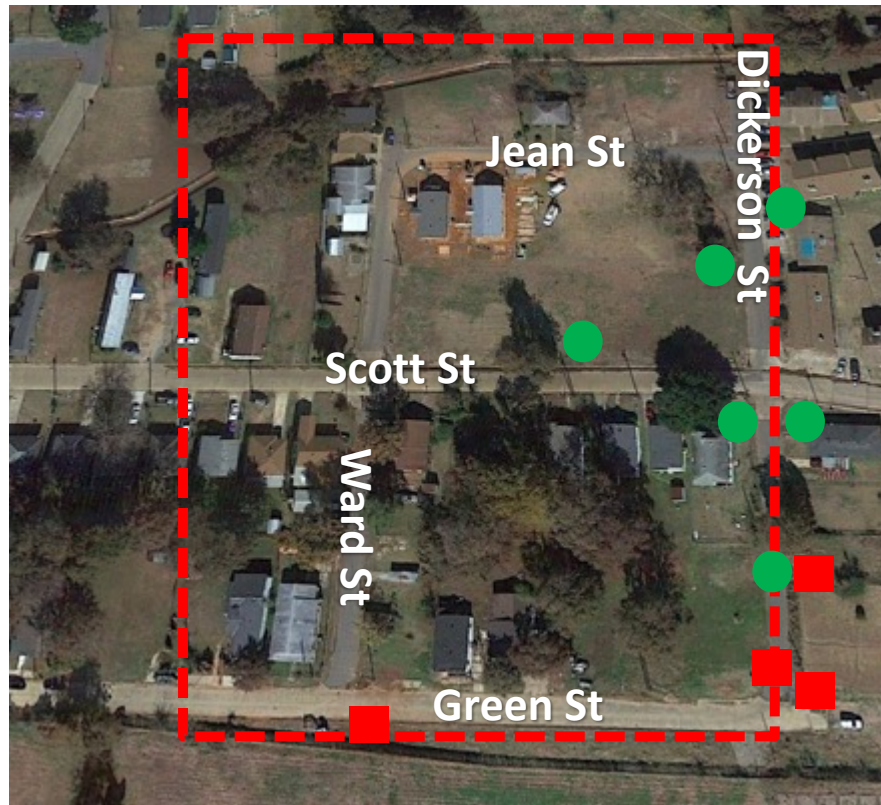


Completed North Parking Lot

Additional Soil Sampling



Additional Soil Sampling

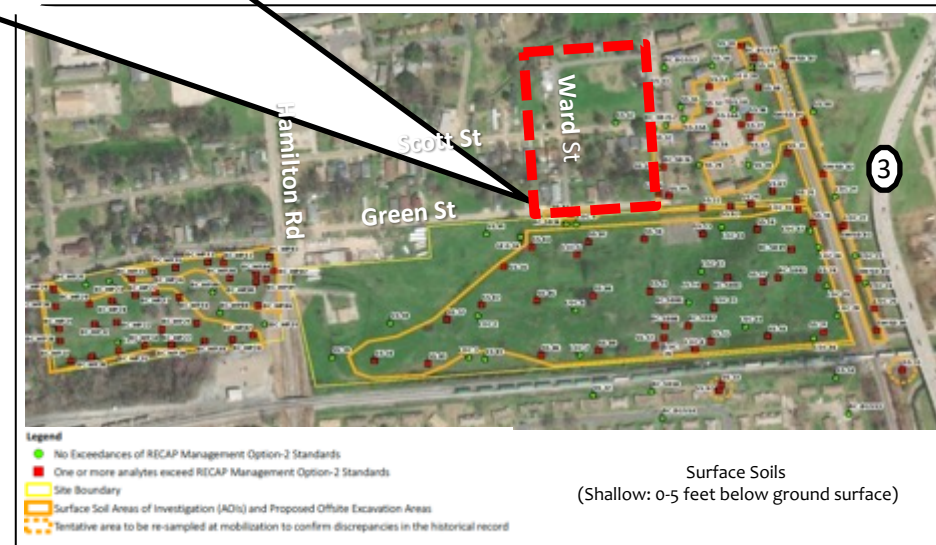


- ✓ Multistate Trust collected soil samples at 11 locations (on 8 properties) north of Site to address residents' concerns
 - Along Scott, Green, and Dickerson Streets
 - East of railroad tracks
- ✓ Multistate Trust is seeking permission to sample at 19 additional locations (15 properties)
- ✓ Sampling results will inform any additional "step-out" locations

