

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

Cultural Center and Park Property Workshop October 16, 2019

Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust



Greenfield Environmental Trust Group, Inc.

Relationship

Greenfield Environmental Multistate Trust LLC is the Trustee of the Multistate Environmental Response Trust, and a Member of the Greenfield Environmental Trust Group, Inc.



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Agenda

- ✓ Multistate Trust Vision and Goals for Site Reuse
- ✓ Community Input Process
- ✓ Property Transaction Examples
- ✓ Review Site Concepts



Community Input

- ✓ In 2017 and 2018, the Multistate Trust voluntarily led the Redevelopment Planning Initiative (RPI)
- ✓ The public was involved in the RPI in various ways, including the following:
 - Redevelopment Working Group (RWG)
 - Community Survey
 - Community Stakeholder Engagement
 - Collection of Market and Site data
 - Community Visioning Workshop
 - Redevelopment Concepts Open House was held



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)
 - ✓ Ernest Mooring, Jr.



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Community Involvement Process

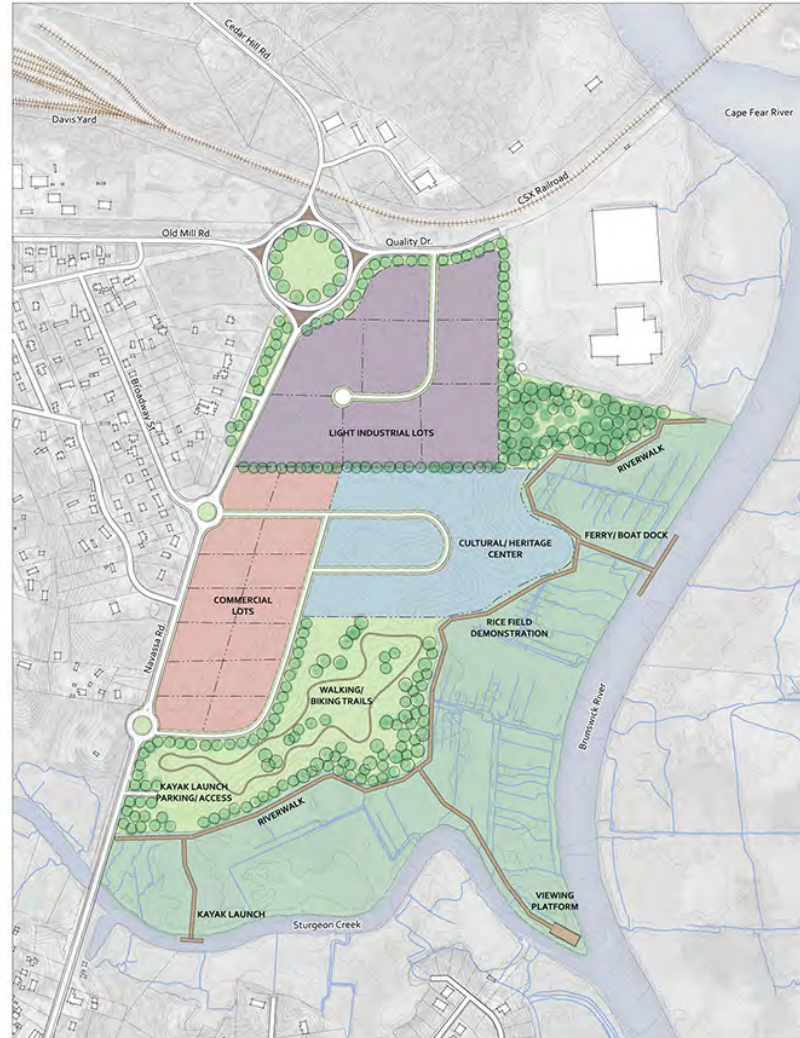


RPI Workshop



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Site Concept A



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Site Concept B



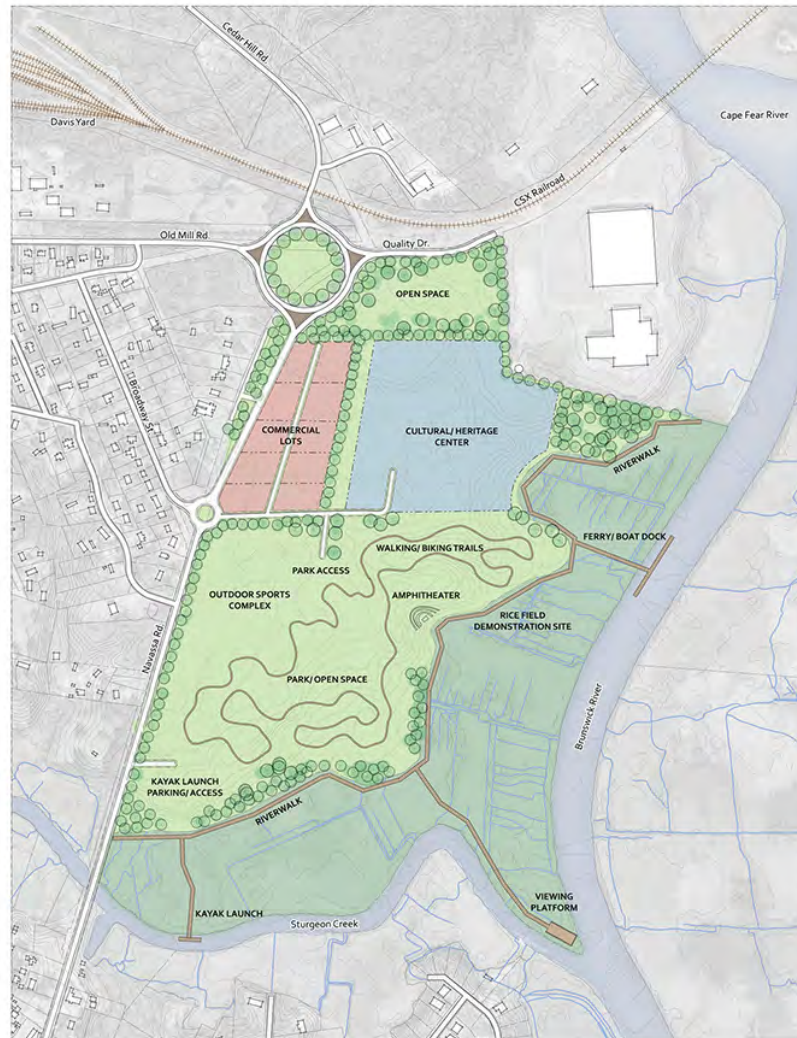
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Site Concept C



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Site Concept D



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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
- ✓ Achieve market-based value to help fund future remediation activities
- ✓ Sell and/or convey property to one or more third parties—private, non-profit and/or governmental owners



Case Study in Community-Based Redevelopment

Industri-plex/Wells G&H Federal Superfund Sites Woburn, Massachusetts

Cynthia Brooks

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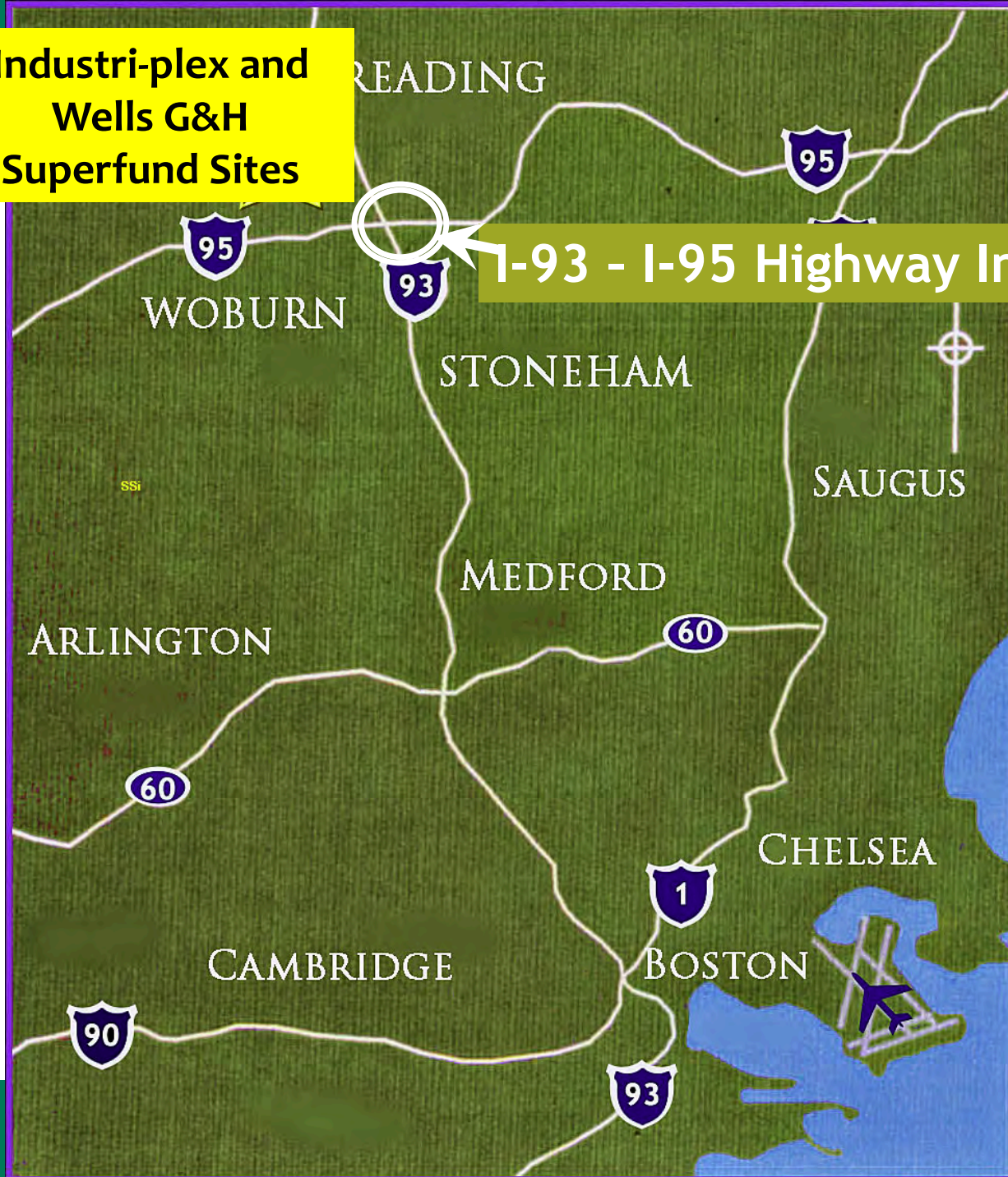
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Woburn, Massachusetts

