

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

**Virtual Public Meeting
September 21, 2021**

**U.S. Environmental Protection Agency
N.C. Department of Environmental Quality
Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust**



Public Meeting Agenda

- ✓ Introductions and Resources
- ✓ Update on Operable Units 1 and 2
- ✓ Site Investigations and Anticipated Work
- ✓ Site Drainage
- ✓ Upcoming Contracting Opportunities
- ✓ Property Sale and Redevelopment Planning
- ✓ Questions and Discussion



Introductions and Resources

L'Tonya Spencer-Harvey, Community Involvement Coordinator
EPA Region 4



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



EPA's Community Involvement Plan

- ✓ EPA uses the Community Involvement Plan (CIP) to document key community concerns, summarize communication needs and summarize community involvement activities
- ✓ EPA is interviewing community members and stakeholders
- ✓ If you would like to provide input, please contact L'Tonya Spencer-Harvey (678-575-8145)
- ✓ Contact information will not be included in the CIP



OU1 and OU2 Update

Erik Spalvins

Remedial Project Manager, EPA Region 4

Also available to answer questions about:

EPA's CERCLA Process, Site History, Roles and Responsibilities



Operable Unit 1 Partial Deletion

OU1 was deleted from the National Priorities List on September 14, 2021.

The Federal Register Notice is available at:

<https://www.govinfo.gov/content/pkg/FR-2021-09-14/pdf/2021-19448.pdf>

31918		Federal Register Volume 86, No. 182 (September 14, 2021) Rules and Regulations			
ENVIRONMENTAL PROTECTION AGENCY					
40 CFR Part 302 Environmental Protection Agency (EPA) is amending its regulations governing the Superfund program...					
DELIVERING TO THE NATIONAL PRIORITIES LIST					
The National Priorities List (NPL) is a list of sites that are the most serious threats to public health and the environment...					
List of Sites to be Deleted from the NPL:					
Site Name	Agency	Site ID	County	State	Notes
Site A	Superfund	01-01-001	Wayne	MI	Deleted from NPL on 9/14/21.
Site B	Superfund	01-01-002	Wayne	MI	Deleted from NPL on 9/14/21.

31919		Federal Register Volume 86, No. 182 (September 14, 2021) Rules and Regulations			
ENVIRONMENTAL PROTECTION AGENCY					
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List of Sites to be Deleted from the NPL:					
Site Name	Agency	Site ID	County	State	Notes
Site C	Superfund	01-01-003	Wayne	MI	Deleted from NPL on 9/14/21.
Site D	Superfund	01-01-004	Wayne	MI	Deleted from NPL on 9/14/21.

31920		Federal Register Volume 86, No. 182 (September 14, 2021) Rules and Regulations			
ENVIRONMENTAL PROTECTION AGENCY					
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List of Sites to be Deleted from the NPL:					
Site Name	Agency	Site ID	County	State	Notes
Site E	Superfund	01-01-005	Wayne	MI	Deleted from NPL on 9/14/21.
Site F	Superfund	01-01-006	Wayne	MI	Deleted from NPL on 9/14/21.

31921		Federal Register Volume 86, No. 182 (September 14, 2021) Rules and Regulations			
ENVIRONMENTAL PROTECTION AGENCY					
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List of Sites to be Deleted from the NPL:					
Site Name	Agency	Site ID	County	State	Notes
Site G	Superfund	01-01-007	Wayne	MI	Deleted from NPL on 9/14/21.
Site H	Superfund	01-01-008	Wayne	MI	Deleted from NPL on 9/14/21.



Operable Unit 2 Update

- ✓ OU2 Risk Assessments
 - No unacceptable risks for any non-residential uses
 - Small areas pose unacceptable risks for residential use
 - Small areas pose unacceptable ecological risks
 - Cleanup would likely address unacceptable risks to both residents and ecological receptors
- ✓ OU2 Feasibility Study evaluates alternatives that allow unrestricted land use with no land use controls
- ✓ EPA will issue an OU2 Proposed Plan this winter
- ✓ EPA hopes to sign the Record of Decision in April 2022
- ✓ Multistate Trust proposes a voluntary action, to begin OU2 work prior to the Record of Decision, if needed



