



**Kerr-McGee Chemical Corp Site – Navassa
Navassa, North Carolina
(Site of Former Creosote Wood Treating Facility)
Redevelopment Planning Initiative Frequently Asked Questions
November 2017**

The Multistate Environmental Response Trust (the Multistate Trust) prepared this fact sheet to provide answers to frequently asked questions about the Redevelopment Planning Initiative (RPI) for the Kerr-McGee Chemical Corp Site – Navassa (the Site).

The 245-acre Site was used as a creosote-based, wood treating facility by Kerr-McGee Chemical Corporation (KMCC) and other companies from 1936 until 1974. The Site is located on the east side of Navassa Road, and is bordered by Sturgeon Creek to the south, the Brunswick River to the east, and Quality Drive to the north.

**Frequently Asked Questions (FAQs)
Kerr-McGee Chemical Corp Site – Navassa, North Carolina
Redevelopment Planning Initiative (RPI)**

Question: What is the Site's current environmental condition?

Answer: The soil, sediment and groundwater are impacted by creosote-related contaminants. Site contamination does not currently threaten people who live or work near the Site.

Question: Who currently owns the Site?

Answer: The Site consists of approximately 245 acres. The Multistate Trust owns nearly 153 acres of upland areas, including the former wood treating facility. The State of North Carolina owns approximately 92 acres of marsh.

Question: What is the Multistate Trust?

Answer: The Multistate Trust is a private, independent environmental response trust. Its purpose is to protect human health and the environment. In 2011, the Multistate Trust was created as part of the Tronox bankruptcy settlement to own, manage, and remediate the Site. Greenfield Environmental Multistate Trust LLC was appointed Trustee of the Multistate Trust by the U.S. bankruptcy court judge.

Question: What is the Multistate Trust currently doing with the Site?

Answer: The Multistate Trust is managing, investigating, and remediating the Site, and facilitating its safe and productive reuse.

For more information about the Kerr-McGee Chemical Corp Site – Navassa Redevelopment Planning Initiative (RPI), please contact

Richard Elliott of the Multistate Trust at 617-953-1154 or re@g-etg.com.



Frequently Asked Questions (FAQs) (Continued)
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Question: How are EPA and N.C. DEQ involved in the Site?

Answer: The Multistate Trust performs its duties under the oversight of the U.S. Environmental Protection Agency (EPA), in consultation with the N.C. Department of Environmental Quality (N.C. DEQ).

EPA and N.C. DEQ are beneficiaries of the Multistate Trust, meaning that the Multistate Trust was created for the benefit of EPA and N.C. DEQ.

The Multistate Trust’s mission of protecting human health and the environment is aligned with the purpose of EPA and N.C. DEQ.

Question: When will Site remediation be completed?

Answer: The Site has been designated a Superfund (or hazardous waste) site by EPA, which means that the remediation process must follow Superfund processes.

The timeframe for remediation is being coordinated with reuse planning. Where possible, the remediation will be divided into phases and prioritized based on stakeholder input, including community-supported redevelopment plans.

The Multistate Trust completed an environmental investigation in 2017. EPA and N.C. DEQ plan to select the first phase of the remediation plan in early 2019. Remediation could begin a couple of years after the selection.

Question: How will the Site be used after it is remediated?

Answer: The Site’s future use has not been determined. The Multistate Trust *voluntarily* began a reuse planning effort—the Redevelopment Planning Initiative, or RPI—in 2017. The RPI process involves working with the community stakeholders on their vision for future use of the Site.

The goal of the RPI is to identify community-supported plans for potential reuses that are protective of human health and the environment and that are environmentally and economically sustainable.

Question: Is the Multistate Trust required to pursue reuse planning or to produce reuse plans for the Site?

Answer: The Multistate Trust has volunteered to engage the community in this redevelopment planning process. Redevelopment planning for the Site is not required by EPA, N.C. DEQ, or Superfund laws.

Question: Why has the Multistate Trust chosen to launch a reuse planning process?

Answer: The Multistate Trust believes the Navassa community should have a major voice in how the Site will be reused. The Multistate Trust hopes that potential reuse plans will reflect the community’s vision and priorities for Navassa and its future.

Frequently Asked Questions (FAQs) (Continued)
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Question: [How does the reuse planning effort give the public a voice in the Site's future?](#)

Answer: The Redevelopment Planning Initiative (RPI) offers numerous opportunities for the community to provide input into reuse options and to get involved in this process.

–A Redevelopment Working Group (RWG) has been established that consists of local citizens and government. The RWG is steering the reuse planning effort, providing insights into community concerns, and trying to engage other citizens in this process.

–The Navassa Community Survey was mailed to nearly 1,100 local addresses. More than 100 individuals responded by sharing their ideas, hopes and concerns for the future of the Site and the Navassa community.

–Planning and Market Studies: Citizens are encouraged to review data that has been collected to stimulate ideas and discussion and to guide the redevelopment planning effort. An “Opportunities and Constraints” analysis explains factors to be considered for successful reuse of the Site. Other reports look at trends in industry, retail, housing and recreation.

–Community Stakeholder Meetings: The Multistate Trust and the Redevelopment Working Group (RWG) are hosting gatherings with interested stakeholders to review the planning and market studies and discuss redevelopment opportunities, constraints, and community ideas about the future of the Site.

–The Community Visioning Workshop will provide the most important opportunity for residents to share their visions, thoughts, and concerns regarding the Site's future. Community members are strongly urged to participate in the workshop, which is expected to be held in early 2018.

–Open House: After the Town Council and Planning Board provide input on the draft redevelopment plans, the final preliminary redevelopment plans will be presented to the general public at the Open House.

Question: [Will the Town and the community have additional say over reuse of the Site?](#)

Answer: The Town of Navassa will have further say over the future reuse of the Site IF the reuse requires Town approval of a rezoning, Town issuance of a permit, or other action by the Town Council or Town government.

Question: [Will the Town approve who acquires the Site?](#)

Answer: No. The transfer or sale of any portion of the Site must be approved by EPA, N.C. DEQ, U.S. National Oceanic and Atmospheric Administration, and U.S. Fish & Wildlife Service, as provided in the bankruptcy settlement documents governing the Multistate Trust.

Frequently Asked Questions (FAQs) (Continued)
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Question: How will the potential redevelopment plans be used at the Site?

Answer: The redevelopment plans could be used in several ways.

- The redevelopment plans will identify potential future land use options.
- The EPA will use future land use to select a remediation plan that will be protective of human health.
- The EPA will select a remediation plan that will support possible redevelopment options.
- The Multistate Trust may use the potential reuse plans to help market the Site and inform discussions with prospective buyers, owners, or users.
- The redevelopment plans will help support decisions about the sale or transfer of the Site.

Question: Will the Multistate Trust develop the Site?

Answer: No. The Multistate Trust is not a real estate developer. The Multistate Trust's role consists of managing, investigating, and remediating the Site, and facilitating its safe and productive reuse.

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