

**Kerr-McGee Chemical Corp.
Navassa Superfund Site**

**Community Meeting
Tuesday, August 29, 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
- ✓ Operable Unit 2 Remedial Action Work in Progress
- ✓ General Site Investigations and Cleanup
- ✓ Financial Update
- ✓ Property Sale



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)

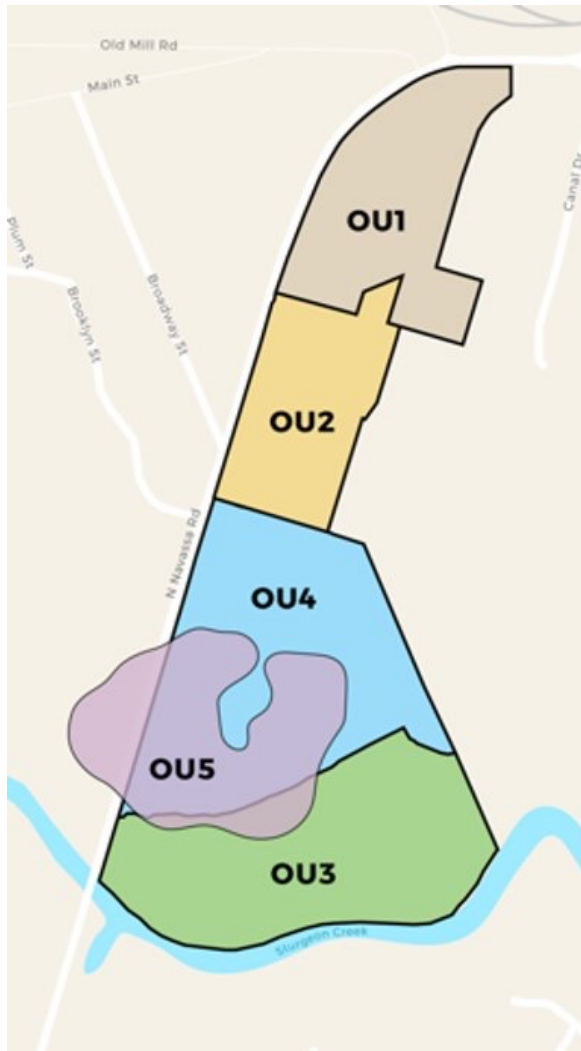


Site Overview

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

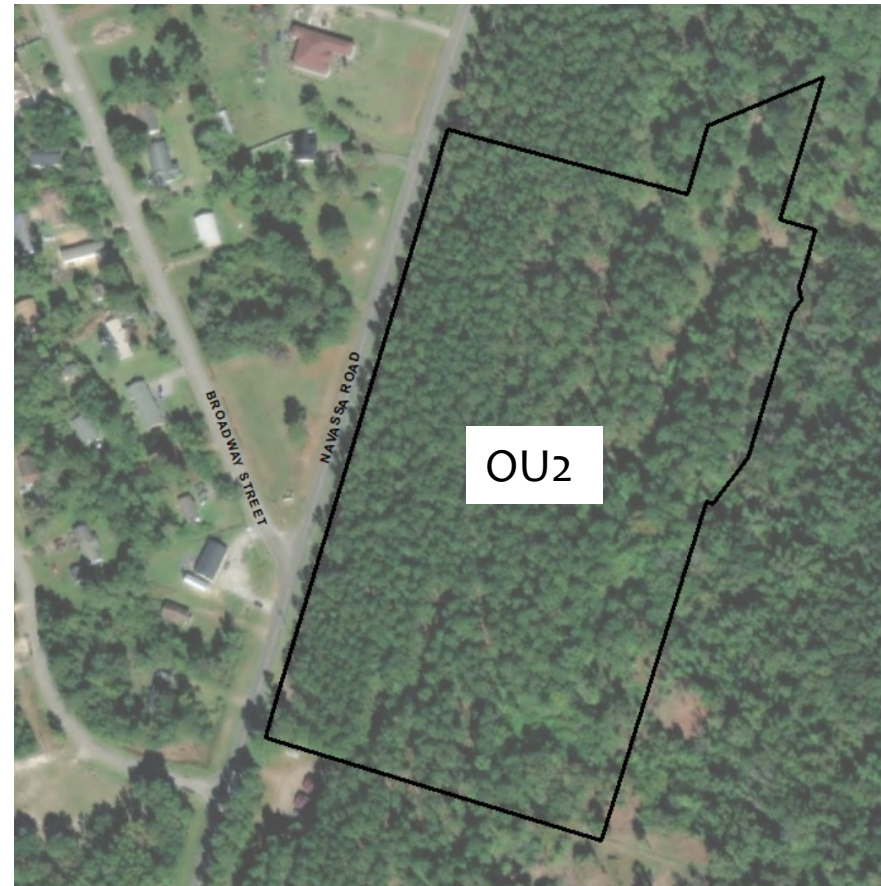
Operable Unit 2 Remedial Action Work in Progress