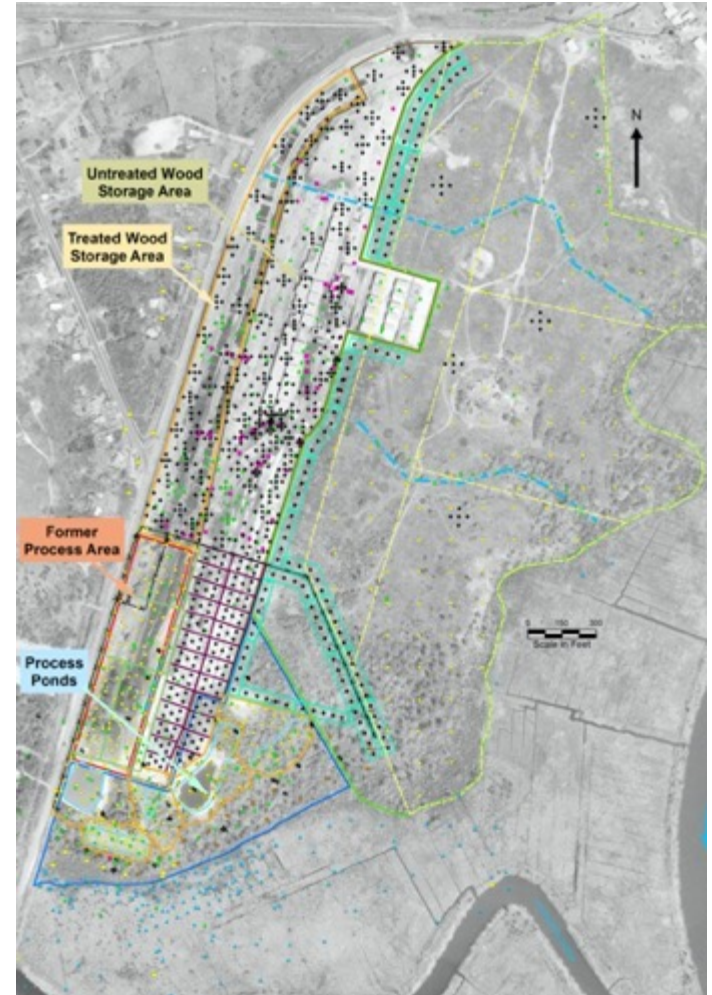
Site Investigations and Anticipated Work

Richard Elliott
Multistate Trust



Extensive Site Investigations

- ✓ 1,021 soil samples
 - 746 through 2020
 - 167 to date in 2021
 - 108 being collected in September 2021
- ✓ 809 groundwater samples
 - 707 through 2020
 - 51 to date in 2021
 - 51 to be collected in October 2021
- ✓ 251 sediment samples
- ✓ 23 surface water samples
- ✓ 568 investigative borings
- ✓ 2,200 feet of investigative trenching



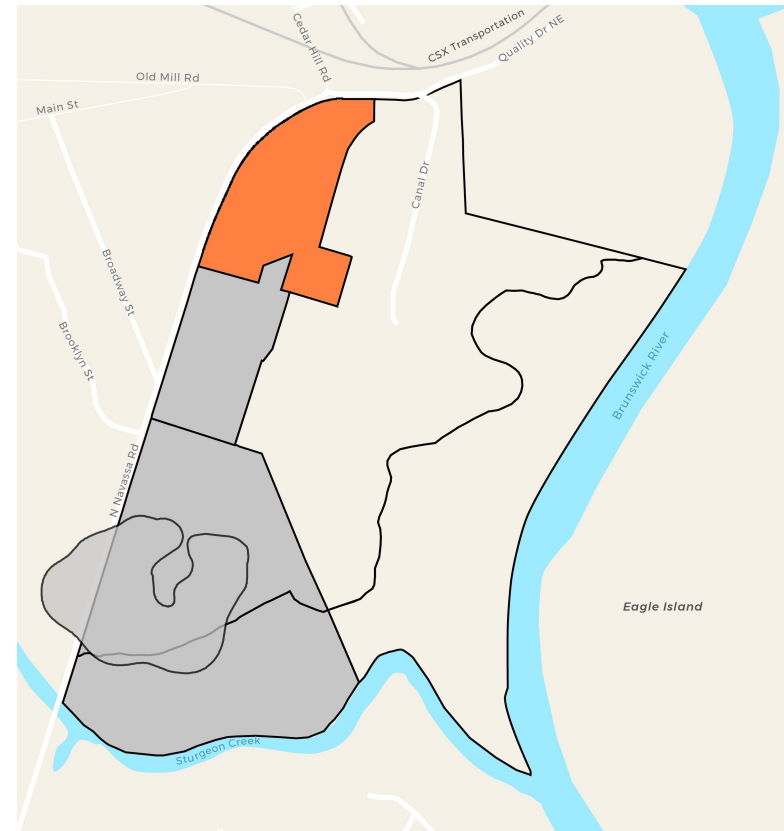
Summary of Studies

- ✓ 30+ Site Investigation Work Plans
- ✓ 20+ Site Investigation Technical Memoranda or Reports
- ✓ 15+ Human Health Risk Assessment Technical Memoranda or Reports
- ✓ 10+ Ecological Risk Assessment Technical Memoranda or Reports