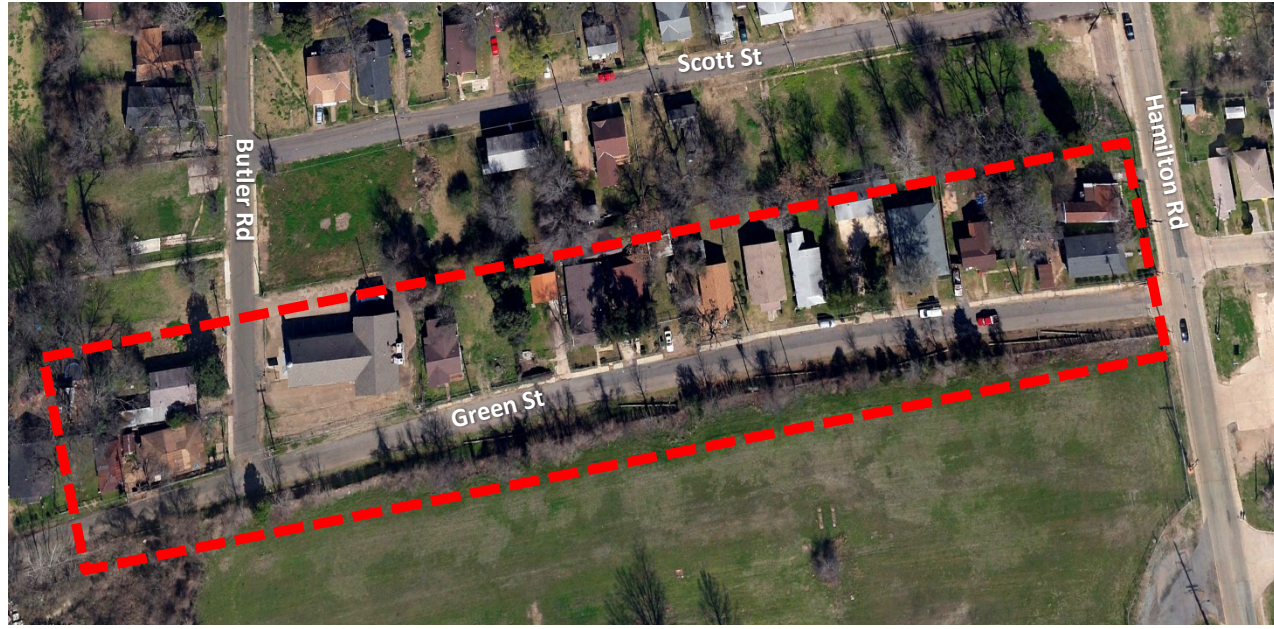
- No Exceedances of RECAP Management Option-2 Standards
- One or more analytes exceed RECAP Management Option-2 Standards
- Area of additional soil sampling

If you have questions about the extent of this sampling effort, please contact Multistate Trust

