

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

**Public Meeting  
September 24, 2019**

**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**
- ✓ **Update on EPA Information Repository**
- ✓ **NCEERC Update**
- ✓ **OU1 ROD Update**
- ✓ **Property Disposition Activities**
- ✓ **Remediation Investigations (RI) Highlights and Plans**
- ✓ **Questions and Discussion**

# Introductions

**Tonya Spencer, EPA**



# Introductions

- ✓ **Navassa 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 Council**
- ✓ **Navassa Community Environmental and Economic Redevelopment Corporation (NCEERC)**
- ✓ **Navassa Trustees Council – Natural Resource Damage (NRD) Restoration**
- ✓ **Other Partners**
  - ✓ N.C. Department of Health and Human Services/N.C. Division of Public Health (N.C. DPH) – Health education and outreach
  - ✓ University of North Carolina – Wilmington (UNCW) – College / Underserved Community Partnership Program (CUPP)



# Update on EPA Information Repository

- ✓ Navassa Community Center
- ✓ Leland Public Library
- ✓ Online

**Public Meetings Every Quarter**

**Next Meeting January 14, 2020**



# **Navassa Community Environmental and Economic Redevelopment Corporation (NCEERC) Update**

**Chris Graham, NCEERC**



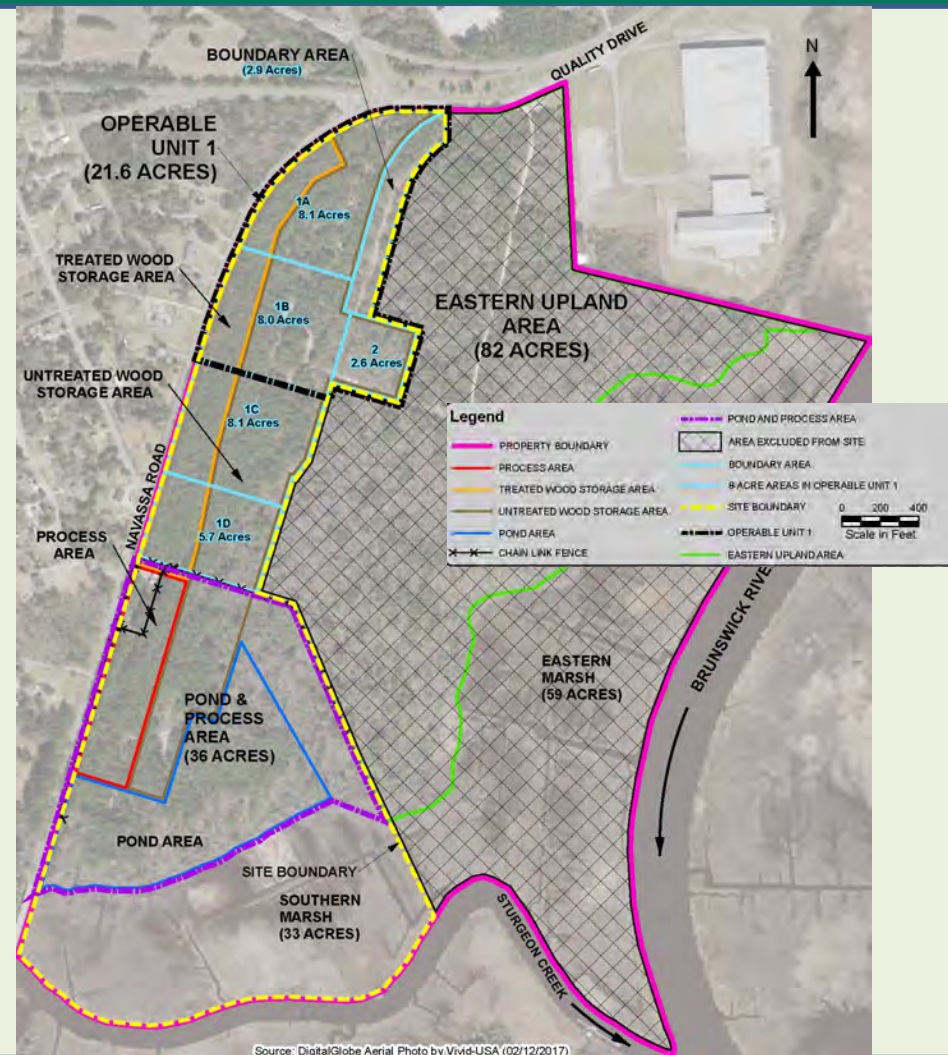
# Operable Unit 1 ROD Update

Erik Spalvins, EPA



# Summary of Operable Unit 1 (OU1)

- ✓ The 21.6 acre OU1 area meets the criteria for “no action required to ensure protectiveness”
- ✓ There is no unacceptable risk to human health and the environment under the **anticipated commercial, industrial or recreational** land use.