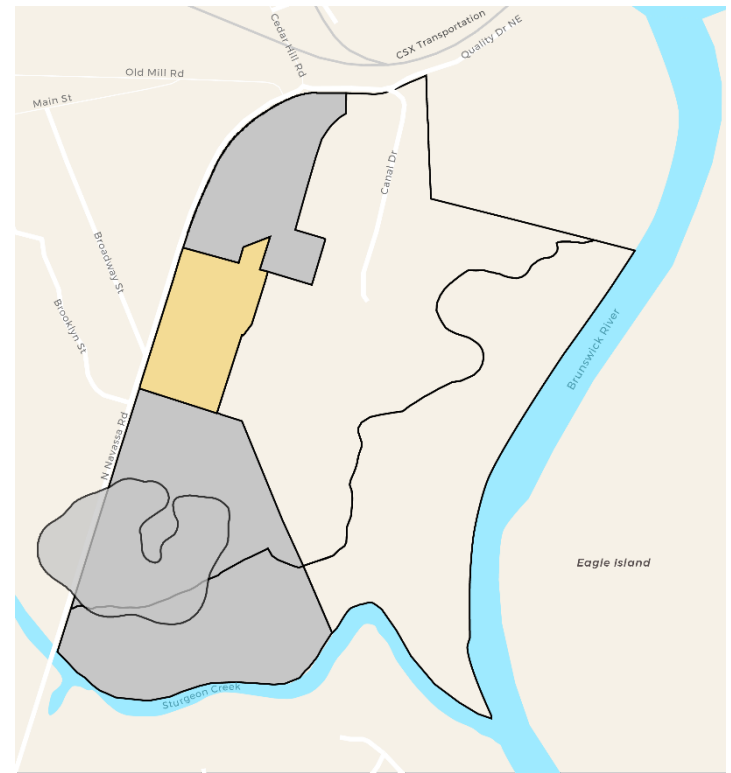
Operable Unit 1

- ✓ OU1 consists of ±20 acres
- ✓ EPA issued no action Record of Decision (ROD) April 2021
- ✓ OU1 meets criteria for unrestricted (residential) use with no land use controls
- ✓ EPA deleted OU1 from National Priorities List September 2021

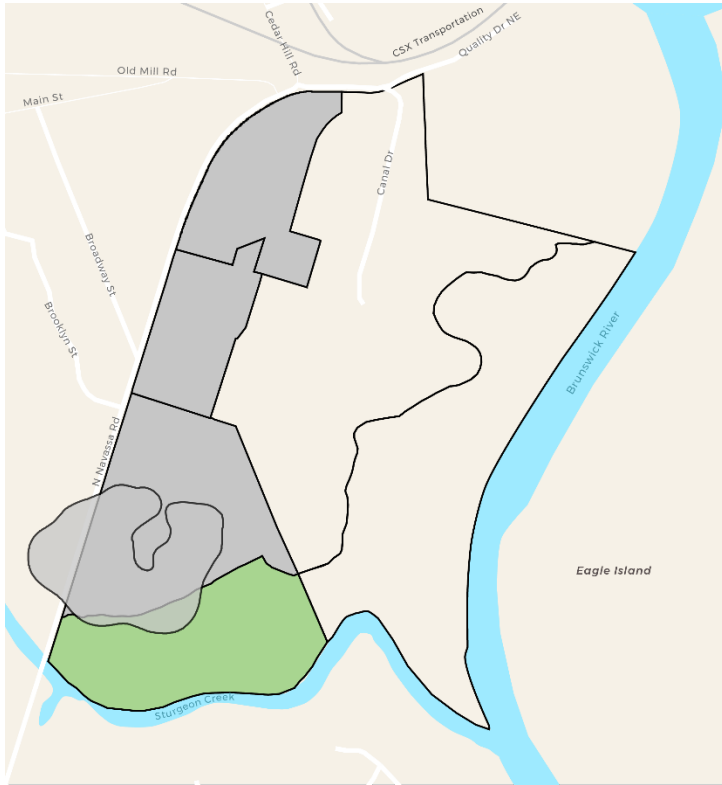


Operable Unit 2

- ✓ OU2 consists of ±16 acres
- ✓ Remediation is required to address residential and ecological risks
- ✓ Remediation will allow for unrestricted land use
- ✓ Based on existing data, excavate the top 1 to 2 feet of soil:
 - Total area to be remediated = 1.3 to 2.9 acres
 - Total volume to be remediated = 2,370 to 4,940 cubic yards
- ✓ Ongoing sampling to finalize areas and volumes to be remediated