Ngozi Ibe, Multistate Trust



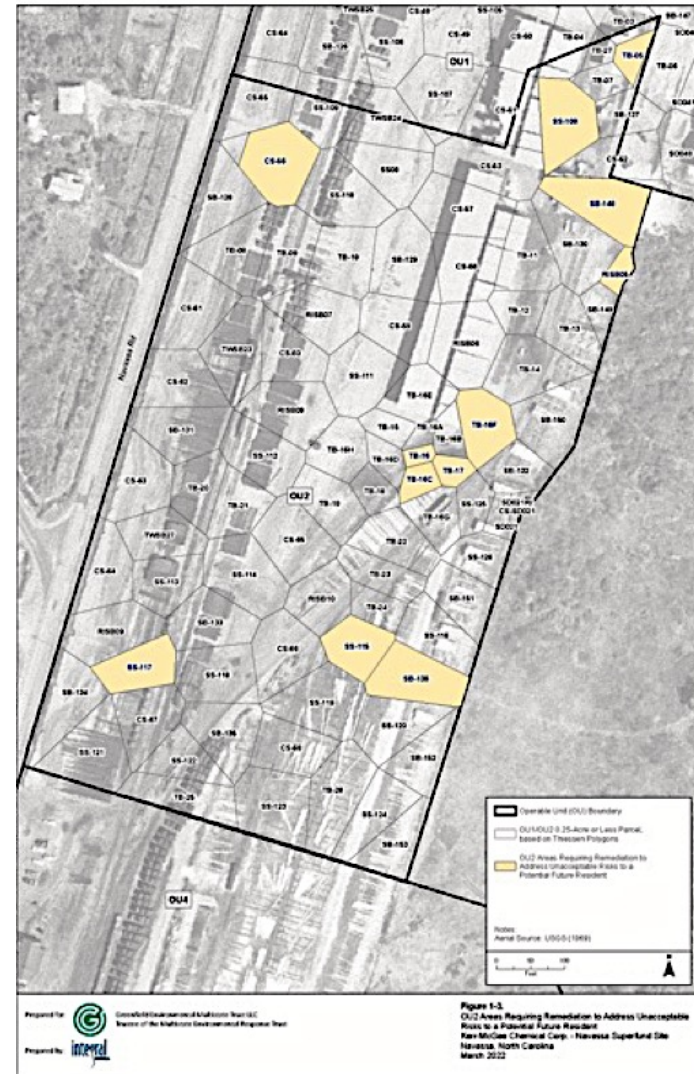
Overview of OU2 Remedial Action (RA)

- ✓ 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 Work Process and Timeline

- ✓ **Pre-construction activities (April-October 2023):** pre-construction meetings, contractor plan submittals
- ✓ **Mobilization (October 2023):** mobilize equipment onsite, establish temporary facilities, erosion and sediment control measures, construct haul roads, install site security etc.
- ✓ **Excavation and backfill (December 2023-February 2024):** Excavate $\pm 2,900$ cubic yards of soils from pre-determined excavation areas. Excavated areas will be backfilled with clean, imported backfill material.