# Proposed Plan and Record of Decision Update

- ✓ Proposed Plan
  - ✓ Comment period
    - ✓ October 7<sup>th</sup> – November 7<sup>th</sup>
  - ✓ Public Meeting
    - ✓ October 15<sup>th</sup>
  - ✓ Comments can be submitted in writing or in person at public meeting
- ✓ Record of Decision
  - ✓ EPA will prepare response to comments
  - ✓ ROD signed by EPA Superfund Division Director



# Property Disposition

Richard Elliott, Multistate Trust



# Property Disposition

- ✓ **Community Engagement, Redevelopment Planning Initiative (RPI)**
- ✓ **Property Disposition Process**
- ✓ **Marketing Strategy**
- ✓ **Property Actions**

# Community Input

- ✓ **Redevelopment Working Group (RWG)**
- ✓ **Community Survey**
- ✓ **Stakeholder Meetings**
- ✓ **Visioning Workshop**
- ✓ **Presentations to Town Officials**
- ✓ **Open House**

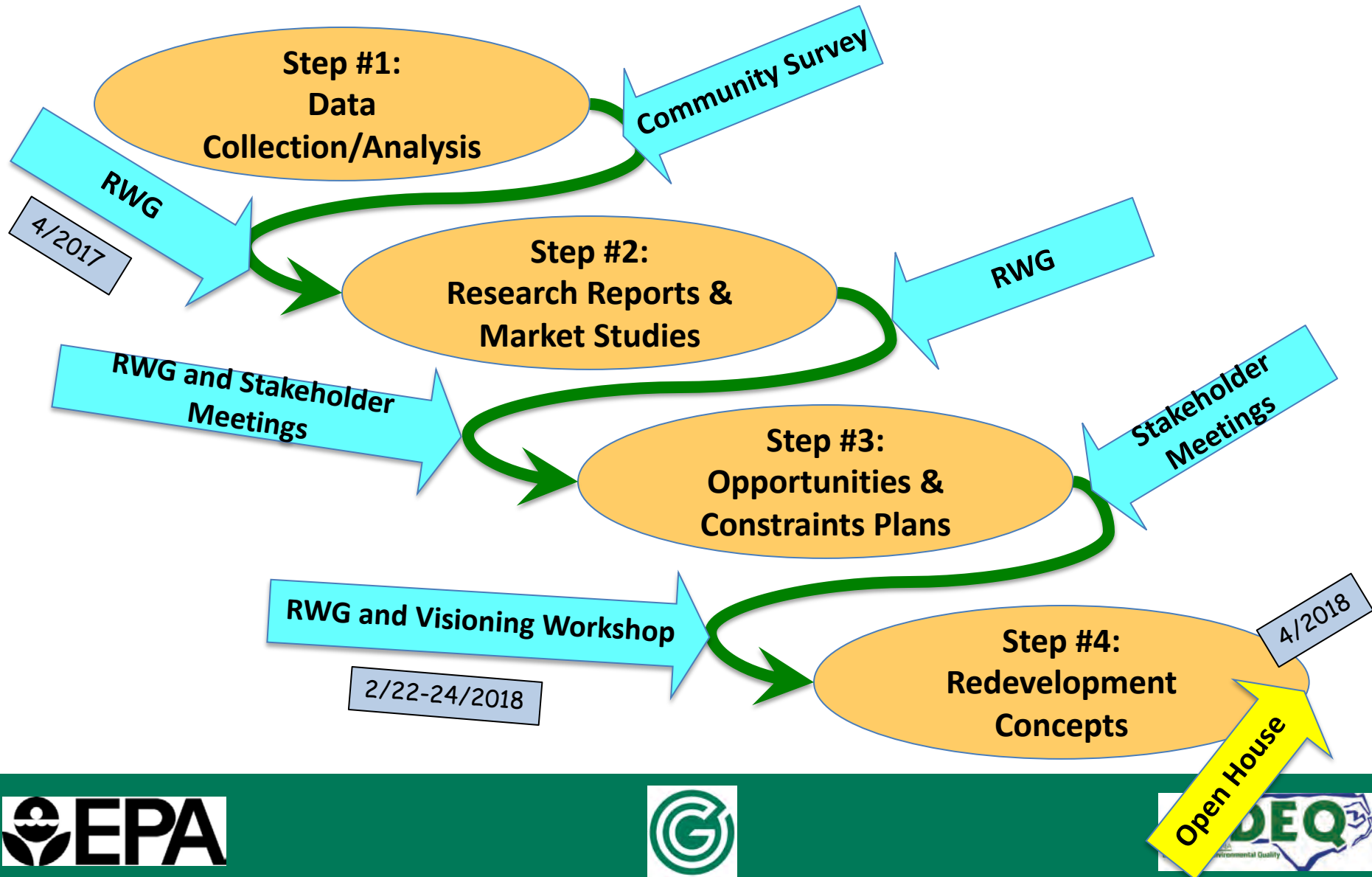
# Redevelopment Working Group

## Redevelopment Working Group (RWG) Participants

- ✓ **Town of Navassa**
  - ✓ Town Council (Councilors Bethel, Brown, Burns, Merrick, and Burgess)
  - ✓ Mayor Willis
- ✓ **Residents of Navassa**
  - ✓ Kalitah Crawford, Malcolm Dorman and Melvin Walker
- ✓ **Navassa Community Economic & Environmental Redevelopment Corporation (NCEERC)**
  - ✓ LaTanya Beatty-Nixon
  - ✓ Chris Graham
  - ✓ Conswalia Green
  - ✓ Marcell Hatten
  - ✓ Clarence Toland
- ✓ **Other Stakeholders**
  - ✓ Resea Willis/President/Brunswick Housing Opportunities (BHO)
  - ✓ Veronica Carter/Board Member/North Carolina Coastal Federation (NCCF)
  - ✓ Earnest Mooring, Jr.