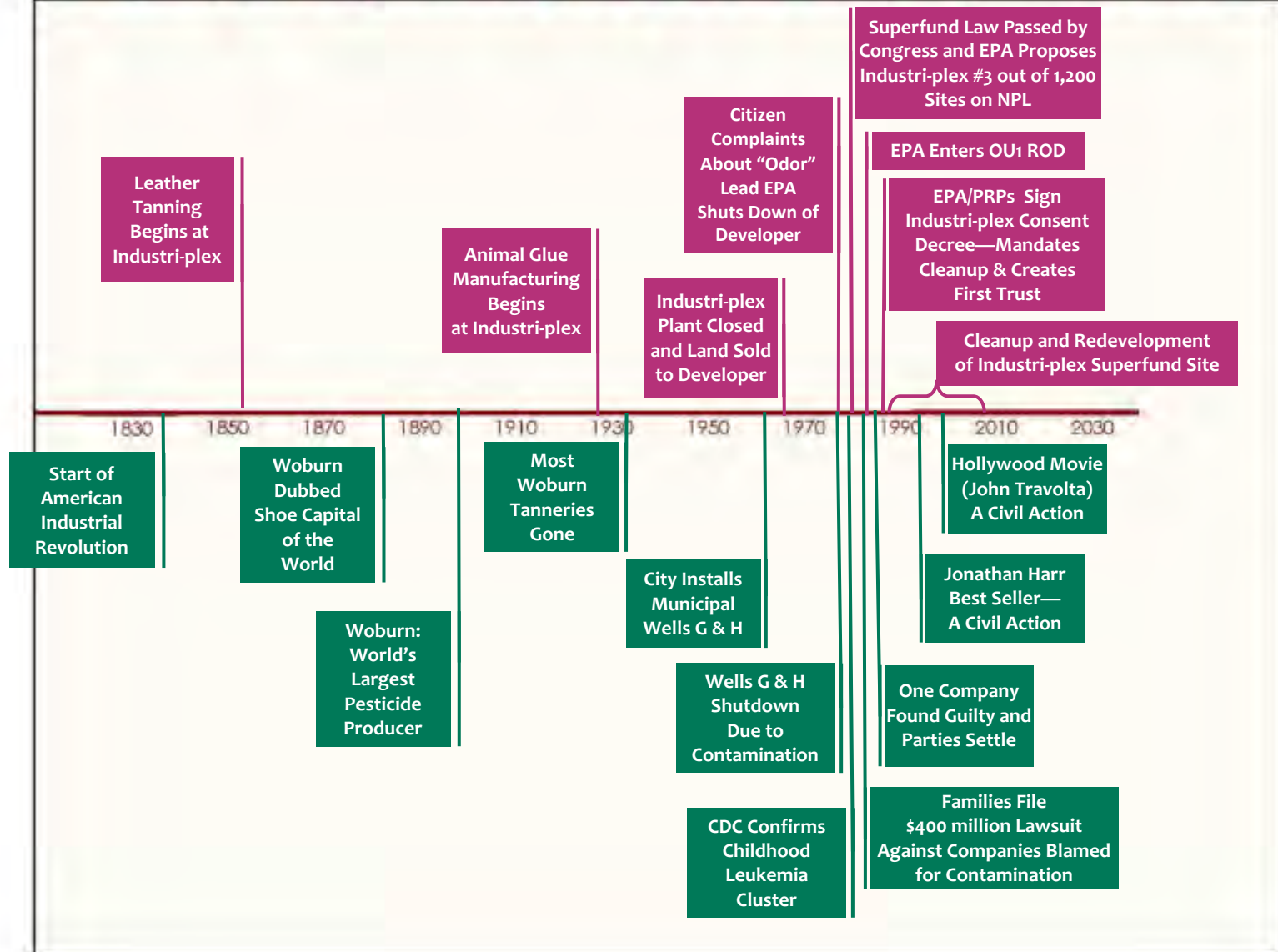
- ✓ Industri-plex Federal Superfund Site
 - Initially Ranked #3 of ~1,200 Sites on
 - USEPA National Priority List (NPL)
- ✓ Wells G&H Federal Superfund Site
 - Ranked #39 of ~1,200 Sites on NPL
- ✓ Sites Merged By EPA



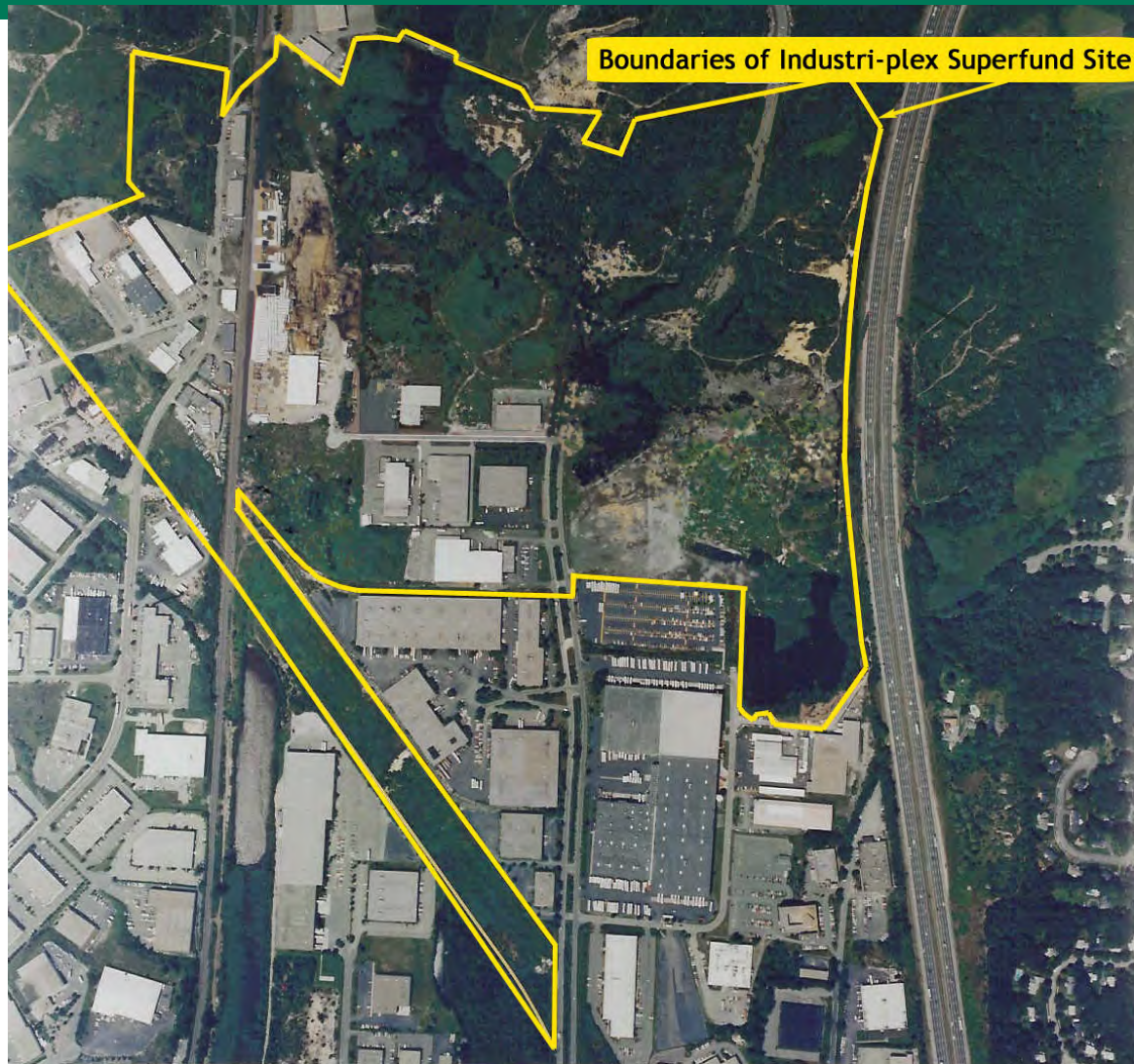
**Industri-plex and
Wells G&H
Superfund Sites**



