



**TOWN OF NAVASSA**  
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**February 24, 2020**

**RE: Position on Proposed Plan**

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To Whom it May Concern,

This Letter of Position represents the collective statement(s) of the Governing Body for the Town of Navassa (Town) in regards to the Proposed Plan which is the U.S. Environmental Protection Agency's (EPA) recommended plan for site remediation based on the Remedial Investigation (RI) and Feasibility Study (FS) for the Kerr-McGee Chemical Corp (Kerr-McGee)-Navassa Superfund Site (Site).

The Letter of Position shall herein directly respond to the statements made in the Proposed Plan released in October of 2019.

**Reasonably Anticipated Future Land Use**

The Proposed Plan States that, "In 2017 and 2018, the Multistate Trust voluntarily led a Redevelopment Planning Initiative to work with the community to develop reuse scenarios that reflect community priorities. The community-developed reuse scenarios combine commercial, industrial, cultural and recreational land uses. Potential risks under cultural use scenarios are evaluated under commercial and recreational exposure assumptions."

However, on February 23, 2018, during the Friday evening session, all six of the reuse scenarios created included residential uses; two of which included specifically "affordable housing". The digital illustrations drafted by Benchmark mention the residential uses as "condos, apartments, residential, mixed use residential and offices, affordable housing, [residential] high end and affordable".

This represents a grass roots effort to increase the affordable housing stock within the Town's limits in order to best accommodate present day Navassa citizens as well as the projected demand for affordable housing in the area in future years. This would enable the Town to provide relief for existing citizens while also adding stock for the anticipated need that is in line with Navassa's growth projections. It is to be noted that the follow up from that meeting in April 2018 did not include any scenarios that incorporated those residential uses.

It is in the unified interest of the Town of Navassa to reasonably anticipate residential redevelopment as a potential future land use with a goal towards including affordable housing types as an option for all Operable Unit 1 (OU1).

### **Residential Risk Evaluation**

The Proposed Plan states that the, “Residential Risk Evaluation concludes that OU1 is not acceptable for residential use or specific commercial uses such as daycares and schools.” This exclusion of uses would be held steadfast by implementing institutional controls, “including permanent institutional controls to prevent residential land use on the property in the form of a restrictive covenant or covenants that meet all of the requirements of the North Carolina General Statutes...”

With these institutional controls, the Site will not be eligible to tap into the housing market and address the regional need for affordable housing options. As stated in the Future Land Use Plan – Chapter 8: Goals and Policy Implementation, the one and only goal in relation to Housing and Population is to, “Provide sound, healthy and affordable housing for all residents at all income levels.” In addition, a supporting policy in the Future Land Use Plan states to, “Allow multifamily housing for low and moderate income persons.”

It is in the unified interest of the Town of Navassa to pursue redevelopment scenarios that allow OU1 to be eligible to pursue residential uses in order to address the needs for housing in the greater Cape Fear Region.

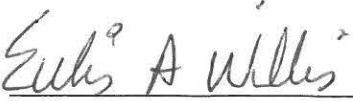
### **Determination**

It is desired to be noted that transparency and open communication are of the utmost importance to the Council and that greater efforts must be made in these aspects from all parties involved. Moving forward, the Town would like to ensure the community that the information they are receiving is accurate and that their voices are heard.

It is hereby concluded that the officials, elected to represent the interests of the Town of Navassa, want to pursue redevelopment scenarios in OU1 that would include residential uses. Therefore, it is the request of the Town of Navassa for all responsible parties to begin the necessary steps to identify the risks associated with residential uses on OUI and to detail the path forward for remediating OU1 to a standard in which residential uses would be acceptable.

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Witnessed by the Office of the Clerk

  
Mayor, Eulis Willis

CC:

Richard Elliot, Greenfield Environmental Multistate Trust LLC

Robin Spinks, Greenfield

Erik Spalvins, Superfund Division, U.S. Environmental Protection Agency, Region 4 (EPA)

Dave Mattison, North Carolina Department of Environmental Quality (DEQ)

Howard Schnabolk, National Oceanic and Atmospheric Administration (NOAA)

Krista McCracken, National Oceanic and Atmospheric Administration (NOAA)

Sara Ward, U.S. Fish and Wildlife Service (USFWS)

Carolina Fonseca Jimenez, North Carolina Department of Environmental Quality (NCDEQ)