# Community Involvement Process

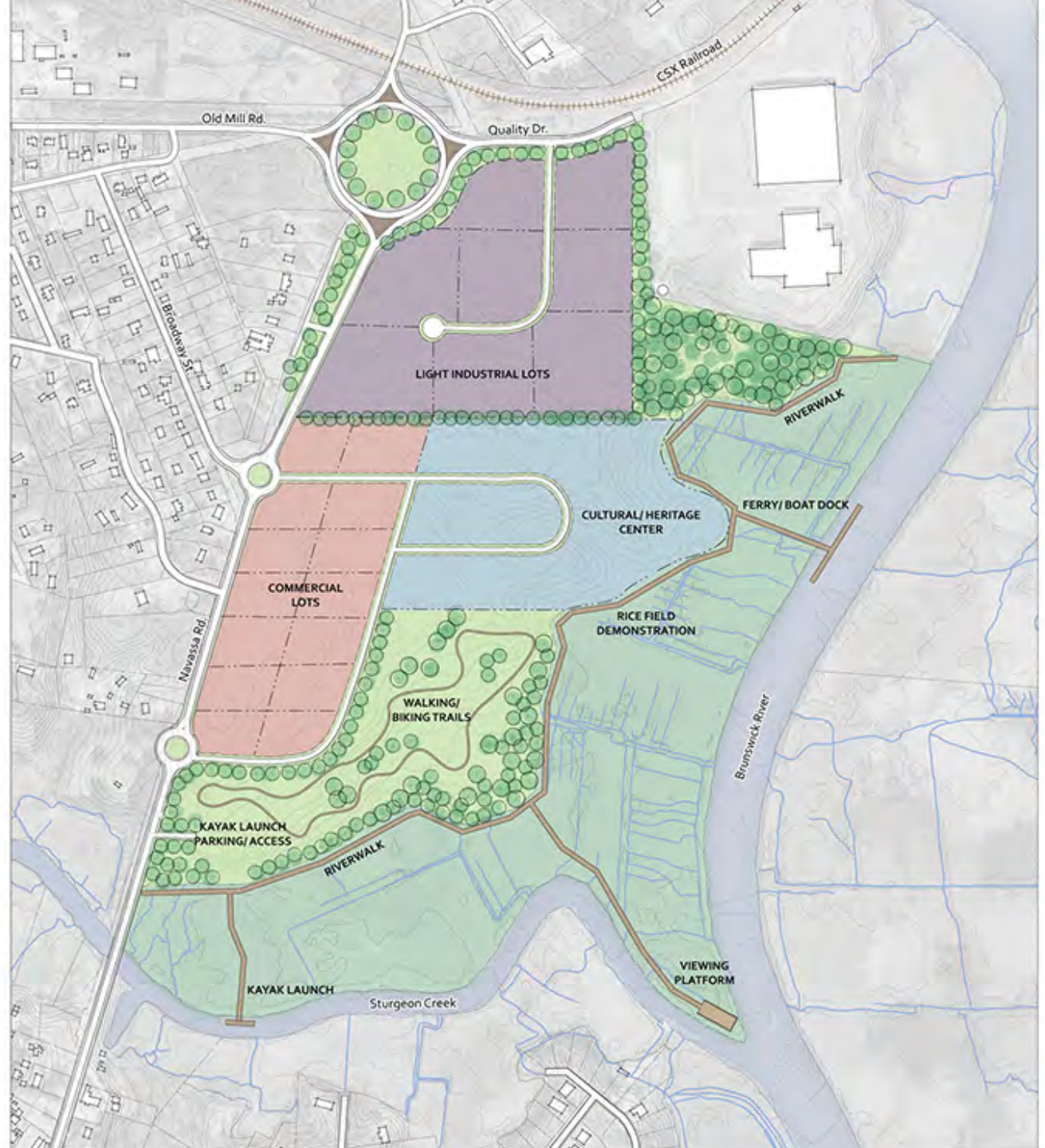


# RPI Workshop



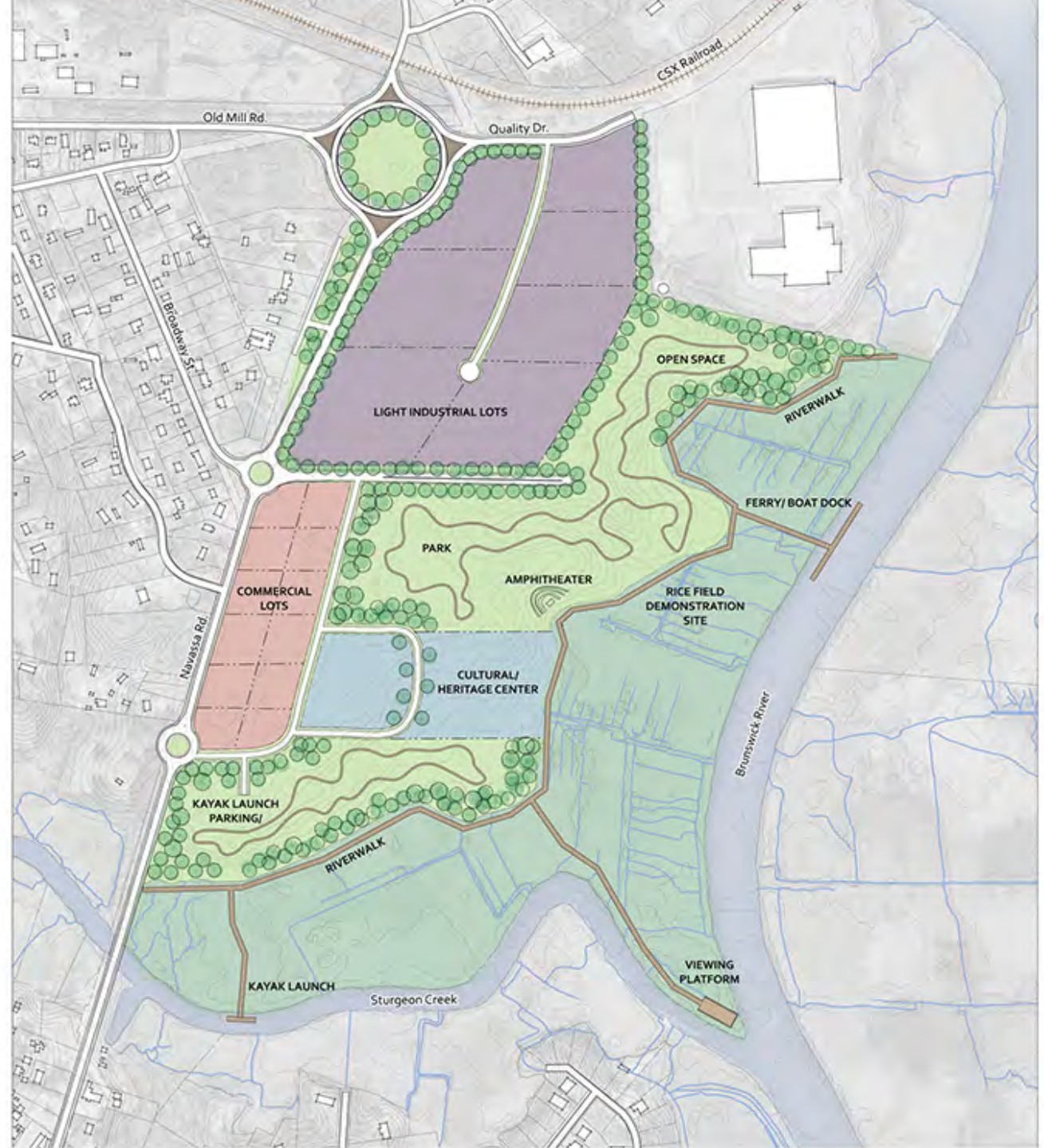


# Concept A



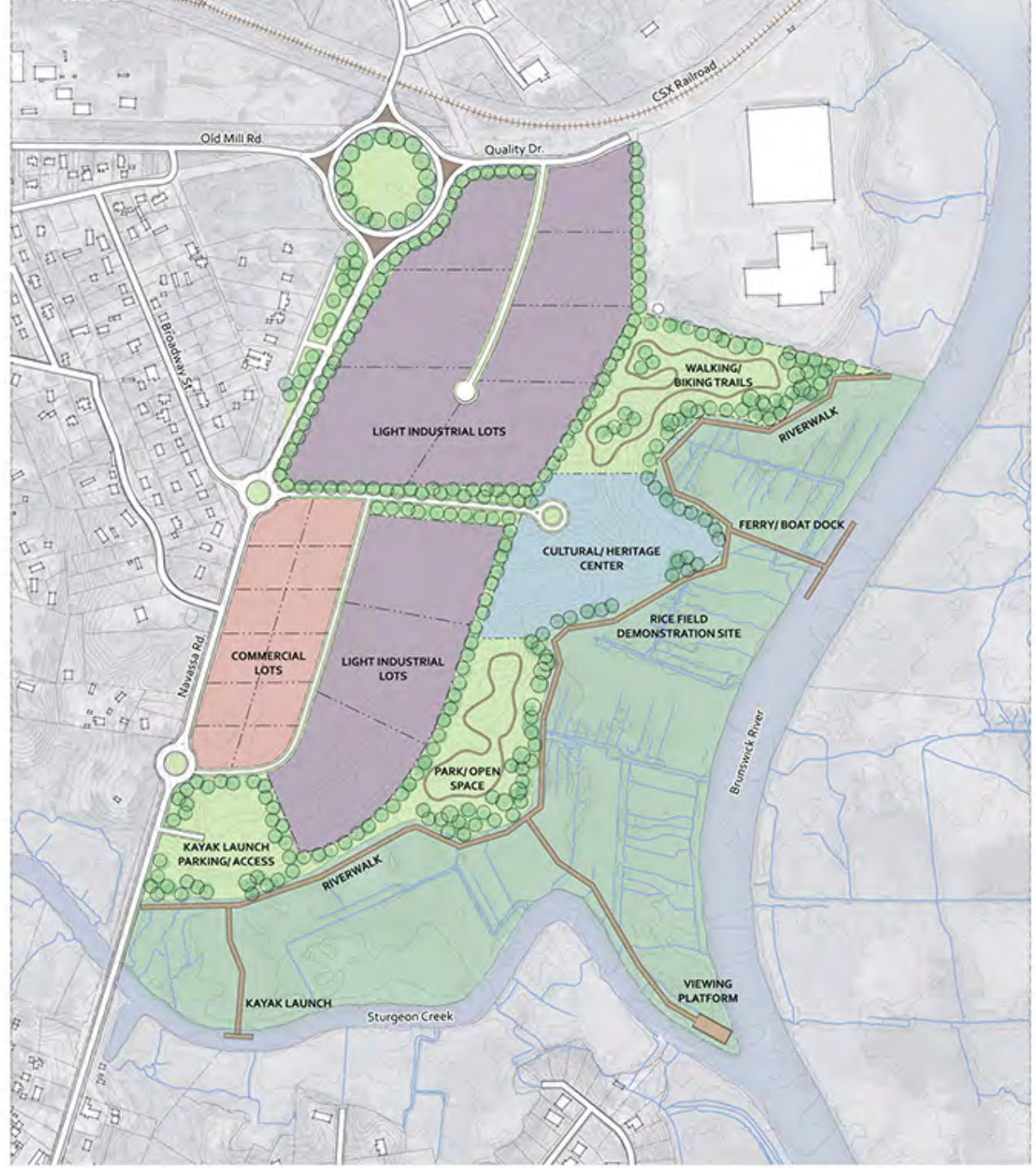


# Concept B



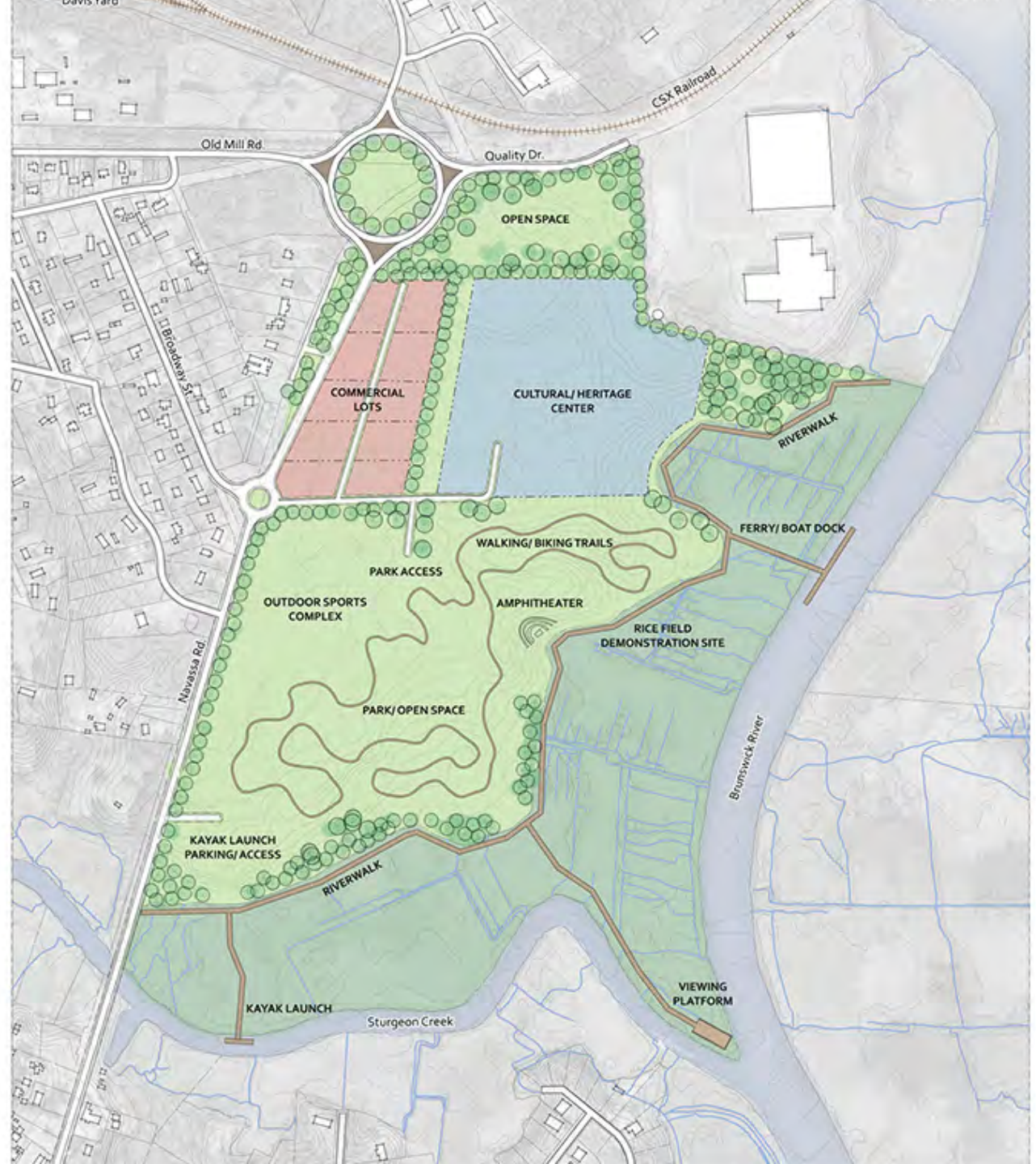


# Concept C

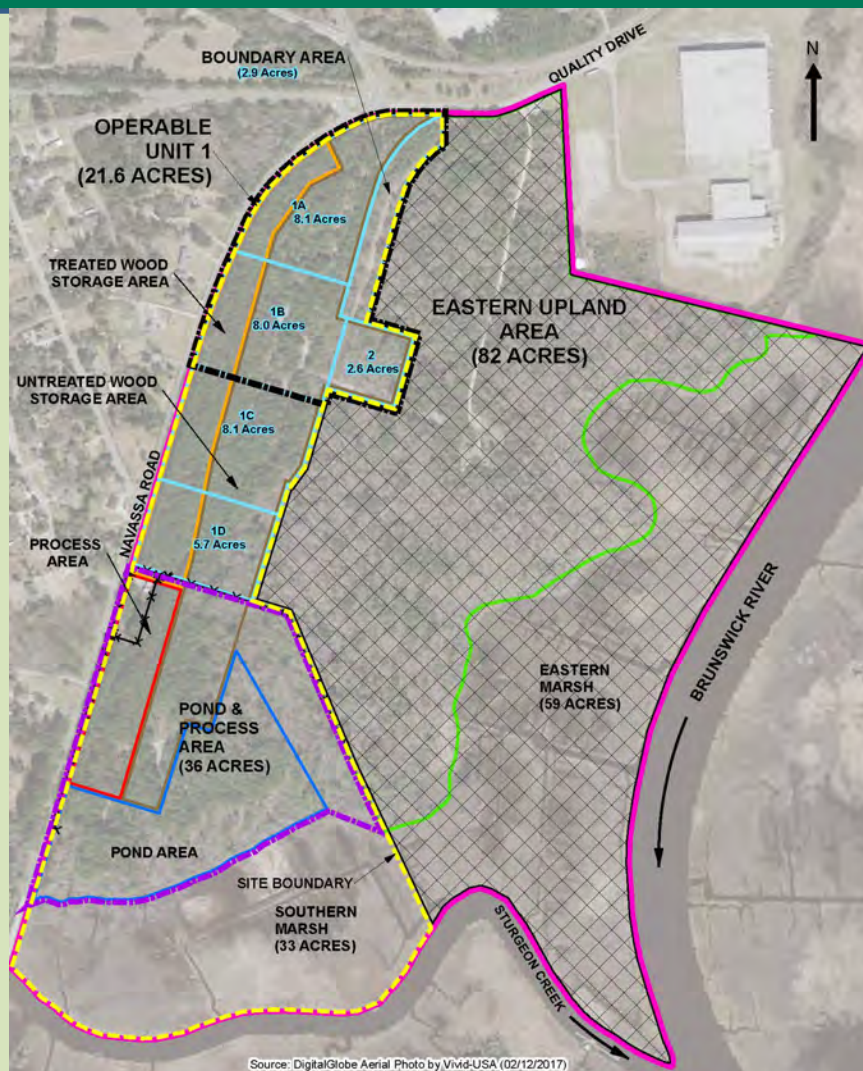




# Concept D



# Site Areas



## Legend





# Property Disposition Process

- ✓ **Highest and Best Use**
  - ✓ Market Value Based on Appraisal
  - ✓ Full Value including:
    - ✓ Environmental Value
    - ✓ Cultural Value
    - ✓ Economic Value
- ✓ **Multistate Trust Makes Recommendation**
  - ✓ Market the Property and Engage in Discussions with Prospective Users
  - ✓ Ensure Prospective User has Necessary Financial Resources and is Committed to Responsible Future Use
  - ✓ Negotiate Transfer Agreement with Prospective User while Informing Beneficiaries of Progress
- ✓ **Beneficiaries Approve Transaction**
  - ✓ US EPA
  - ✓ State of North Carolina
  - ✓ US DOJ
  - ✓ Navassa Trustee Council
    - ✓ US Department of the Interior (Fish and Wildlife Service)
    - ✓ US Department of Commerce (NOAA)
    - ✓ State of North Carolina (NCDEQ)



