

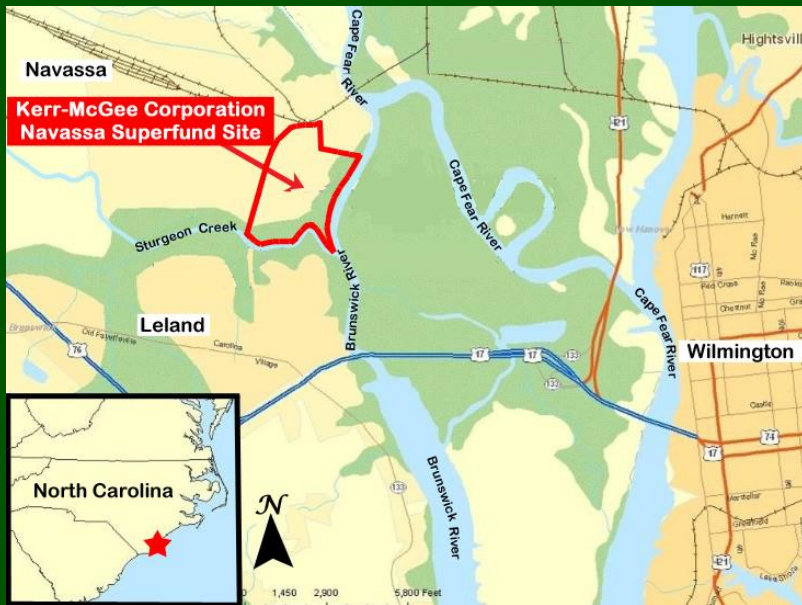


Kerr-McGee Chemical Corp Site – Navassa, North Carolina Redevelopment Planning Initiative January 2018

The Multistate Environmental Response Trust (the Multistate Trust) prepared this fact sheet to explain the scope and plans for the Redevelopment Planning Initiative (RPI) for the Kerr-McGee Chemical Corp Site – Navassa.

Kerr-McGee Chemical Corp Site – Navassa Redevelopment Planning Initiative

The Multistate Environmental Response Trust (the Multistate Trust) is leading a Redevelopment Planning Initiative (RPI) for the Kerr-McGee Chemical Corp (KMCC) Site – Navassa, N.C. (the Site). The goal of the RPI is to develop a *preliminary* redevelopment plan (the Plan) that depicts how the Site might be reused in the future—after the Site remedy has been implemented. To protect human health and the environment, the Plan must be coordinated with remediation of the Site. The Plan must also be economically feasible and sustainable—able to be pursued in compliance with all zoning requirements and Navassa land use laws. The Multistate Trust believes that the Plan must reflect the Navassa community’s vision, goals and priorities for its future. Therefore, the Redevelopment Planning Initiative (RPI) encourages broad, inclusive participation by Navassa stakeholders.