Visuals are not to scale



Additional Soil Sampling



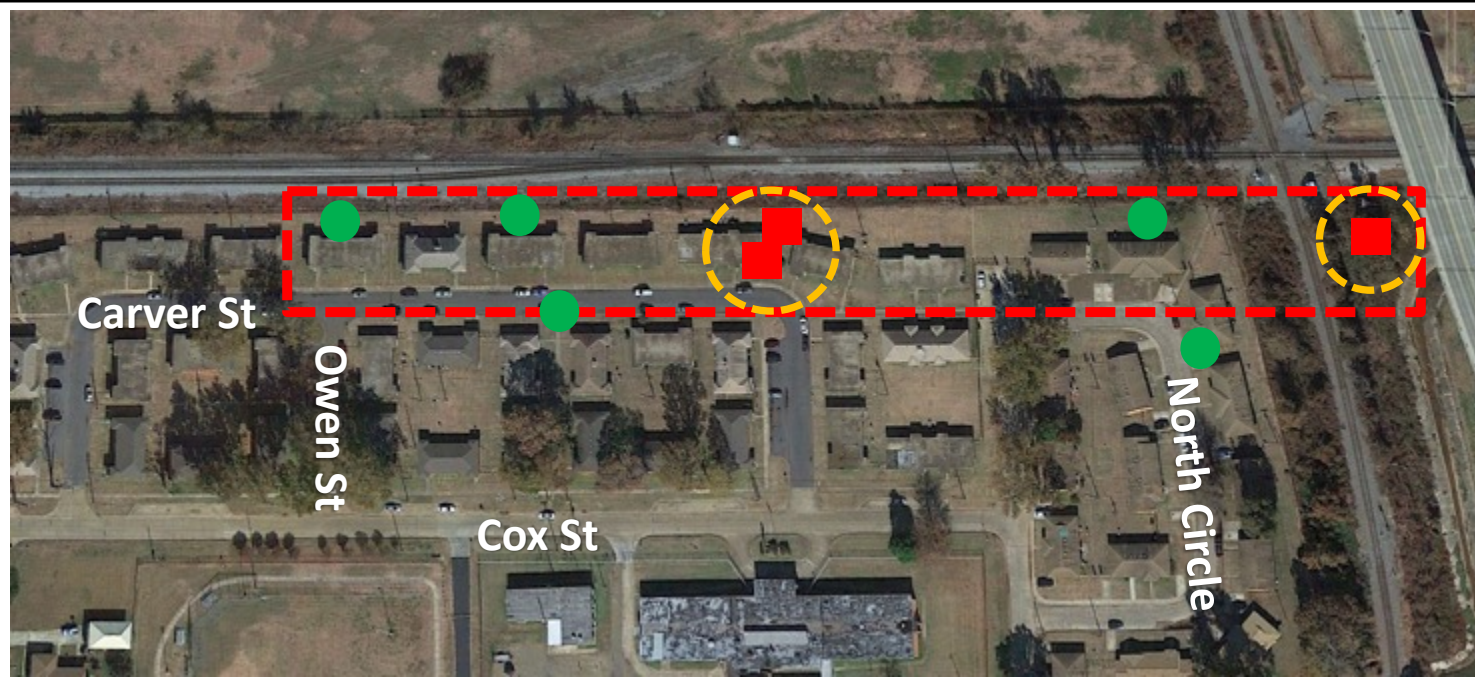
- ✓ 10 samples (7 properties) taken in area north of the West Property, along Green Street
- ✓ Multistate Trust is seeking permission to sample 9 more properties (9 sample locations)

If you have questions about this sampling effort, or if you would like your property to be sampled, please contact Multistate Trust to find out if you're eligible.

Visuals are not to scale



Additional Soil Sampling

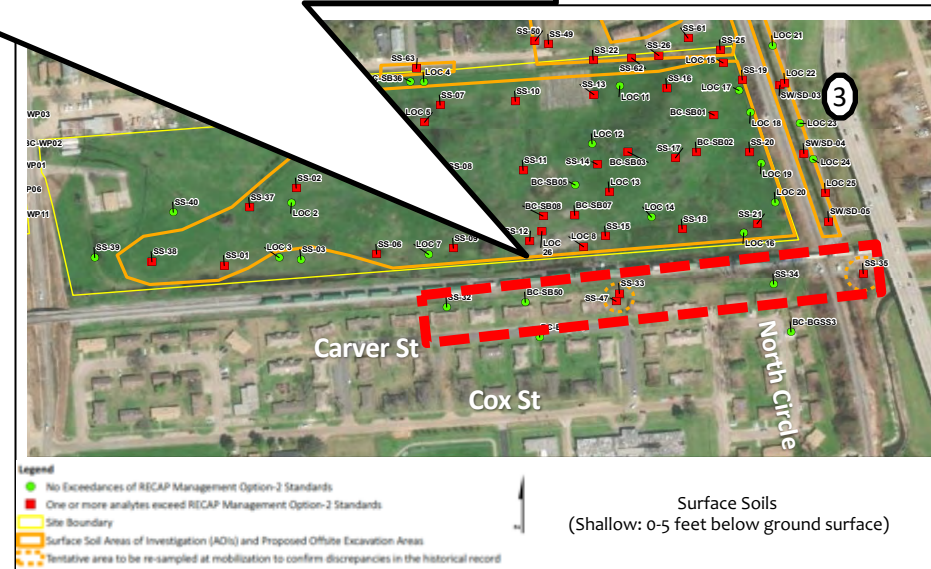


✓ 11 samples (2 properties) taken south of Site near the railroad, along Carver Street and by Shaver Street