# **Property Marketing**

## **Multistate Trust Vision and Goals for Site Reuse**

- ✓ **Pursue uses that benefit Navassa community**
- ✓ **Facilitate reuse of Site consistent with community-endorsed themes and redevelopment concepts created during the Redevelopment Planning Initiative (RPI)**
- ✓ **Achieve market-based value to help fund future environmental actions in Navassa**
- ✓ **Sell and/or convey property to one or more third parties—private, non-profit and/or governmental owners**



# Marketing Strategy

- ✓ **Create awareness of Site attributes through outreach to commercial, industrial and recreational potential future users/owners**
- ✓ **Subject to EPA Record of Decision (ROD),**
  - ✓ **Leverage marketing efforts of local, regional and state entities**
  - ✓ **Attract providers of goods or services that support community**
  - ✓ **Identify low impact industries to strengthen Navassa tax base and provide quality jobs for community**
- ✓ **Identify a long-term title holder for property to be dedicated to recreational, educational and cultural uses**
- ✓ **Work with Town of Navassa on redevelopment plans, including PUD, zoning and infrastructure consistent with the Town's long-term goals**



# Property Actions

- ✓ **Site Property Activities**
  - ✓ **Market the Site**
  - ✓ **Work with Town Council to Rezone the Property**
  - ✓ **Initiate Institutional Controls Activities**



# Remediation Investigations Highlights and Plans

Richard Elliott, Multistate Trust



# Remedial Investigations (RI)

## **Purpose of Remedial Investigations (RI):**

**Identify areas of contamination on and around the Site that need to be remediated to protect people and the environment**

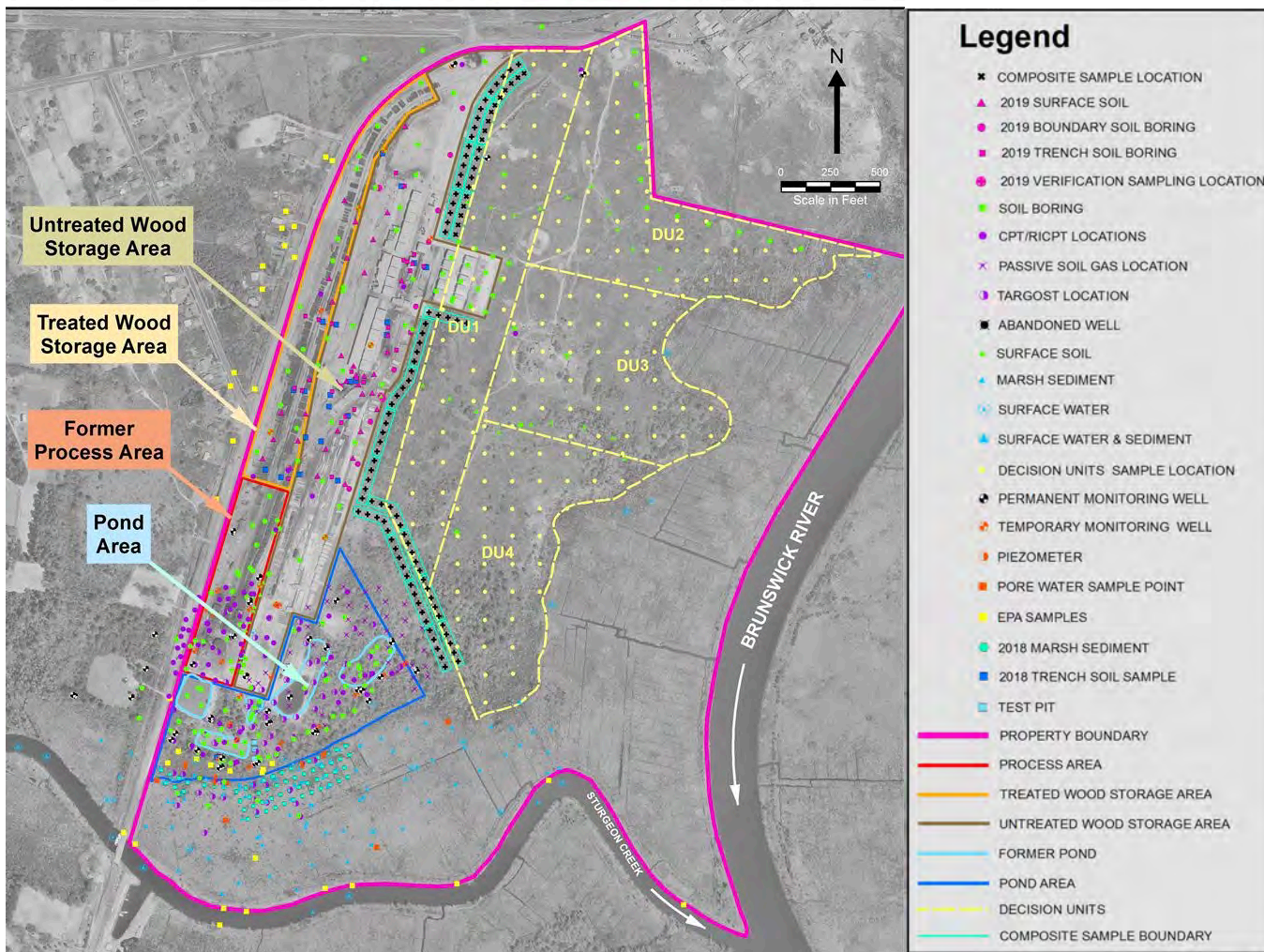
- ✓ **Investigate all potentially contaminated media on- and off-Site – soil, sediment, groundwater and surface water**
- ✓ **Determine the limits and concentrations of Site contaminants**
- ✓ **Develop/refine a conceptual site model (CSM) that presents the understanding of the nature and extent of contamination and provides the framework for evaluation of remediation alternatives in the Feasibility Study**
- ✓ **Use RI results to evaluate potential risks to people and the environment and identify remedial actions (Feasibility Study)**