Kerr-McGee Chemical Corp (KMCC) Site – Navassa

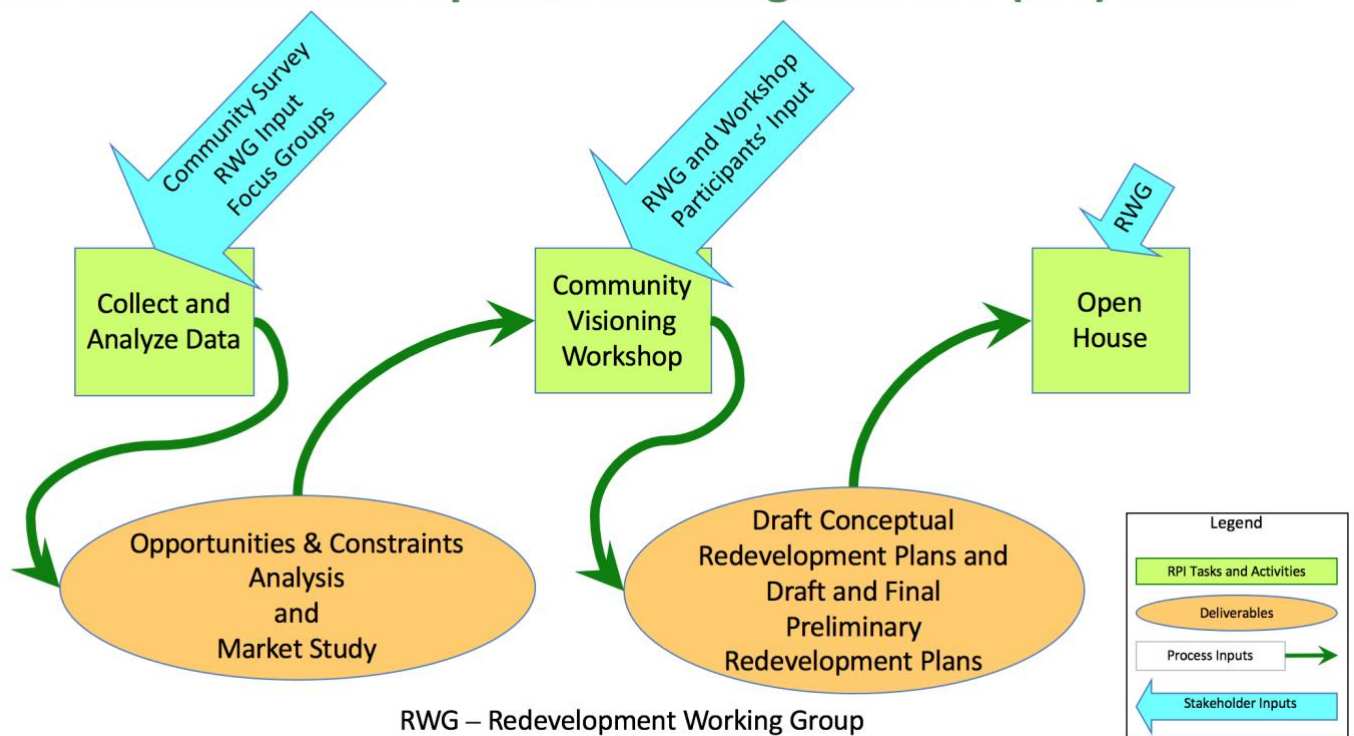
From 1936 until 1974, Kerr-McGee and other companies operated a creosote-based wood treatment facility at the 245-acre Site. In 2010, EPA added the Site to the National Priorities List of federal Superfund sites due to contamination in groundwater, soil and sediment resulting from the wood-treating activities. The Multistate Trust and the State of North Carolina now own the property that makes up this Superfund Site. The Redevelopment Planning Initiative (RPI) will culminate in a preliminary plan that will show how the Site could potentially be reused in the future.

Community Involvement in the KMCC Navassa Redevelopment Planning Initiative (RPI)

To enlist community participation in the RPI, the Multistate Trust has established a **Redevelopment Working Group (RWG)** consisting of Navassa area residents, and representatives from the Town of Navassa, the Navassa Community Environmental and Economic Redevelopment Corporation (NCEERC), other area organizations, and local business. The **RWG** is steering the RPI and providing recommendations and input on community goals, priorities, concerns and issues related to future Site reuse. The **RWG** is actively involved in major RPI activities, including the Community Survey, Community Visioning Workshop, and Open House. Representatives from the U.S. Environmental Protection Agency (EPA), the N.C. Department of Environmental Quality (N.C. DEQ) and the Navassa Trustee Council serve as advisors to the **RWG**.



Kerr-McGee Redevelopment Planning Initiative (RPI) Process



KMCC Redevelopment Planning Initiative (RPI) Process

The Multistate Trust has hired a Land Use Planner (the Planner) and Market Analyst to help coordinate RPI activities and prepare key RPI deliverables.