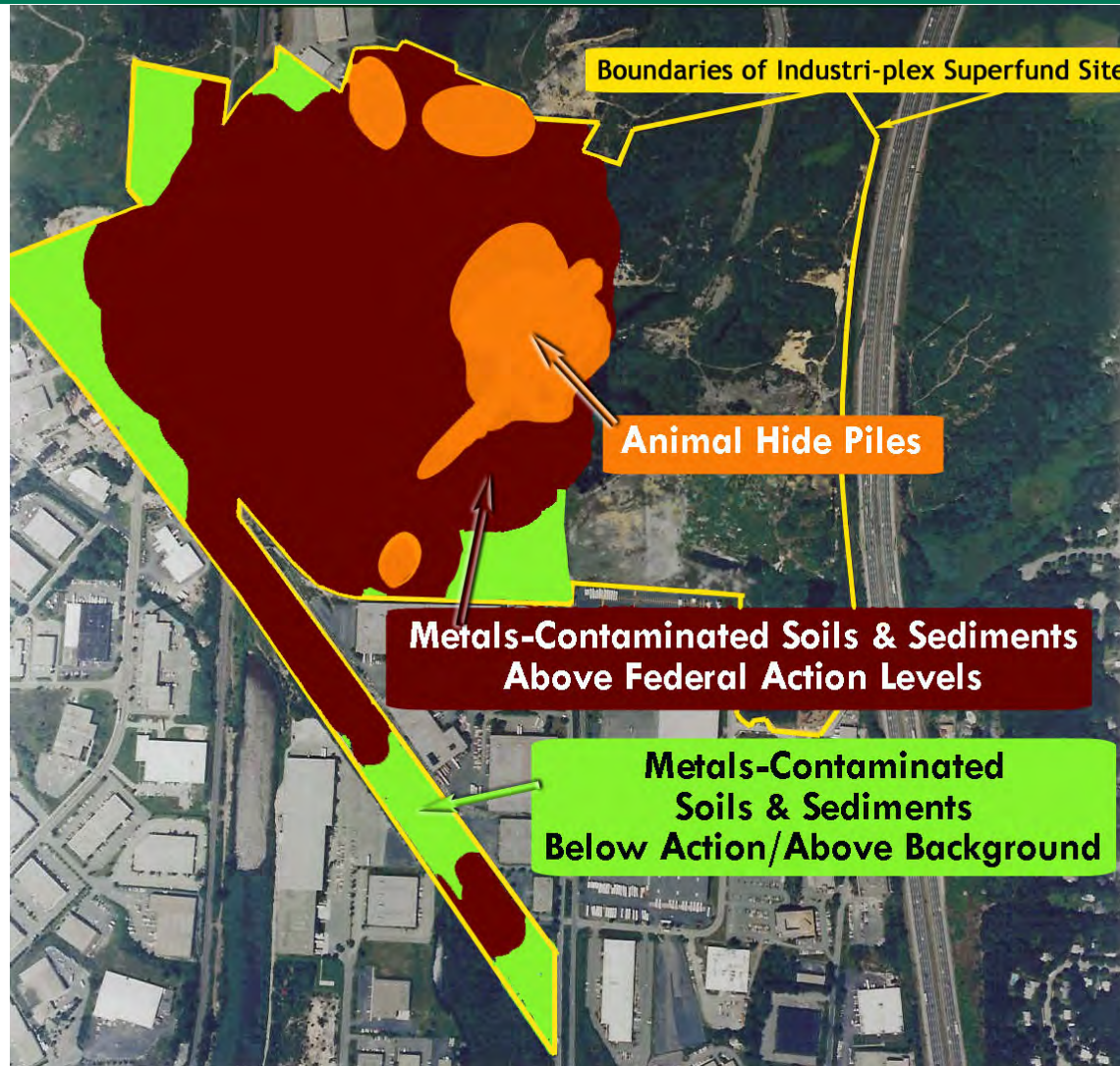
Woburn, MA (Industri-plex & Wells G&H Superfund Sites)



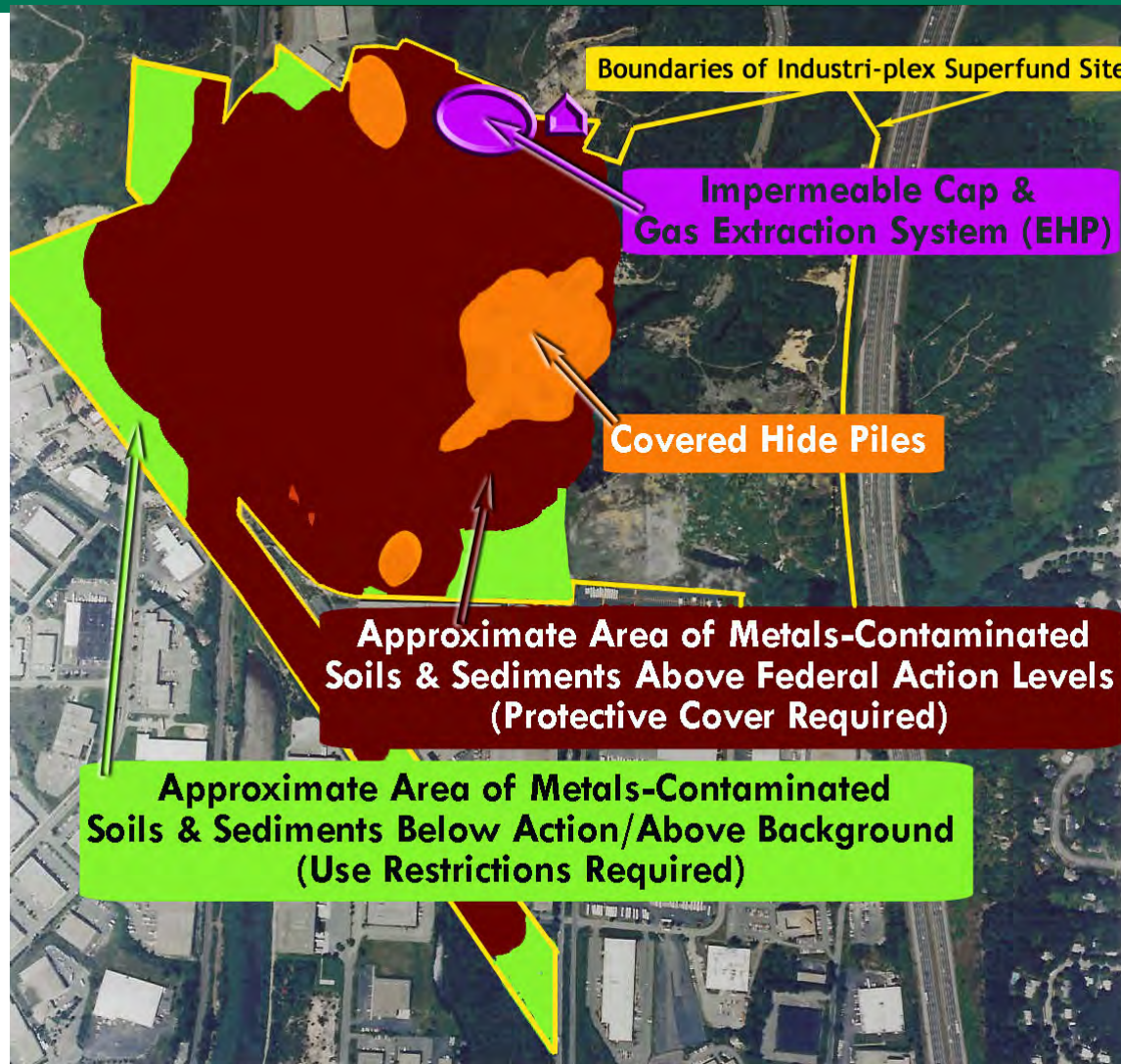
Industri-plex Superfund Site, Woburn, MA