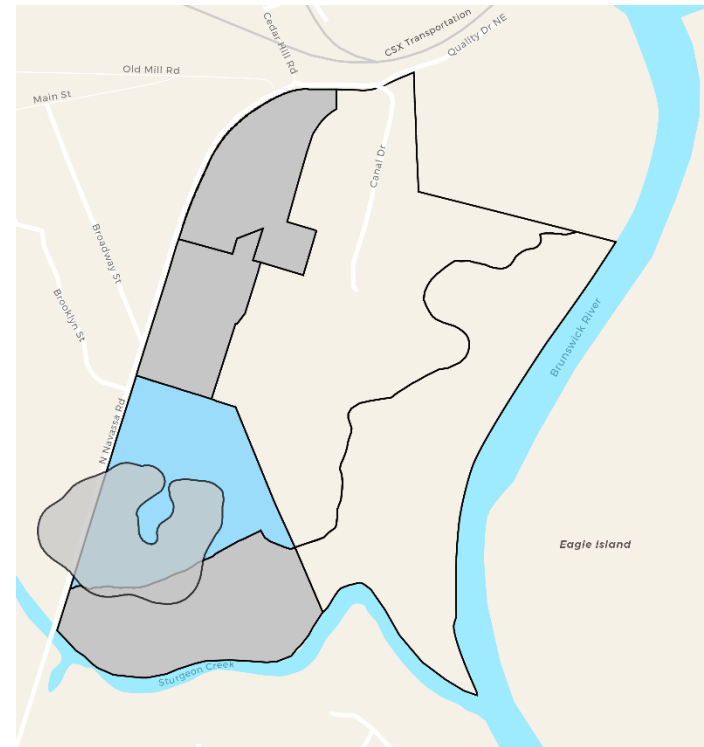
Operable Unit 3



- ✓ OU3 is ±33-acre southern marsh
- ✓ Multistate Trust working with EPA, NCDEQ and technical experts from United States Army Corps of Engineers to:
 - Quantify ecological risks
 - Develop a conceptual site model to show physical and chemical characteristics of the marsh
 - Establish data quality objectives (DQOs) for future investigation

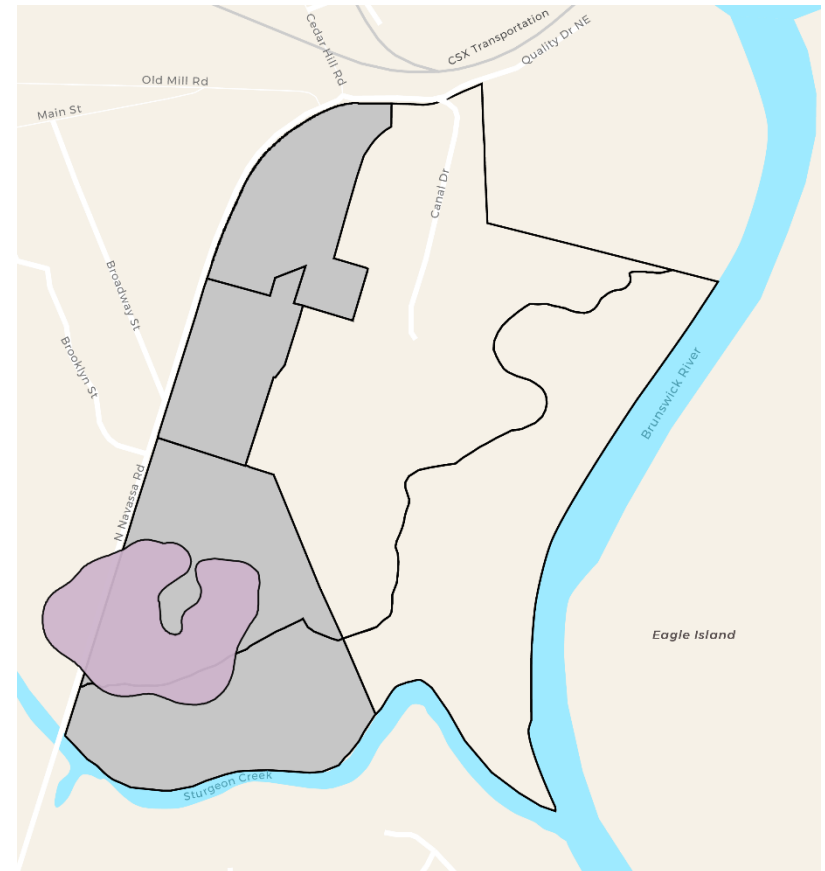
Operable Unit 4

- ✓ OU4 is ±36-acre pond and process area
- ✓ OU4 poses potential unacceptable risks due to soil contamination
- ✓ Extensive surface soil sampling ongoing since May 2021 to evaluate potential human health and ecological risk
- ✓ Subsurface soils/dense nonaqueous phase liquid (DNAPL) is an ongoing source of groundwater contamination
- ✓ Multistate Trust is working with EPA and NCDEQ to finalize the DQOs for additional investigation of subsurface soils and DNAPL