*Dates on slides are subject to change, based on work progress

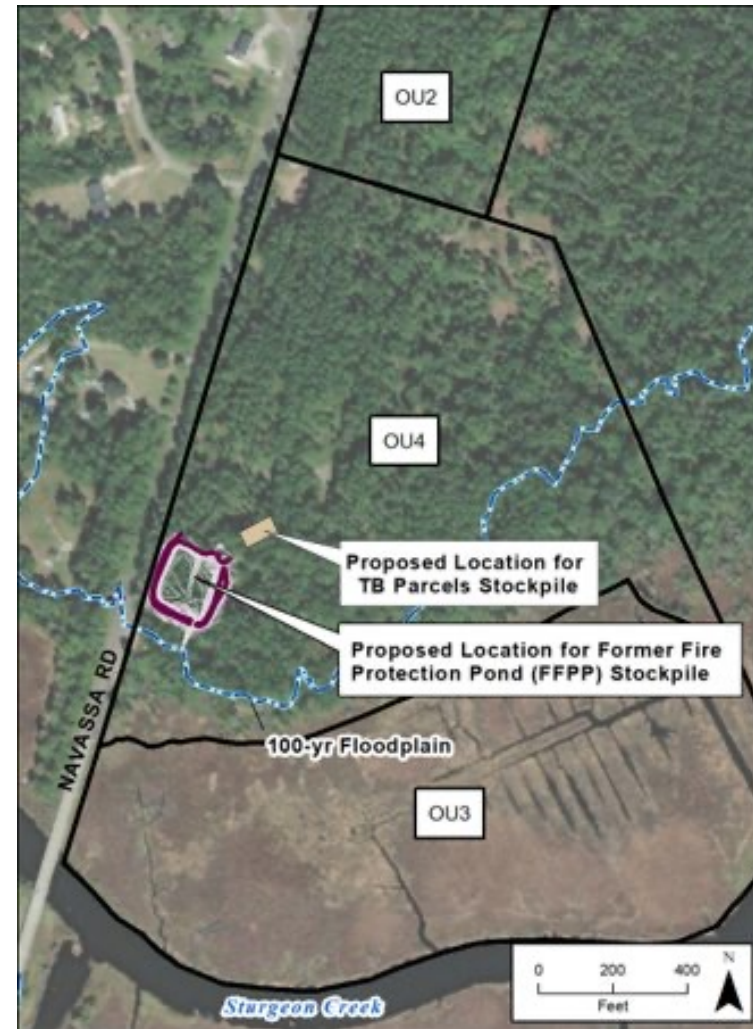


OU2 Work Process and Timeline

- ✓ **Soil Stockpiling (December 2023-February 2024):** OU2 soils will be loaded onto trucks and hauled to two separate soil stockpiles located in OU4. Stockpiled soils will be reused/consolidated as part of the OU4 remedy.



Example: Sonford Superfund Site OU1 Flowood, Mississippi



*Dates on slides are subject to change, based on work progress

OU2 Work Process and Timeline

- ✓ **Off-site Disposal (December 2023-February 2024):** Excavated Materials not suitable for the soil stockpiles will be disposed or recycled off-site (e.g., tires, personal protective equipment, concrete, trash, railroad ties)
- ✓ **Site Restoration (February 2024):** Hydroseed will be placed over backfilled excavation areas to restore vegetation and prevent erosion where needed
- ✓ **Site Inspection/Demobilization (March 2024):** Visual inspection to verify that site restoration is complete. Removal of equipment and other infrastructure. Soil stockpiles will be regularly inspected and maintained.

Fabric fencing



Gloves



Railroad ties



Wattles



**Dates on slides are subject to change, based on work progress*

OU2 Local Contracting

- ✓ Multistate Trust seeks to invest in the local economy in order to build capacity and provide equal access/opportunities for local businesses
- ✓ Multistate Trust has selected, and Beneficiaries have approved, two local contractors to work together to complete the OU2 Work
- ✓ Contractor Outreach Event to encourage local participation in hiring events and training opportunities:
 - Share information on OU2 work and contractor needs
 - Allow individuals and businesses to express interest in OU2 work
 - Allow individuals and businesses to express interest in training opportunities
- ✓ Contractor-sponsored job fair to hire local workers and “train to retain”



OU2 Local Contracting

- ✓ Potential Training Opportunities:
- 40-Hour HAZWOPER training through Prime Contractors or Brunswick Community College
 - Worker training certifications such as heavy equipment operation, waste handling etc.
 - Mentoring on financial and organizational planning, risk management, insurance coverage, etc.