Industri-plex Superfund Site Extent of Contamination

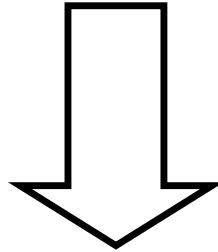


Industri-plex Superfund Site EPA-Selected Remedy (OU1)

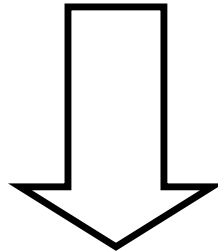


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Community-Based Redevelopment



Infrastructure



Public-Private Agreements

(State Transportation Agencies & City-Custodial Trust)



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Industri-plex Superfund Site Existing Infrastructure



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Industri-plex Superfund Site Redevelopment New Infrastructure

- Partnered with City of Woburn and developer
- Facilitated construction of clean utility corridors
- Donated land to City of Woburn

Boundaries of Industri-plex Superfund Site

- Partnered with Woburn Redevelopment Authority
- Donated land to State Highway Department

- Partnered with 3 state transportation agencies to develop a 2,500-car intermodal transportation center
- Assembled and donated land to State
- Coordinated alternate cover construction for RTC
- Secured Legislature approval of dedication to Jimmy Anderson



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New Interstate Highway (I-93) Interchange



Anderson Regional Transportation Center (RTC)



Industri-plex Superfund Site Redevelopment

New Infrastructure Under Construction



Industri-plex Superfund Site Redevelopment

Retail Development



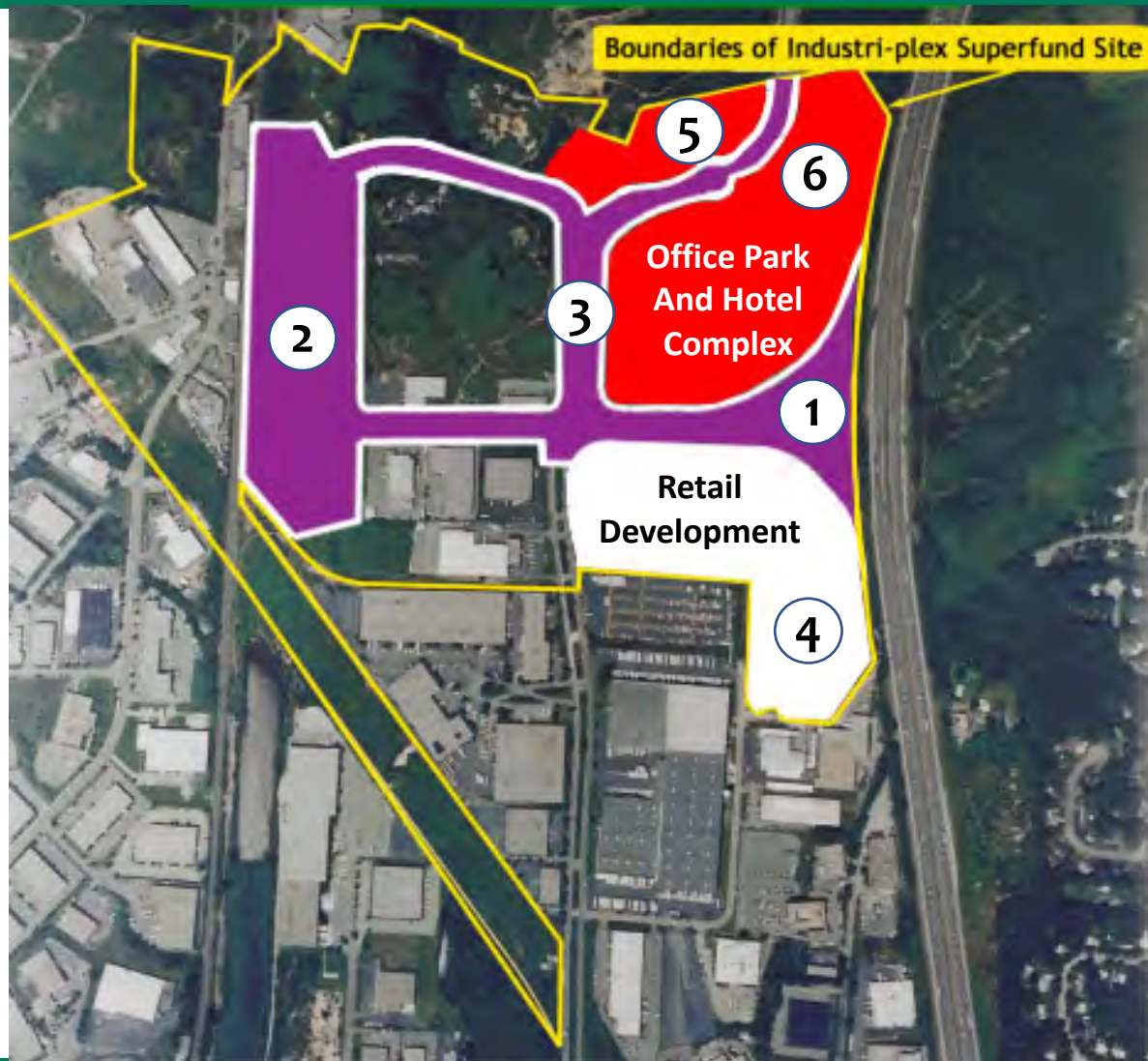
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Industri-plex Superfund Site

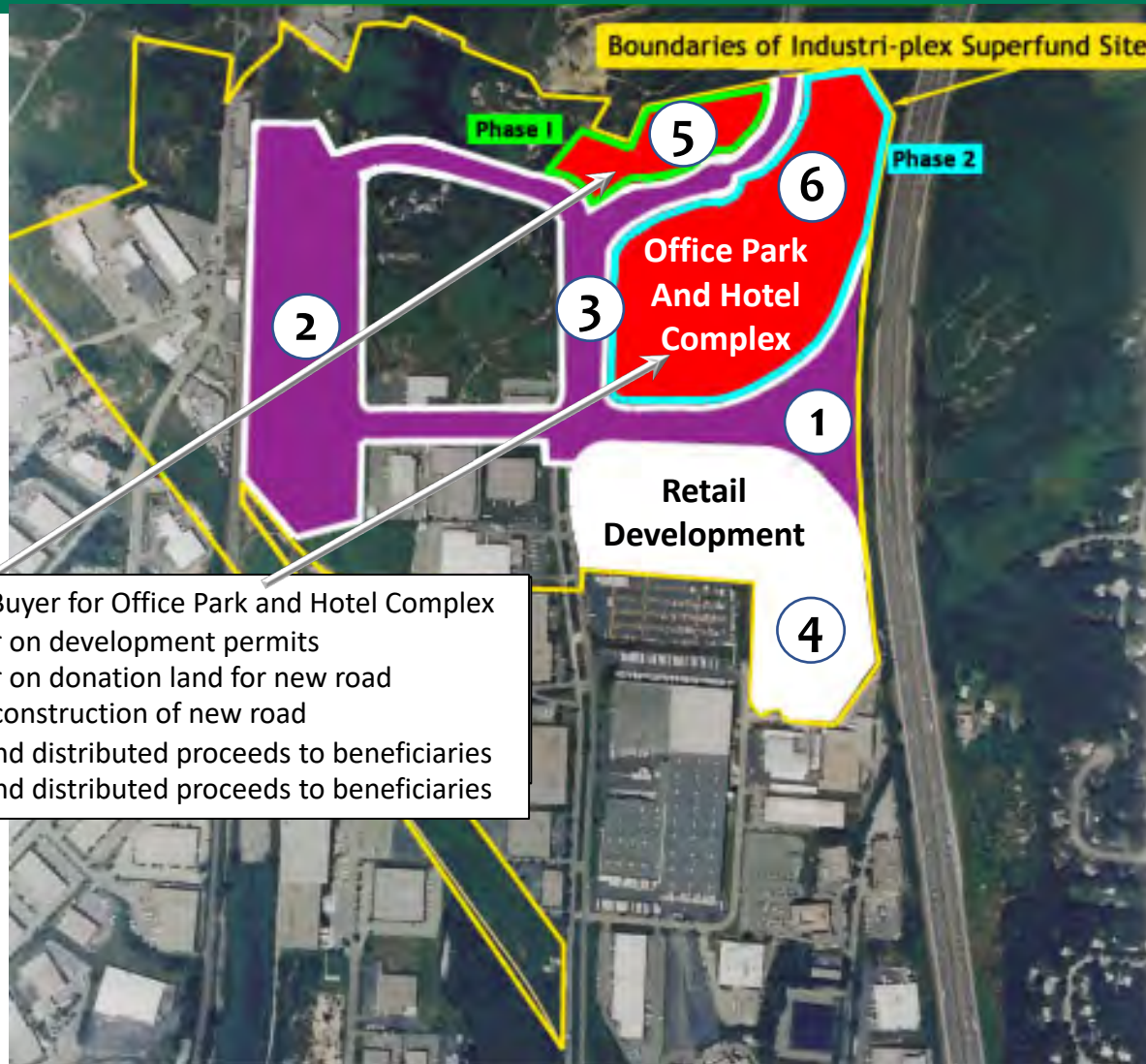
Metro North Retail Center



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- Entered into contract with Buyer for Office Park and Hotel Complex
- Worked with City and Buyer on development permits
- Worked with City and Buyer on donation land for new road
- Buyer worked with City on construction of new road
- Closed on sale of Phase 1 and distributed proceeds to beneficiaries
- Closed on sale of Phase 2 and distributed proceeds to beneficiaries