- No Exceedances of RECAP Management Option-2 Standards
- One or more analytes exceed RECAP Management Option-2 Standards
- Area of proposed additional soil sampling
- Starting location of step-out soil sampling

If you have questions about the extent of this sampling effort, please contact Multistate Trust

Visuals are not to scale



Additional Soil Sampling – Results



- ✓ 33 locations sampled and tested for contaminants of concern (includes sample from the yard near the Volunteers of America)
- ✓ 30 locations below health-based standards set by LDEQ (no action needed)
- ✓ 3 locations above health-based standards set by LDEQ:
 - 2 residential properties on Green St
 - 1 non-residential property at north end of Dickerson
- ✓ We will take additional samples to understand the extent of contamination
- ✓ Letters have been sent to all property owners that gave sampling permission

Additional Soil Sampling



Former Tronox/Kerr-McGee Wood Treating Facility
Bossier City, Louisiana

January 2023

Residential Soil Sampling

Soil samples are being taken from residential yards to investigate contamination related to the former Tronox/Kerr-McGee Wood Treating Facility (the Site). The samples will be collected from yards that may have been affected by historical flooding of contaminated water, and where access has been granted by the property owner. Samples will be collected from 0-2 feet and 3-5 feet below ground surface using a small rig operated by a licensed driller. Additional soil samples may be taken in other nearby areas, depending on initial sampling results.



A small rig like this one will be used to collect the samples

If you would like the soil on your property sampled, please reach out to the Multistate Trust to find out if your property is eligible.

Site Background

The Site was used by Kerr-McGee Chemical Corporation and its predecessors for wood treatment operations from 1930 to 1987. In 1988, the facility, also known as the former Moss American Inc. Rail Tie Creosoting Plant, was decommissioned and all surface infrastructure removed, except an office building and concrete pads. Ownership of the property was transferred to Tronox LLC in 2005 and then to the Multistate Trust in 2011.

For more information, please contact:

Paula Sen, LDEQ: paula.sen@la.gov or (318) 676-7521

Claire Woods, Multistate Trust: cw@g-etg.com or (910) 765-7237

Visit BossierCity.GreenfieldEnvironmental.com for updates and information.



LEARN MORE

We are working to get permission from ±24 more property owners

Questions about Health Effects related to Chemicals in the Environment

Please contact the Louisiana Department of Health (LDH), Section of Environmental Epidemiology and Toxicology (SEET) toll-free at (888) 293-7020.

Questions about Personal Injury or Property Claims

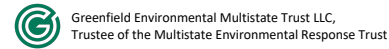
Anyone with questions about personal injury (health or medical) claims or property damage claims should contact the Tronox Tort Claims Trust toll-free at (800) 753-2480 or tronoxortrust@epiqglobal.com. Visit www.tronoxortrust.com.

Reuse and Redevelopment Planning



Redevelopment Planning

- ✓ We seek reuses for the property that are consistent with community-supported goals
- ✓ Reuse will be based on cleanup and is not expected to occur for several years
- ✓ Redevelopment workshop held in March 2023; upcoming workshop to be rescheduled
- ✓ Recruiting residents for Redevelopment Planning Working Group
- ✓ Issued redevelopment planning survey in June 2023



Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust

Former Tronox/Kerr-McGee Wood Treating Facility – Bossier City, LA Redevelopment Planning Survey – June 2023

The 32-acre former Tronox/Kerr-McGee Wood Treating Facility (the Site) is located at 520 Hamilton Road, Bossier City, near the intersection of Hamilton Road and Green Street. During the facility's years of operation, creosote and other chemicals were used to process wood products. The Multistate Trust is responsible for investigating, cleaning up, and preparing the Site for safe, beneficial, and community-supported redevelopment.

We believe potential redevelopment plans should reflect the community's goals and vision for the future and result in a Site use that residents will consider an asset. **Please help us understand your preferences for the future use of the Site by filling out this survey.**

Name:

Address:

Email:

1) Which future uses do you prefer for the Site? The uses listed were developed by the Redevelopment Planning Working Group. Please rank your top three options by placing a 1, 2, and 3 next to your preferences.

- Grocery store
- Retail stores/shopping center
- Community recreational center
- Primary care health facility
- Mental health and rehabilitation facility
- Community-based solar
- Other. Please explain:

2) If you support a Community Recreational Center, what services should be offered? Please check off your top two options.