# RI Highlights

- ✓ **Chemicals of Concern (COCs)**
  - ✓ **Polycyclic Aromatic Hydrocarbons (PAHs) (creosote-related SVOC contaminants)**
- ✓ **Extent of Contamination**
  - ✓ **Surface Soils**
  - ✓ **Subsurface Soils**
  - ✓ **Marsh Sediment**
  - ✓ **Groundwater**
- ✓ **Human Health Risk Assessment**
- ✓ **Baseline Ecological Risk Assessment**

# Site Sampling



- **500 soil samples**
  - 336 locations
    - 306 surface soil samples (0" to 12" below ground surface [BGS])
    - 194 subsurface samples (greater than 12" BGS)
- **225 sediment samples**
  - 175 locations
- **20 surface water samples**
  - Sturgeon Creek and the tidal marsh areas
- **548 groundwater samples**
  - 53 on-site groundwater wells,
  - 6 off-site groundwater wells
  - 37 temporary on-site groundwater wells
  - depths up to 95 feet BGS

# Key Activities

## Third Quarter 2019 Progress

### ✓ Completed Reports

#### ✓ RI Report

- ✓ Approved by EPA
- ✓ Available to the Public

#### ✓ HHRA

- ✓ Approved by EPA
- ✓ HHRA Addendum Approved by EPA
- ✓ Available to the Public

#### ✓ BERA

- ✓ Approved by EPA
- ✓ Available to the Public



# Key Activities 2019 Plan

## ✓ Operable Unit 1 (OU1)

- Completed Additional Sampling Activities in July
  - Sufficient Data to Inform Risk Management Decisions
  - Data to Reduce Uncertainty in Subsurface Soils
  - Data to Define Superfund Site Eastern Boundary
- Completed Addendum to HHRA
- EPA to Finalize Proposed Plan and ROD

## ✓ Marsh/Pond and Process Area/Groundwater

- Complete Marsh Sampling Work Plans and Obtain EPA Approval
  - Sampling and Toxicity Testing
  - Addendum to BERA
- Initiate Feasibility Study
- Complete Two Groundwater Sampling Events (one sampling event was completed in April 2019)
- Conduct Groundwater Plume Studies and Issue Report

## ✓ Site Property Disposition Activities

- Market the Site
- Work with Town Council to Rezone the Property
- Initiate Institutional Controls Activities





# Pictures of Monitoring Well Sampling





# Northern Area Sampling Activities



**Geoprobe taking soil cores**

**Logging the core and  
taking samples**





# Questions and Discussion



# Contact Information

- ✓ Erik Spalvins, EPA Remedial Project Manager
  - (404) 562-8938, [spalvins.erik@epa.gov](mailto:spalvins.erik@epa.gov)
- ✓ Tonya Spencer, EPA Community Involvement Coordinator
  - (404) 562-8463, [spencer.latonya@epa.gov](mailto:spencer.latonya@epa.gov)
- ✓ David Mattison, NCDEQ Superfund Section Project Manager
  - (919) 707-8336, [david.mattison@ncdenr.gov](mailto:david.mattison@ncdenr.gov)
- ✓ Cindy Brooks, Multistate Trust Managing Principal
  - (617) 448-9762, [cb@g-etg.com](mailto:cb@g-etg.com)
- ✓ Richard Elliott, Multistate Trust Project Manager
  - (617) 953-1154, [re@g-etg.com](mailto:re@g-etg.com)