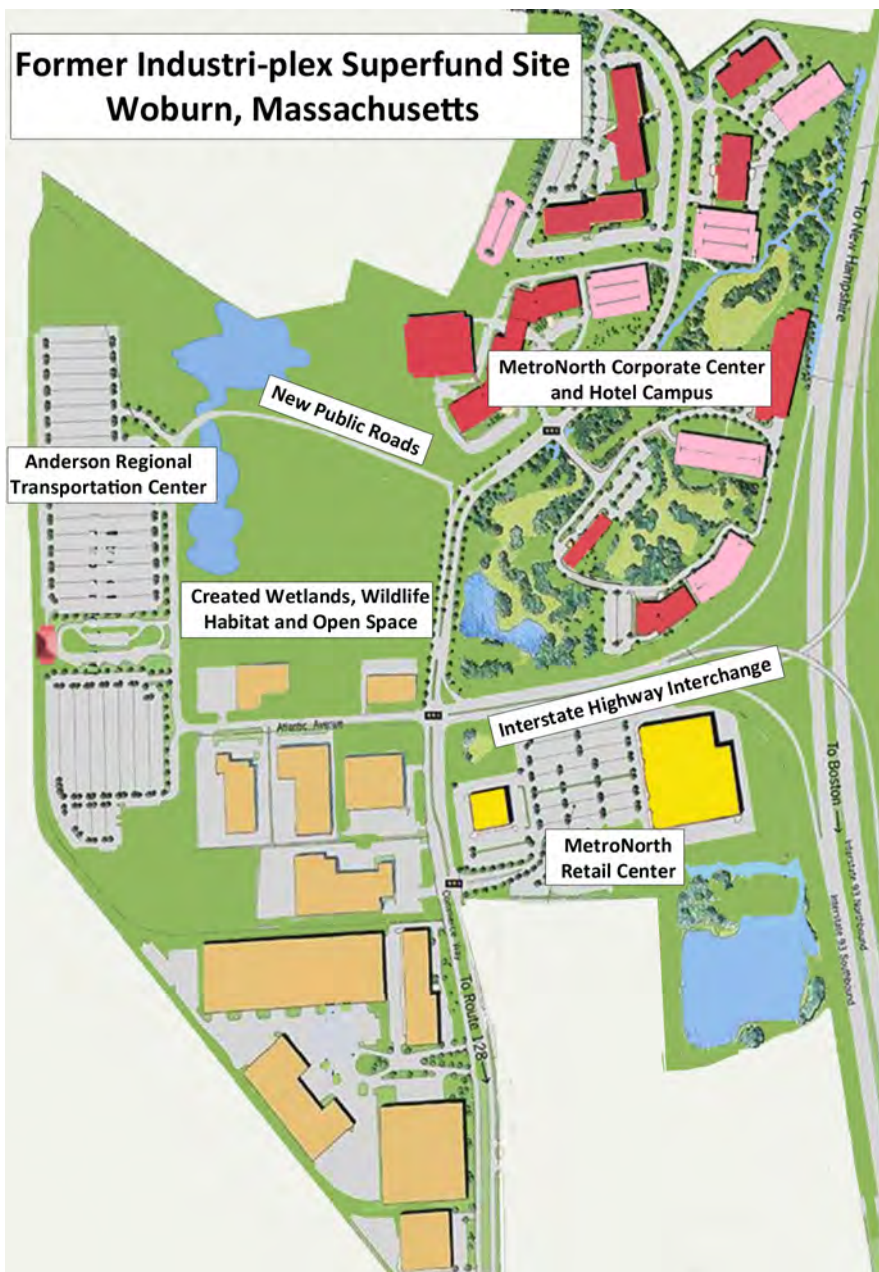
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Industri-plex Superfund Site

Metro North Corporate Center and Hotel Complex



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Community Goals and Results from Industri-plex Redevelopment

- ✓ Clean air
- ✓ Safer, less congested roads
- ✓ Improved public safety & reduced crime
- ✓ Improved transportation services
- ✓ Sustainable, transit-oriented mixed-use development
- ✓ New community center
- ✓ Revitalized open space and ecological habitat
- ✓ Enhanced quality of life
- ✓ Community hope & pride – Anderson RTC
- ✓ Overcome stigma



Industri-plex Superfund Site – In The Beginning



The Former Industri-plex Superfund Site



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Case Study in Community-Based Redevelopment

Former ASARCO Smelter Superfund/RCRA Site East Helena, Montana

Cynthia Brooks

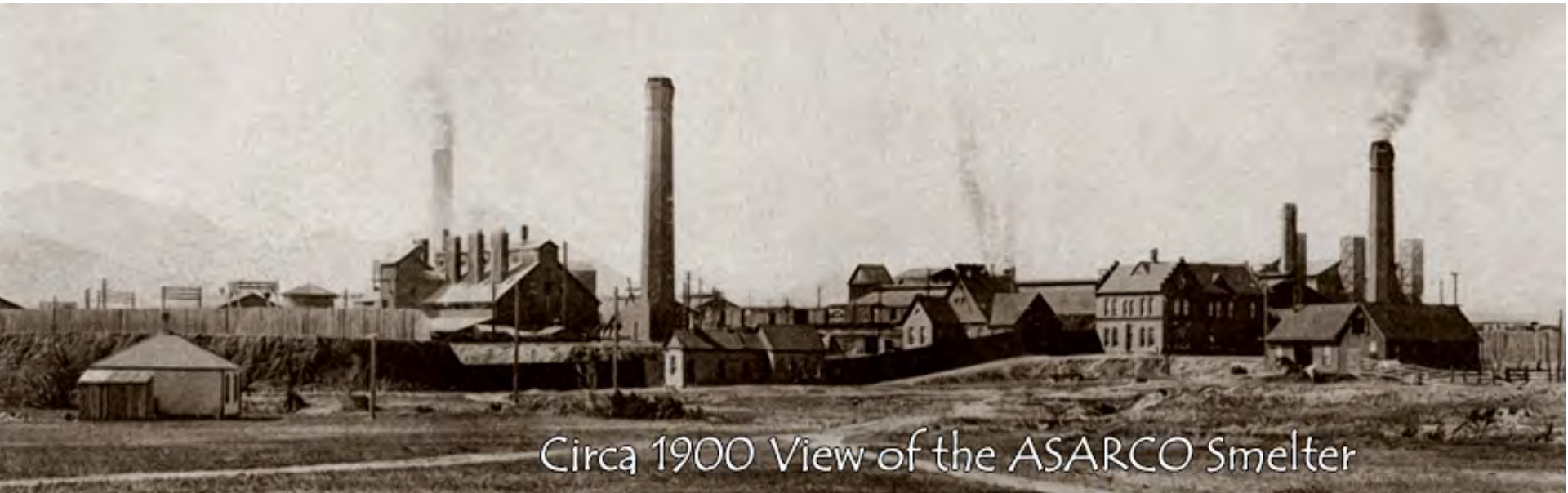
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Former East Helena ASARCO Smelter—Circa 1900



- ✓ In 1888, ASARCO built a lead smelter on banks of Prickly Pear Creek
- ✓ Once largest producer of lead in the world shipping 150 million pounds a year
- ✓ East Helena was a company town with 500 people employed at smelter



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East Helena ASARCO Smelter After Shutdown



- ✓ Lead and arsenic in soils on site and thousands of acres of land surrounding smelter contaminated by emissions from smoke stacks
- ✓ Plumes of arsenic and selenium in groundwater migrated off site
 - ✓ 16 million ton slag pile



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Former East Helena ASARCO Smelter In 2009

In 2009, Greenfield took title to the smelter property and more than 2,000 acres of surrounding, contaminated land and and \$94M to remediate site under RCRA and CERCLA



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Demolition and Disposal of Smelter Buildings, Facilities and Equipment



Demolished, decontaminated and reprocessed smelter facilities (more than 60 structures),