40-HOUR COURSE



COURSE INFORMATION

Brunswick Community College is pleased to offer a HAZWOPER 40-Hour Training Course. After completing the training course, participants will receive an OSHA HAZWOPER 40 certificate, which will qualify them to work on sites where hazardous substance, health hazards, or safety hazards may be present.

The Training course will offer academic learning and interactive exercises to teach participants about industry best practices and how to identify and evaluate risks associated with hazardous materials.

TRAINING TOPICS

- Toxicology
- Preparation of site safety plans
- Identification of hazardous materials
- Use of personal protective equipment
- Terminology pertaining to hazardous materials

REGISTRATION

The course will require a \$220 fee, to be paid to Brunswick Community College. Fees will include classroom materials, including required workbooks. Eligible participants may seek assistance to cover a portion of the cost of training.

Registration is required and must be completed by November 8, 2021. Space is limited. You may register at the following link if you are paying for the class. <https://selfservice-cloud.brunswickcc.edu/Student/InstantEnrollment>.

SCHOLARSHIPS

If interested in a scholarship, please contact Timothy M. Randall at 910-755-7383 or randallt@brunswickcc.edu.

Previous HAZWOPER training session hosted by Brunswick Community College in November 2021



Community Safety During OU2 Work

Multistate Trust will implement plans to ensure the safety of workers and the community during the OU2 work, including:

- ✓ **Traffic Control:** Coordination with local law enforcement, use of traffic flaggers to ensure safe integration of construction traffic with roadway traffic
- ✓ **Site Security:** Limit access to the site to authorized personnel only, provide signage, fencing to secure equipment and personnel
- ✓ **Noise Reduction:** Adhere to local noise ordinances. Work will be limited to 7am to 7pm on weekdays



Community Safety During OU2 Work

- ✓ **Air Monitoring:** Including monitoring of worker breathing space, and ambient air nearby and downwind of work areas. Dust and odor suppression.
- ✓ **Decontamination:** All equipment and vehicles will be decontaminated and visually inspected for debris before going offsite. Workers will dispose of all used PPE appropriately.
- ✓ **Health and Safety:** Contractors will develop and implement a comprehensive Contractor Health and Safety program in line with the Multistate Trust's commitment to health and safety in the workplace