Operable Unit 5

- ✓ Groundwater monitoring conducted bi-annually, includes 65 wells
- ✓ Multistate Trust is working with EPA and NCDEQ to finalize the DQOs for additional investigation to evaluate:
 - Migration of Site chemicals with groundwater flow
 - Influence of groundwater flow on conditions in the Southern Marsh
- ✓ Timeframe for addressing groundwater contamination will follow OU4 remediation



Site Drainage

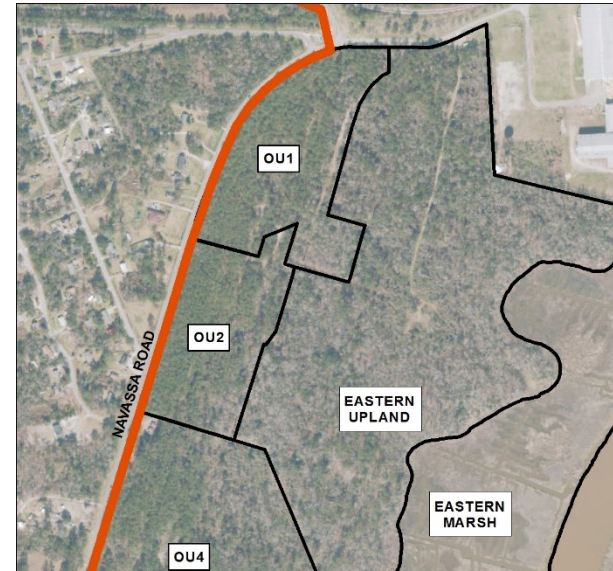
Todd Martin
Integral Engineering



Site Drainage

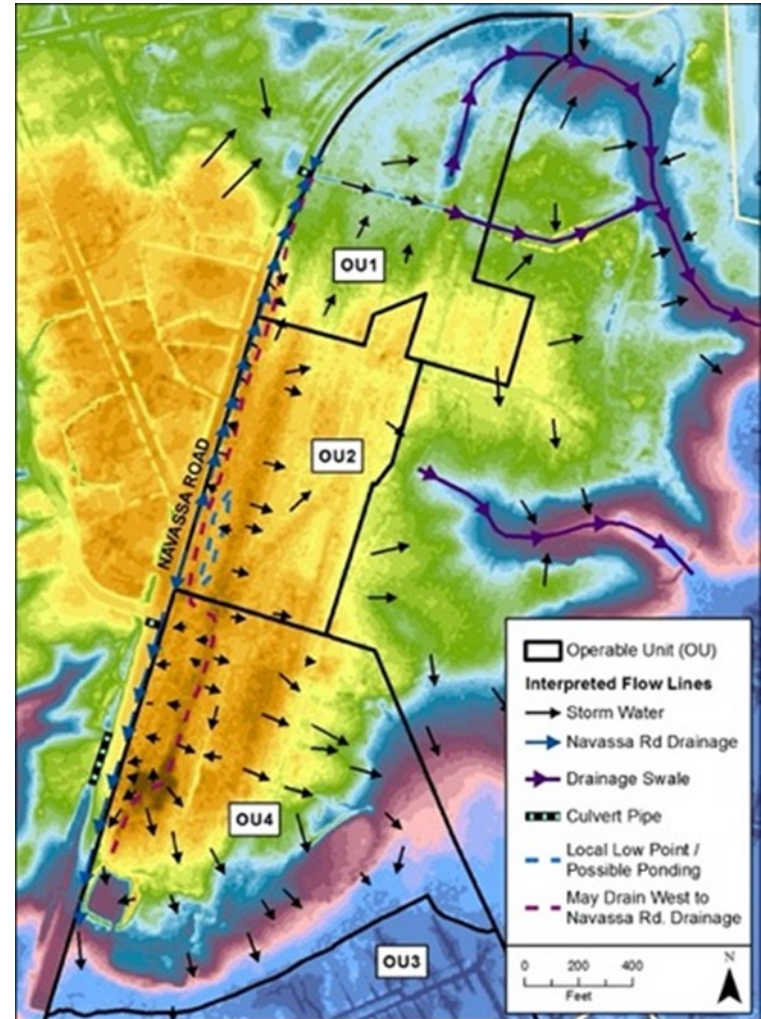
Brunswick County Wastewater Line Work

- ✓ County finished installing wastewater sewer main in April 2021
- ✓ County excavated next to and within stormwater drainage ditch bordering east side of Navassa Road along northern half of Site
- ✓ County removed debris, graded, and revegetated along drainage ditch in response to concerns raised by Town
- ✓ NCDOT has concluded that, other than minor grading at pump station (near Quality Drive), no additional work needed
- ✓ In response to Town's concerns, Multistate Trust performed drainage analysis