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Evapotranspirative (ET) Cover System And Source Removal



- ✓ Managed, consolidated and placed \pm 1 million cy of material on smelter property
- ✓ Excavated/placed high concentration/mobile contaminant source areas under ET Cover



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Evapotranspirative (ET) Cover System And Source Removal



- ✓ Constructed the largest contiguous Evapotranspirative (ET) Cover in US (62 acres)
 - ✓ Sustainable cover system with minimal O&M



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Prickly Pear Creek and Smelter Dam Before Dewatering, Diversion and Realignment



- ✓ Manmade channel with creek undercutting and eroding slag then transported downstream
- ✓ Failing smelter dam constructed to hold water in manmade lake for use as process water
 - ✓ Iron-rich, unnatural stream water



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Prickly Pear Creek and Smelter Dam During Construction, Removal and Realignment



✓ Bypass channel and beginning new creek channel



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Prickly Pear Creek and Smelter Dam After Construction, Removal and Realignment



- ✓ Constructed 0.5 mile creek bypass channel
- ✓ Reconstructed 1.2 miles of Prickly Pear Creek channel
- ✓ Created 50 acres of new wetlands and riparian habitat
- ✓ Created 100 acres of new flood plain to minimize risk of downstream flooding



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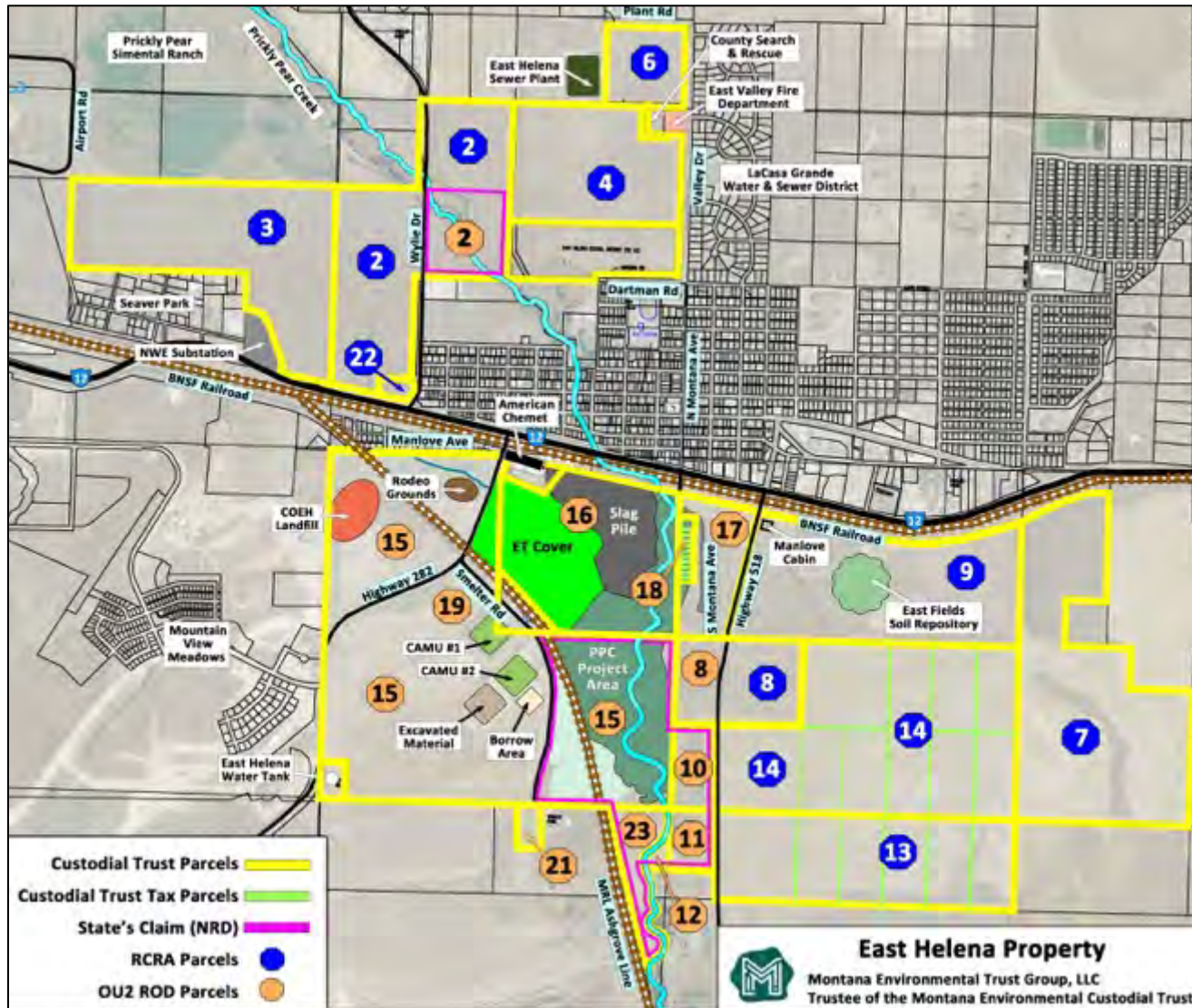


- ✓ Worked with County to design/inaugurate institutional controls for soils and groundwater
- ✓ Submitted recommendation for final cleanup measures to address 16 million-ton slag pile
 - ✓ **Of the original \$94M, ~\$50M remains in East Helena Cleanup Account**



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East Helena Property Transferred by ASARCO to Custodial Trust

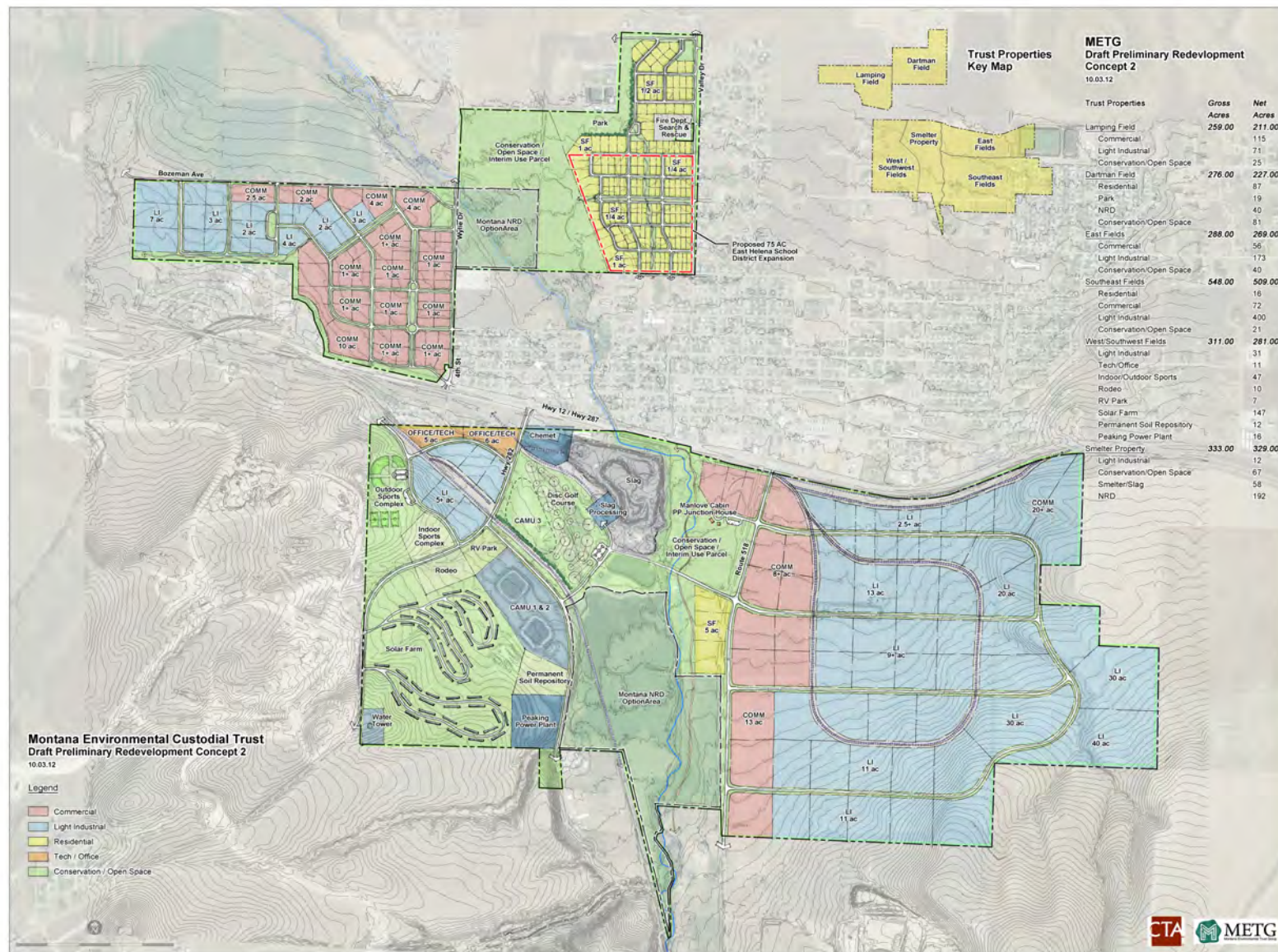


✓ 2,000+ acres of land

✓ No infrastructure (roads, utilities, water, sewer, etc.)