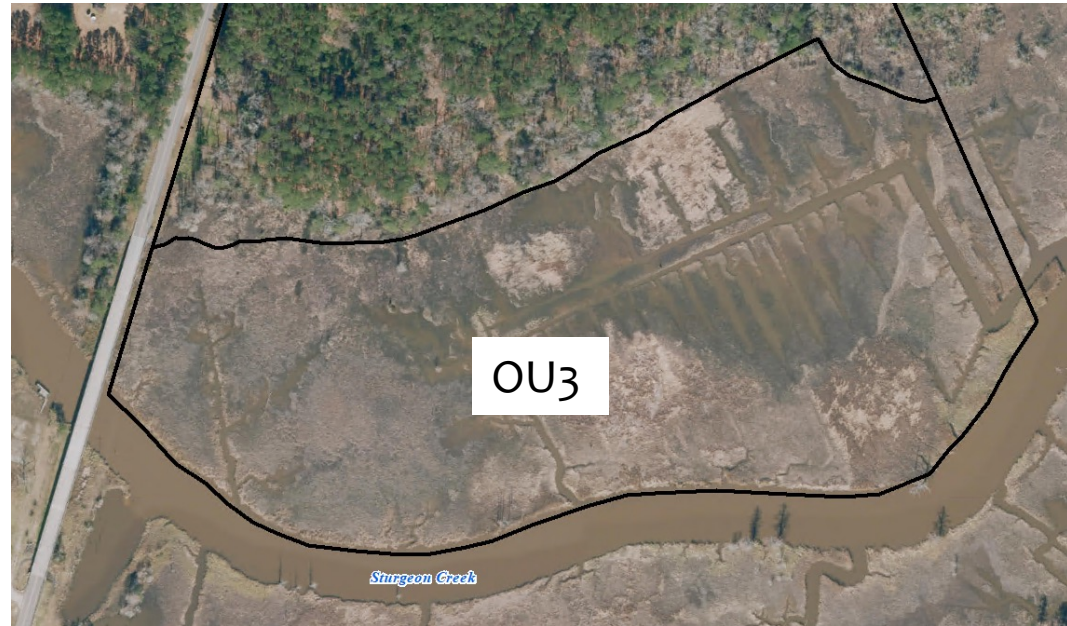
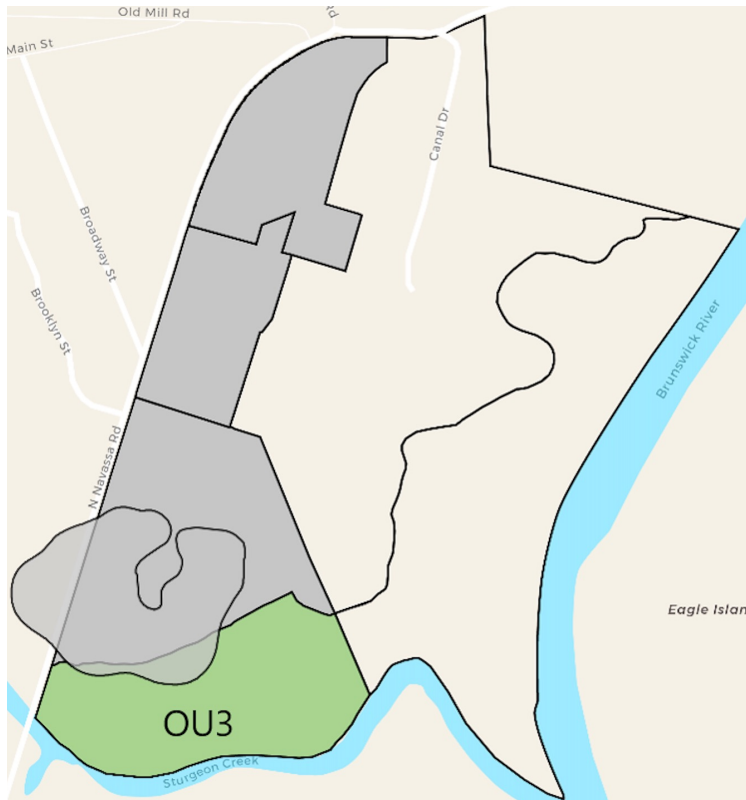
General Site Investigations and Cleanup