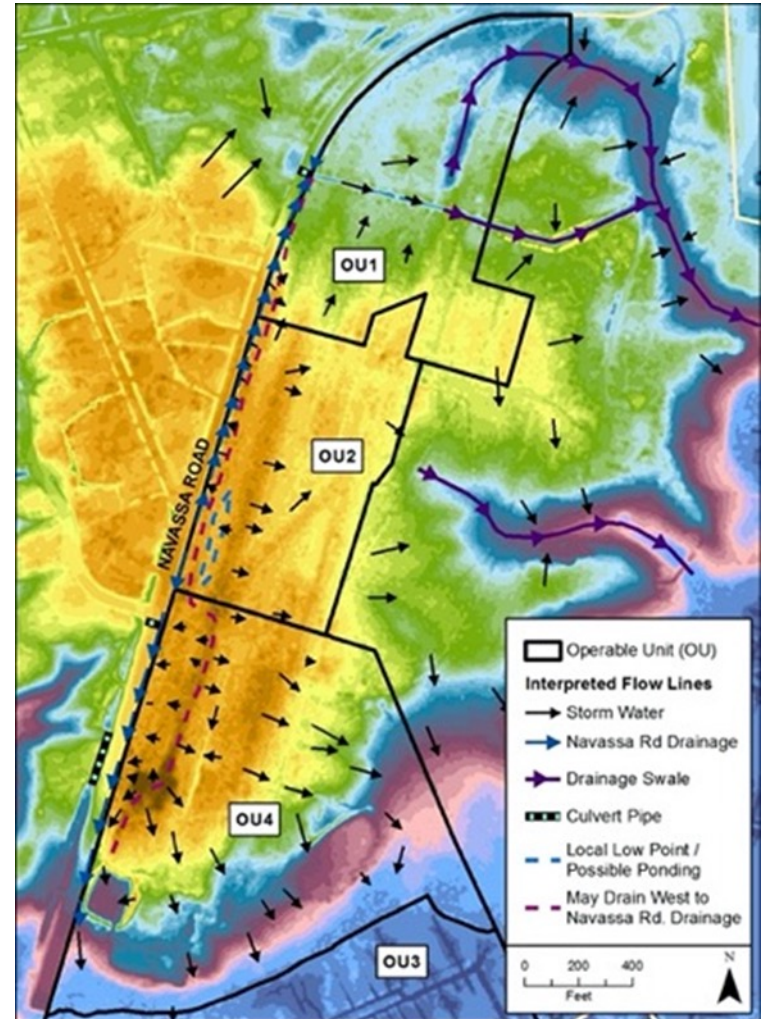
Site Drainage

- ✓ Majority of stormwater drains to eastern and southern marshes
- ✓ Small area along western property boundary drains to ditch network along Navassa Road



Site Drainage

- ✓ Only a small portion of the Navassa Road ditch has the potential to drain to properties west of Navassa Road
- ✓ There is limited potential for stormwater erosion of Site soils due to the flat topography and heavy vegetation
- ✓ Chemical concentrations in Site soils are below levels that would present a threat to human health even if mobilized to the Navassa Road ditch with stormwater runoff
- ✓ OU4 human health and ecological risk assessments will include evaluation of the Navassa Road stormwater ditch



Upcoming Contracting Opportunities

Claire Woods
Multistate Trust



Contracting Strategy

Where possible, contract with prime and subcontractors from Navassa or surrounding area, in accordance with the following process:

- ✓ Identify and communicate prime and subcontractor needs and timing
- ✓ Search for and assess interest, qualifications, availability, and capacity of local prime and subcontractors
- ✓ Invite prime contractors to submit bids and provide equal opportunity for all contractors interested in bidding
- ✓ Evaluate prime contractor capabilities based on publicly available evaluation factors
- ✓ To extent possible, offer flexibility in prime contracting terms for smaller, local prime contractors and, even if preferred prime contractor is not local, incentivize prime contractor to retain local subcontractors
- ✓ Offer mentorship and training to prime and subcontractors



Anticipated Prime Contractor Needs

- ✓ Multistate Trust intends to hire a local prime contractor to manage OU2 construction based on bid evaluation criteria. If a local or regional prime not identified in bid process, selected prime will be required to prioritize contracting with local subcontractors
- ✓ Prime contractor expected to:
 - Perform work defined in contract
 - Hire and manage local subcontractor delivery and performance
 - Ensure subcontractors adequately trained
 - Administer employment matters (payroll, insurance, taxes, invoicing, etc.)
 - Plan and execute work consistent with project requirements
- ✓ Depending on prime contractor capabilities, Multistate Trust may expand prime scope of work to potentially include future work as the prime builds capacity



