



Kerr-McGee Chemical Corp – Navassa Superfund Site, Navassa, North Carolina

Our Property Disposition Process September 2019

Who currently owns the 246-acre Kerr-McGee Chemical Corp – Navassa Superfund Site (the Site)?

As part of the Tronox bankruptcy settlement, the Multistate Trust accepted ownership of nearly 154 upland acres, including the former wood-treatment operation areas. The State of North Carolina owns approximately 92 acres of marsh.

How will the Site be reused following its remediation?

The Multistate Trust will eventually sell or transfer its 154 acres or any portion of it for safe, beneficial reuse and long-term stewardship.

How will the future buyer(s), owner(s), or end user(s) be identified?

The Multistate Trust will recommend the future buyer(s), owner(s), or end user(s) for approval following the completion of a process that includes:

- marketing the property;*
- ensuring that a prospective user is financially capable and committed to responsible future use; and,*
- negotiating a transfer agreement while providing progress updates to the beneficiaries (the U.S. government and the State of North Carolina).*

What kinds of prospective buyers, owners, and end users will the Multistate Trust seek?

The Multistate Trust is pursuing:

- uses that benefit the surrounding area—providing goods or services needed by the community; increasing the local tax base; and/or providing quality jobs;*
- uses consistent with the community-endorsed redevelopment concepts created during the Redevelopment Planning Initiative (commercial, industrial or recreational—including educational and cultural—uses);*
- sale that generates proceeds to support future environmental actions at the Site in Navassa; and*
- one or more owners or long-term title holders that may be private, nonprofit or governmental entities.*

Will the Town of Navassa and the community have future input over reuse?

The Town of Navassa is expected to be involved in one or more processes that reuse may potentially require, such as rezoning, the planned unit development (PUD) process, infrastructure planning and implementation, or approval of a Town permit or other Town governmental action.

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What happens to funds generated by the sale?

Net proceeds from the property sale will support future environmental actions at the Site in Navassa.

Who must approve the sale or transfer of any portion of the property, following the Multistate Trust's recommendation of the transaction?

Any transfer or sale must be approved by the beneficiaries of the Multistate Trust—the U.S. Environmental Protection Agency (EPA), the U.S. Department of Justice, and the State of North Carolina—as well as the natural resource trustees, as provided in the Tronox bankruptcy settlement documents that govern the Multistate Trust and its activities.

The natural resource trustees are the Navassa Trustee Council members. These trustees are representatives of the North Carolina Department of Environmental Quality (NCDEQ), the U.S. Department of Commerce's National Oceanic and Atmospheric Administration (NOAA), and the U.S. Department of the Interior's U.S. Fish & Wildlife Service (FWS).

How have the Town and the community participated in planning for the Site's future reuse?

*In 2017 and 2018, the Multistate Trust voluntarily led the **Redevelopment Planning Initiative (RPI)** to involve the community in planning for the Site's future reuse. The RPI produced four redevelopment concepts.*

The public was involved in the RPI in various ways, including the following:

- *A **Redevelopment Working Group (RWG)** was formed to include citizens, elected officials, and community leaders. The RWG steered the RPI, provided insights into community concerns, and worked to engage other citizens in RPI activities.*
- *The **Community Survey** was mailed to nearly 1,100 local addresses in 2017. More than 100 individuals responded with ideas, hopes and concerns for the future of the Site and Navassa.*
- ***Community Stakeholder Engagement:** The Multistate Trust and RWG met with and encouraged community members to review market and Site studies, consider options for the Site's future, and participate in RPI activities.*
- *In 2018, a two-day **Community Visioning Workshop** provided opportunities for community members to share ideas, hopes, and concerns for Site reuse. About 40 residents, community leaders, and other stakeholders participated in each of the two public sessions.*
- ***Four redevelopment concepts** were produced by visioning workshop participants and shared with the Town Council, Planning Board, and general public. A **Redevelopment Concepts Open House** was held.*
- ***Market and Site data** was collected to stimulate ideas and support informed discussion of Site reuse options during the RPI process and especially at the visioning workshop.*

The Multistate Environmental Response Trust (the Multistate Trust) is a private, independent environmental response trust. In 2011, the Multistate Trust was created as part of the Tronox bankruptcy settlement to own, manage, and remediate the Site in Navassa. The Multistate Trust is also responsible for identifying one or more responsible new owners and productive new use or uses for the Site. The court-appointed Trustee of the Multistate Trust is Greenfield Environmental Multistate Trust LLC.