Ngozi Ibe, Multistate Trust



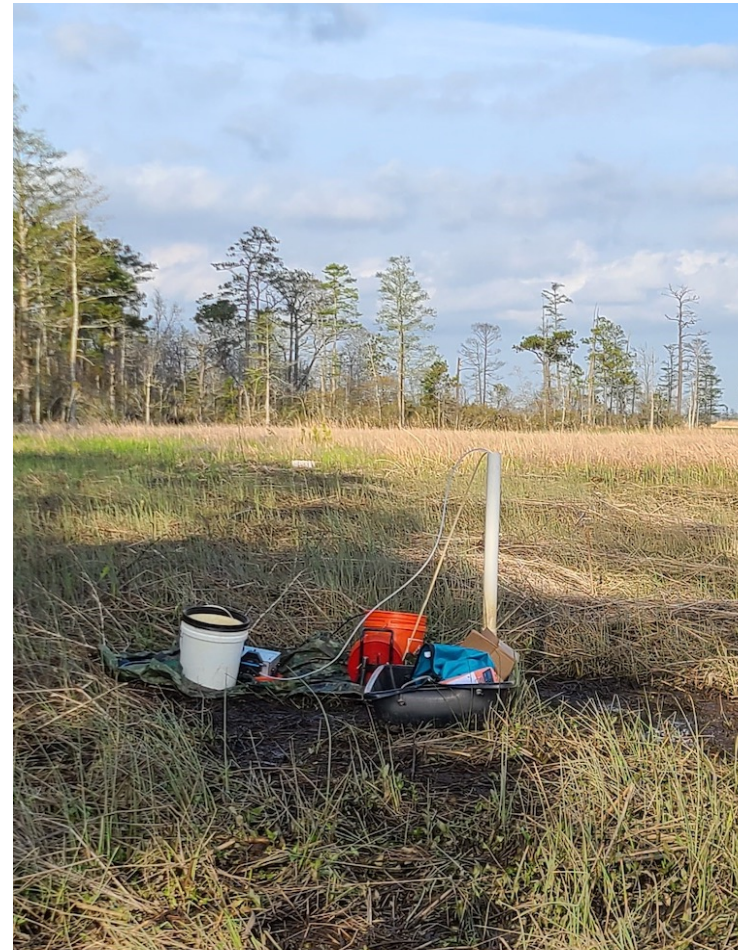
OU3 Marsh Fieldwork

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



OU3 Marsh Fieldwork

- ✓ Supplemental Remedial Phase I Investigation completed 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 Fieldwork

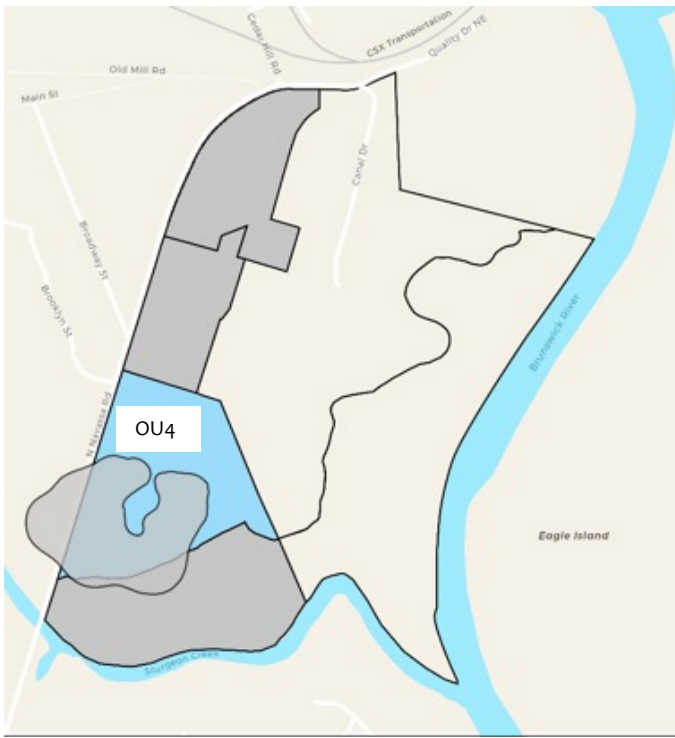
- ✓ Supplemental Remedial Phase II Investigation planned for September/October 2023:
 - Collect sediment samples to further define the impacts to the marsh
 - Collect microbial samples to evaluate biodegradation of PAHs in the marsh
 - Measure sediment accumulation using marker horizons and isotope analysis



Equipment installation in the marsh

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

- ✓ Phase I supplemental remedial investigation completed 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 Fieldwork

- ✓ Phase II supplemental remedial investigation activities planned for September 2023:
 - Collect soil and DNAPL samples to further delineate and characterize the impacts in OU4
 - Install monitoring wells to help facilitate future remedial activities
 - Conduct monitoring well testing to further characterize the aquifers beneath OU4
 - Conduct testing to evaluate potential remedial alternatives



Monitoring Well Installation

Financial Update

Claire Woods, Multistate Trust



Financial Update

- ✓ \$4.2M initial funding received in 2011
- ✓ \$90.6M more received in 2015
- ✓ \$23.3M in funds spent to date:
 - \$16M on environmental investigations, risk assessments, project planning, community engagement, etc.
 - \$7.3M spent on operations and maintenance, legal, accounting, beneficiary oversight, etc.
- ✓ \$6.9M in investments and other income