Anticipated Subcontractor Needs

Work Scope	NAICS Code	Estimated Hours
Project and Construction Management	NA	1-2 jobs, 1000-1600 hrs.
Pre-, progress- and post-construction survey	541370	2 jobs, 60-100 hrs.
Logging/forestry	113310	3 jobs, 100-200 hrs.
Site preparation/clearing	238910	6 jobs, 400-600 hrs.
Excavation, backfill, grading	238910	7 jobs, 1800-4200 hrs.
Trucking and hauling	484230	10 jobs, 1200-6400 hrs.
Flaggers/traffic control	561990	2 jobs, 1000-1400 hrs.
Fencing and security	(further information to be determined)	



OU2 Work Potential Training Opportunities

- ✓ Multistate Trust Contractor Information Session:
 - Review bid process for prospective primes, including discussion of elements of remedial action work plan and guidance on submitting effective bids
 - Information about scope of work, qualifications, and schedule
 - Join us tomorrow, **Wednesday, September 22, 2021, at noon**
- ✓ Brunswick Community College anticipated to offer:
 - Contractor bid training and DBE/HUB certification training (October 2021)
 - OSHA HAZWOPER training (October 2021)

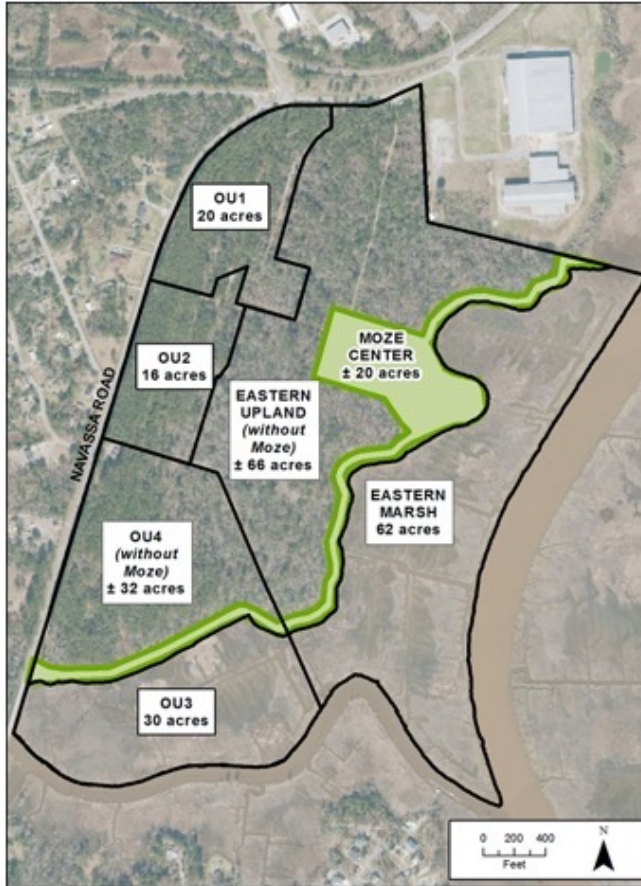


Property Sale and Redevelopment Planning

Claire Woods
Multistate Trust



Proposed Property Sale

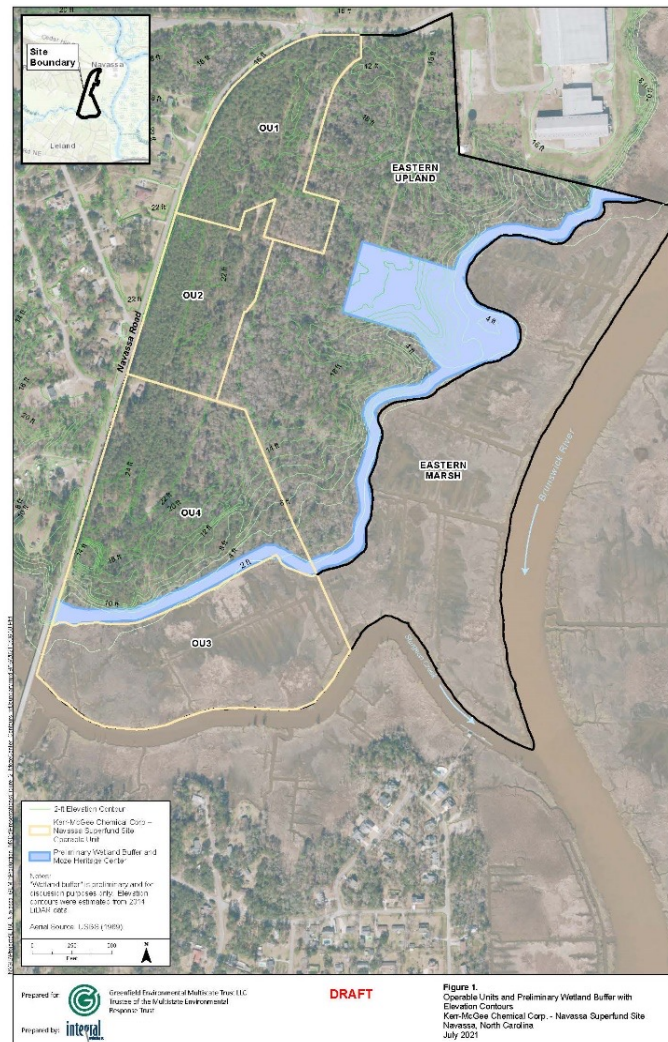


Exact location of property to be donated for Moze Center not yet determined

- ✓ Multistate Trust proposes to sell ±86 acres undeveloped land:
 - ±66 acres of Eastern Upland Area
 - ±20 acres that currently comprises OU1
- ✓ Property is available for unrestricted use
 - Eastern Upland Area never part of Site
 - OU1 “deleted” from NPL
- ✓ Depending on timing, Multistate Trust may propose to sell OU2 (± 16 acres) with OU1/Eastern Upland Area.
- ✓ State to retain ownership of OU3 and Multistate Trust to retain ownership of OU4 during remediation
- ✓ Phased sale approach will expedite development of land ready for reuse
- ✓ Multistate Trust to ensure zoning aligns with Town/community reuse goals prior to closing

Moze Heritage Center and Nature Park

- ✓ Multistate Trust committed to donating ±20 acres to Town of Navassa for trail, river access and Gullah Geechee heritage center, in configuration acceptable to Town (pending legal review)
- ✓ Multistate Trust is in discussions with Town, Beneficiaries to provide proposal to support Beneficiaries' approval for donation
- ✓ Multistate Trust evaluating land donation conveyance process (not necessarily part of sale of remaining property)
- ✓ Multistate Trust will ensure access to remaining Site acreage for cleanup and future redevelopment



Reuse Advisory Council

- ✓ Multistate Trust seeks input on proposal to create Reuse Advisory Council
- ✓ Purpose of proposed Reuse Advisory Council:
 - Engage community in open, transparent process
 - Ensure property sale strategy aligned with Town and community vision for future Site use