✓ Virtually all property is impacted by contamination

East Helena Community-Based Conceptual Redevelopment Plan

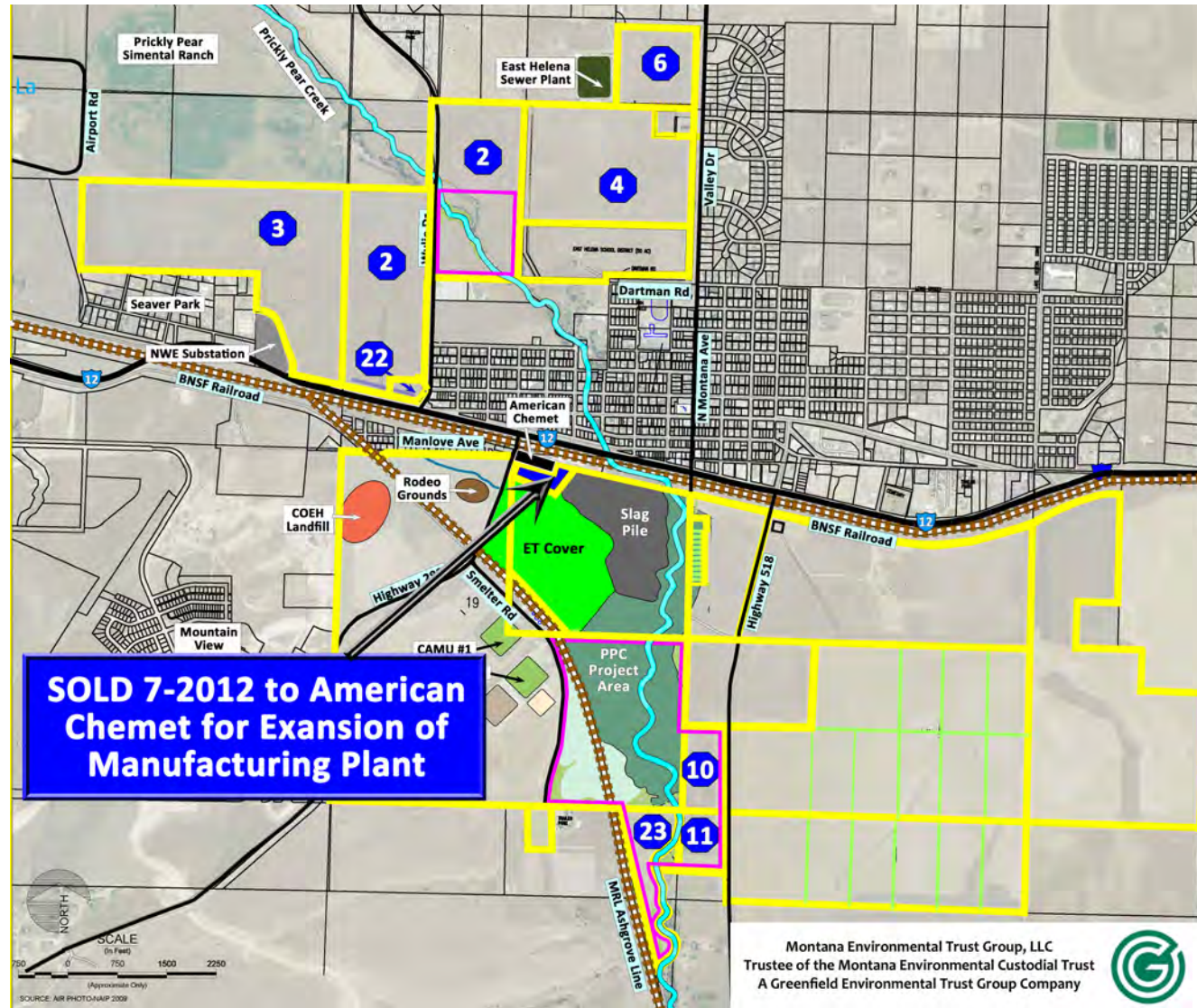


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First East Helena Transfer: Sale to Industrial User



Manufacturing Plant Expansion

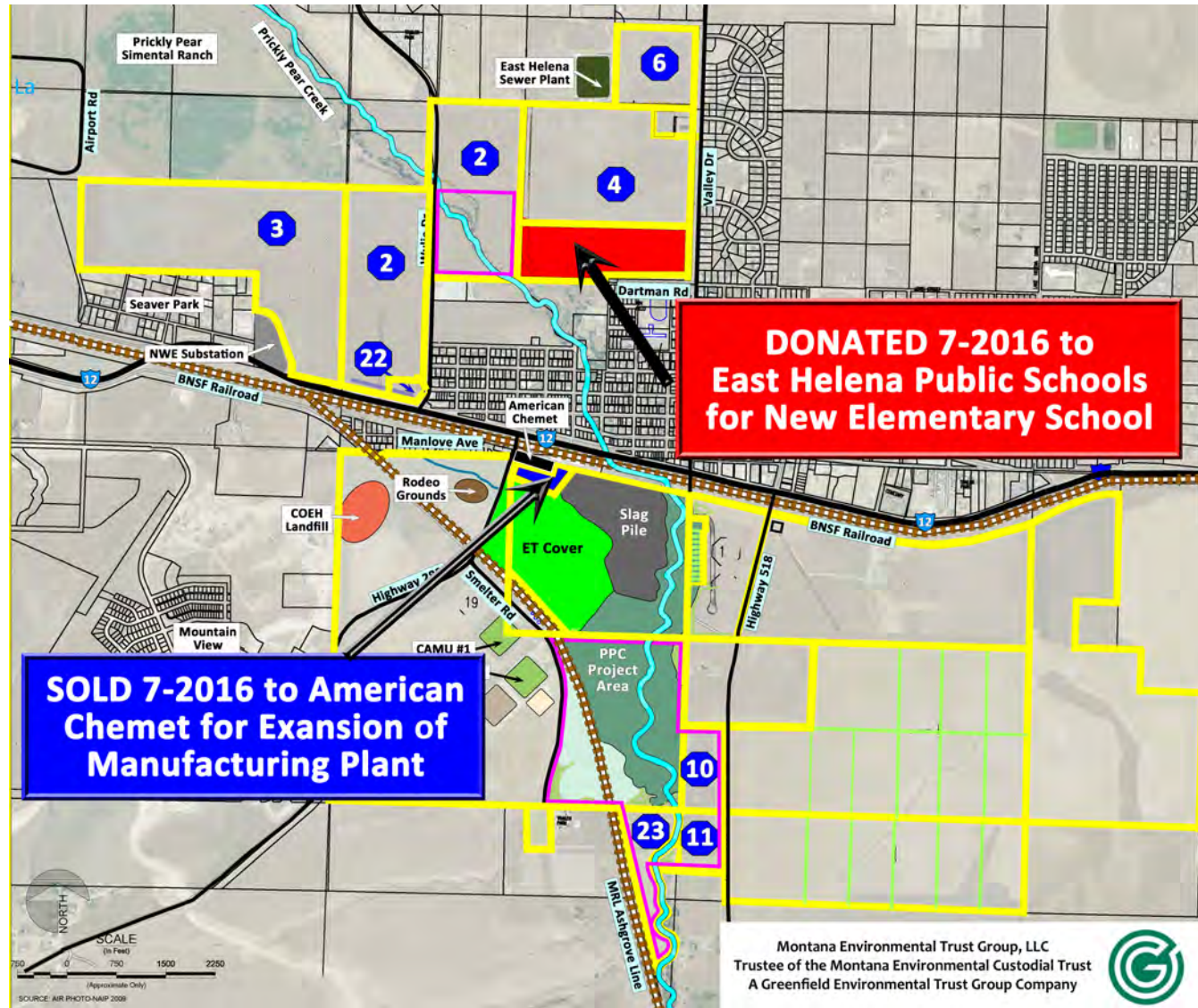


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Second East Helena Transfer: Donation to Public School



**DONATED 7-2016 to
East Helena Public Schools
for New Elementary School**

**SOLD 7-2016 to American
Chemet for Exansion of
Manufacturing Plant**

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Fourth East Helena Transfer: Conveyance to Public School