Funding	Amount
Initial Funding	\$94.8M
Funds Spent to Date	\$23.3M
Investments	\$6.9M
Funds Remaining	\$78.4M

Current Through March 31, 2023

Multistate Trust financial statements

<https://multistatetrust.org/financials-1>

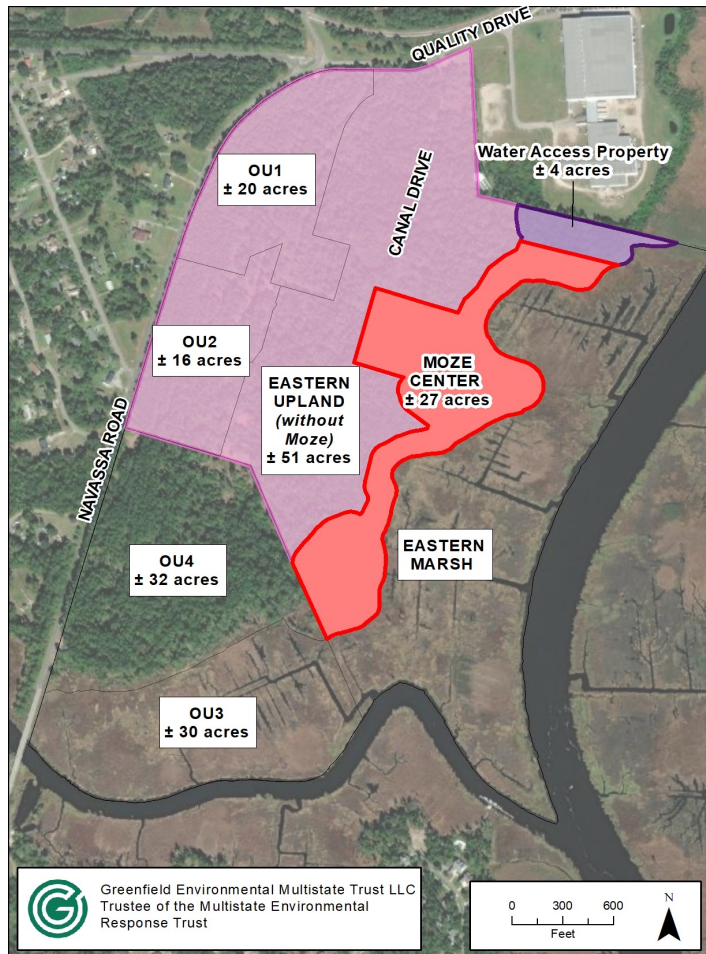


Property Sale

Claire Woods, Multistate Trust



Property Sale Process



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

- ✓ Issued an Invitation to Bid on ±87 acres:
 - ±51 acres - Eastern Upland Area
 - ±20 acres - OU1
 - ±16 acres - OU2
- ✓ Property is or will be available for unrestricted use
- ✓ Responses to Invitation to Bid due November 9
- ✓ Option to submit “Right of First Offer” when OU4 becomes available
- ✓ 4-acre water access property may be sold depending on the bid process
- ✓ State to retain ownership of OU3
- ✓ 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
- ✓ Summer 2023 – Invited bid submittals and development plans
- ✓ Fall 2023 – Receive bids
- ✓ Fall/Winter 2023 – Reuse Advisory Council and community members to provide input on proposed development plans received from bidders
- ✓ Winter 2023 – Beneficiary approval of bidder
- ✓ Spring 2024 – Secure Planned Unit Development approval and/or Rezoning changes
- ✓ Spring 2025 – 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 within 7.5 miles
- **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

Owner Contact:
Claire Woods
Senior Attorney
cw@eg-etg.com
(910) 765-7237

Marketing Contact:
Robin Spinks
Consultant
robin@greenfield.bz
(910) 617-7544

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



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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- ✓ **Zariah Lewis, EPA Community Involvement Coordinator (interim)**
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- ✓ **David Mattison, NCDEQ Superfund Section Project Manager**
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- ✓ **Krista McCracken, NOAA Case Team Lead**
 - (843) 478-2196, krista.mccracken@noaa.gov



Questions and Discussion

Next Meeting Proposed: Winter 2023