 - Build on redevelopment concepts created in 2017 and 2018 as part of Redevelopment Planning Initiative (RPI) so that concepts incorporate residential uses supported by Town and community
- ✓ Advisory Council representation (no more than 6 individuals):
 - Navassa Residents
 - Town officials
 - Community stakeholders
- ✓ Multistate Trust seeks Reuse Advisory Council ideas, recommendations, and volunteers



Proposed Sale Process

- ✓ Reuse Advisory Council engagement
- ✓ Multistate Trust notice of invitation to bid and bid submittals, including development plans
- ✓ Bid evaluation based on transparent criteria
- ✓ Opportunity for community engagement on proposed uses prior to bid selection
- ✓ Multistate Trust to select preferred purchaser and consult with Beneficiaries
- ✓ Enter into a purchase and sale agreement and secure preliminary Beneficiary approval
- ✓ Multistate Trust and purchaser to secure Town approval to rezone property consistent with purchaser's development plan and Town ordinances, regulations and land use plans
- ✓ Final Beneficiary approval of changes to purchase and sale agreement
- ✓ Closing and property transfer to purchaser



Proposed Bid Evaluation Criteria

We seek community input on the proposed bid evaluation criteria:

- ✓ Fair market value (consistent with land use)
- ✓ Financial viability
- ✓ Track record with similar development projects
- ✓ Consistent with Town and community development preferences (including RPI redevelopment concepts, Reuse Advisory Council recommendations, guidance from Town, and consideration of community input)
- ✓ Supportive of Moze Center and public access to river and Canal Drive
- ✓ Other benefits to community (jobs, tax base, other amenities)
- ✓ Supported by existing/future infrastructure
- ✓ Commitment to sustainable development practices and policies
- ✓ Minimum legal requirements (liability, protective of remedy, etc.)



Questions and Discussion



Administrative Record

EPA Information Repository

- Navassa Community Center
- Leland Public Library

<https://semspub.epa.gov/src/collections/04/AR/NCD980557805>

All EPA Administrative Records used for cleanup decisions are available at the link.

EPA Region 4, Superfund Records Center, Atlanta, GA, is closed due to COVID-19.

Public Meetings Every Quarter

Next Meeting: December 7, 2021

For more information visit: <https://navassa.greenfieldenvironmental.com/>



Contact Information

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- ✓ L'Tonya Spencer-Harvey, EPA Community Involvement Coordinator
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- ✓ David Mattison, NCDEQ Superfund Section Project Manager
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- ✓ Cindy Brooks, Multistate Trust Managing Principal
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- ✓ Richard Elliott, Multistate Trust Project Manager
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- ✓ Claire Woods, Multistate Trust Director of Environmental Justice
 - (910) 765-7237, cw@g-etg.com