- The Planner has collected and analyzed property-related data to identify “opportunities” that could be leveraged (such as road improvement projects) and “constraints” that must be overcome (such as soil contamination) for successful reuse of the Site. The Planner also analyzes and documents input from the **Redevelopment Working Group (RWG)**, other stakeholders, and the **Community Survey** on community goals and priorities for future reuse of the Site.
- The Market Analyst has prepared a **Market Study** to provide information—such as demographic data and research on industrial, retail, housing, and recreation trends—to guide the redevelopment planning process and stimulate ideas and discussion during the **Community Visioning Workshop**.
- In collaboration with the RWG, the Multistate Trust is organizing the **Community Visioning Workshop**—an intensive, brainstorming event that will bring together citizens, community leaders, elected officials, government agencies and other community stakeholders to collaborate on a vision for potential future reuse of the Site. The Planner will facilitate the Workshop, using the **Opportunities & Constraints Analysis** and **Market Study** to stimulate ideas and small group discussion.
- Armed with the results of the **Community Visioning Workshop**, the Planner will prepare two or three **Draft Conceptual Plans** for potential redevelopment of the Site.
- The Market Analyst will then evaluate whether market conditions and potential funding sources will support the uses proposed in the **Draft Conceptual Plans** to ensure they are realistic and financeable (**Market and Funding Analysis**).
- The Planner will then prepare **Draft Preliminary Plans** for future Site reuse by incorporating the **Market and Funding Analysis** into the Conceptual Plans. The **Draft Preliminary Plans** will be presented to the Navassa Town Council and Planning Board for input and feedback.
- Finally, after addressing comments from the Town of Navassa, the Planner will prepare the **Final Preliminary Plans**, which will be presented to the general public at an **Open House** event, which will be coordinated by the Multistate Trust and the **RWG**.



Overview of KMCC Redevelopment Planning Initiative (RPI)

How Will the KMCC Redevelopment Plans Be Used?

- Because the Final Preliminary Plans should describe environmentally and economically sustainable uses of the Site, EPA may use the Plans to help make decisions about how best to remediate the Site.
- Because EPA and the Navassa Trustee Council must approve any sale or transfer of the Site, they may use the Final Preliminary Plans to help guide their evaluations of proposals for property sale or conveyance.
- The Multistate Trust may recommend that EPA approve implementing remediation strategies that integrate into the Site remediation any future uses identified in the Final Preliminary Plans.
- The Multistate Trust may use the Final Preliminary Plans to help develop the marketing strategy for the Site and a blueprint for future discussions with prospective purchasers and potential owners or users of the Site.

How Will the KMCC Redevelopment Plans Not Be Used?

- The Final Preliminary Plans will not be legal documents that commit the Multistate Trust, EPA, or the Navassa Trustee Council to transfer or sell the Site to specific future owners and/or purchasers.
- The Plans will not be detailed “Master Plans” for future development of the Site, such as what a developer might use to seek Town approval for a subdivision plan.

| Redevelopment Working Group (RWG) Activities, Redevelopment Planning Initiative (RPI) Events and Target Schedule | |
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| RWG Activities and RPI Events | Target Schedule |
| RWG Chartering Meeting | May 2017 |
| Community Survey | June–September 2017 |
| RWG Planning for Community Visioning Workshop | Summer–Fall 2017 and Winter 2018 |
| RPI Community Stakeholder Meeting and Lunch | December 2, 2017 |
| RPI Community Visioning Workshop | February 22–24, 2018 |
| RWG Comments on Draft Conceptual Redevelopment Plans | Winter–Spring 2018 |
| RWG Review of Draft Preliminary Redevelopment Plans | Spring 2018 |
| Presentation of Draft Preliminary Redevelopment Plans to Town Council | Spring 2018 |
| Open House—Final Preliminary Redevelopment Plans Presented to General Public | Summer 2018 |

**For more information about the KMCC Redevelopment Planning Initiative, please contact
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