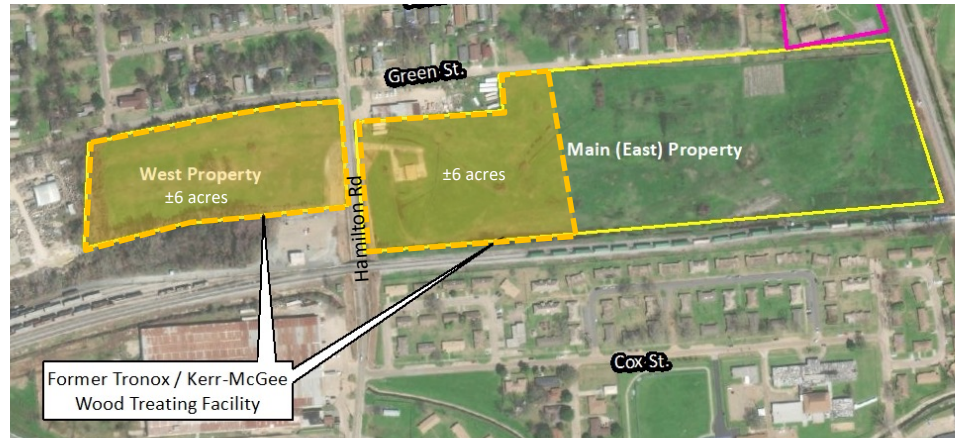
- Adult education/classes
- Children's tutoring or after-school care
- Sports
- Community meeting space
- Other. Please explain:


1

Please provide your contact information to be added to the Multistate Trust's Site mailing list and receive future Site-related communications from the Multistate Trust.



Potential Redevelopment Areas



 Phase 1: Areas potentially available for reuse



West Property – ±6 acres available
(Facing East)



Main Property – ±6 acres available
(Facing South-Southwest)



Redevelopment Working Group Priorities

- ✓ Working group priorities:
 - Grocery store
 - Retail stores/shopping center
 - Community recreational center
 - Primary care health facility
 - Mental health and rehabilitation facility
 - Community-based solar
- ✓ What are YOUR priorities?
- ✓ Redevelopment Working Group meeting to be rescheduled



Complete the Redevelopment Planning Survey: <https://www.surveymonkey.com/r/98WCH86>

Redevelopment Next Steps

- ✓ Outreach to residents to complete redevelopment planning survey
- ✓ Perform market research to determine market needs in area
- ✓ Search for future potential owner(s):
 - Marketing effort to identify private buyer
 - Coordinate with City of Bossier City/other governmental entity
 - Public/private partnership



Redevelopment Next Steps

- ✓ Take advantage of the many redevelopment-focused funding and technical assistance opportunities that are available for communities under the Bipartisan Infrastructure Law (BIL) and Inflation Reduction Act (IRA)
- ✓ Possible funding programs include:
 - Environmental & Climate Justice Community Change Grants
 - EPA Brownfields Program/LDEQ Brownfield Program
 - EPA Lands Revitalization Technical Assistance
 - USDA Technical Resources/Financial Assistance
- ✓ Research other opportunities under the BIL and IRA:
<https://www.epa.gov/invest/epa-funding-announcements-bipartisan-infrastructure-law-and-inflation-reduction-act>
- ✓ Consider other funding tools, like tax increment financing



Information Repository

The public can access Site documents in two locations:

1. Online at the LDEQ Electronic Document Management System at <https://www.deq.Louisiana.gov/page/edms>. Choose “Proceed to EDMS,” enter AI “865,” and choose “Search.”
2. In person at the Bossier Parish Central Library, 2206 Beckett Street, Bossier City, Louisiana 71111. Ask for the “former Tronox/Kerr-McGee Wood Treating Facility Information Repository.” The Site documents are available for viewing on compact disc.

For additional information,
visit the Multistate Trust’s website:

<https://bossiercity.greenfielddenvironmental.com>



Contact Information

- ✓ **Paula Sen, LDEQ Project Manager, Geologist**
 - (318) 676-7521, paula.sen@la.gov
- ✓ **Claire Woods, Multistate Trust Director of Environmental Justice Policies and Programs**
 - (910) 765-7237, cw@g-etg.com
- ✓ **Tracey Smith, Multistate Trust Contract Part-Time Community Liaison**
 - (318) 762-2588



Questions and Discussion

**Next Community Meeting Expected Winter 2023
Redevelopment Planning Workshop will be rescheduled**