EAST HELENA HIGH SCHOOL **MARCH 18**
Groundbreaking Ceremony **5:30 PM**



SOUTH CLASSROOMS COURTYARD VIEW

East Helena
Public Schools

SMA architects

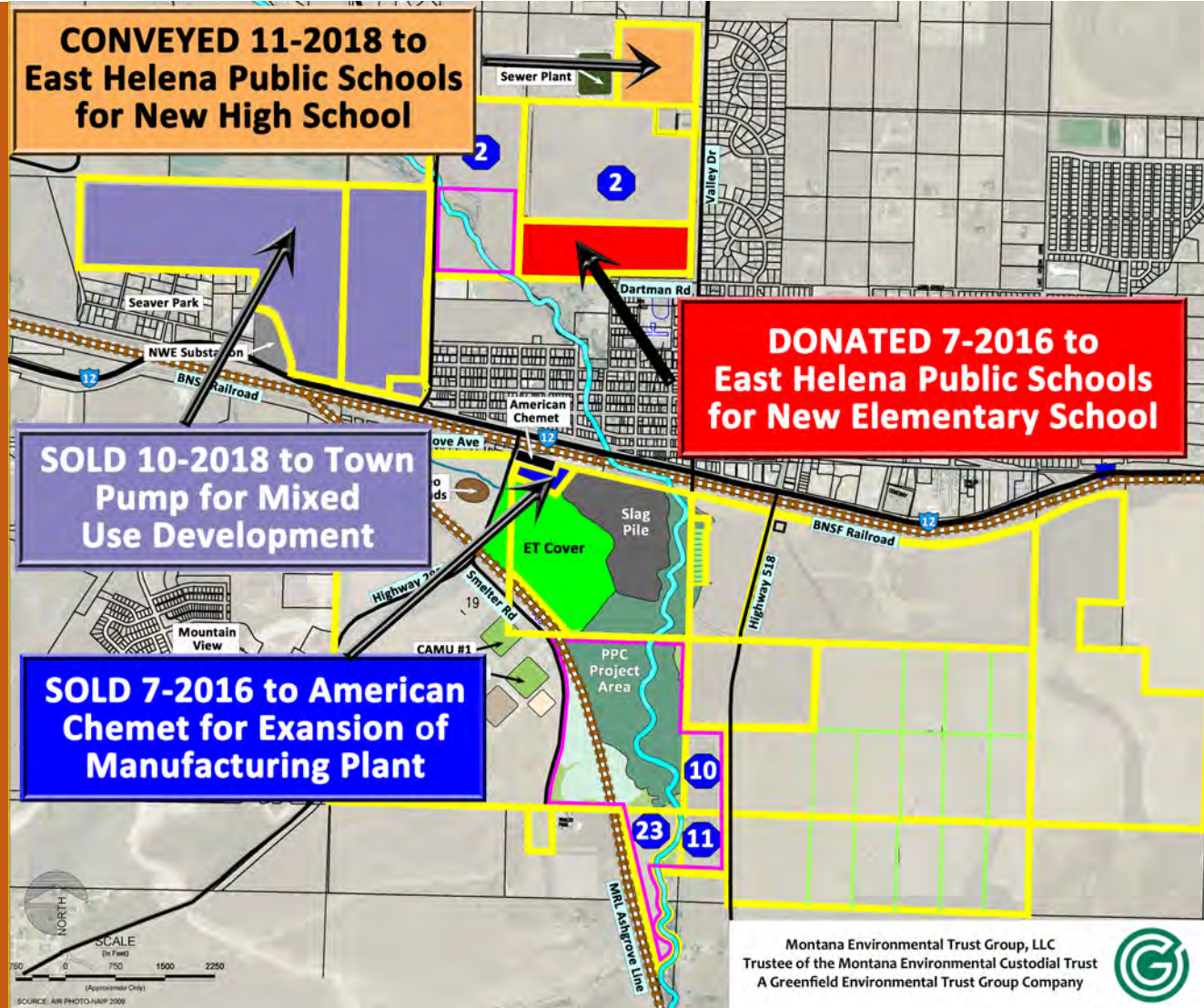
NAC

**CONVEYED 11-2018 to
East Helena Public Schools
for New High School**

**SOLD 10-2018 to Town
Pump for Mixed
Use Development**

**SOLD 7-2016 to American
Chemmet for Exansion of
Manufacturing Plant**

**DONATED 7-2016 to
East Helena Public Schools
for New Elementary School**

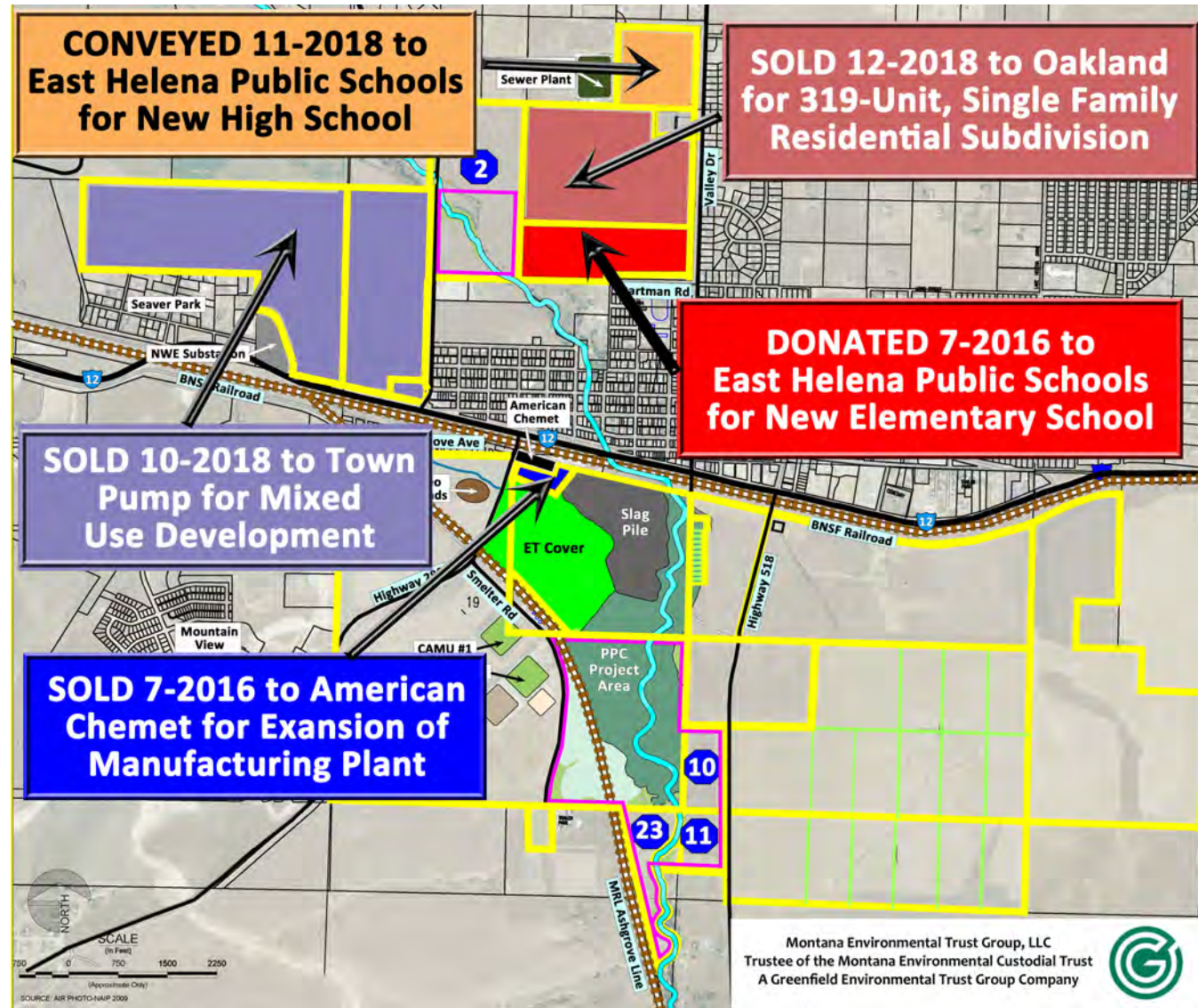
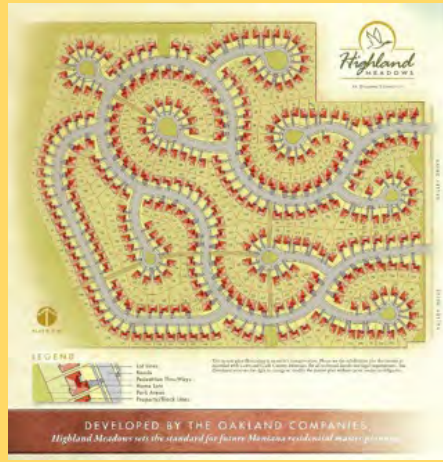


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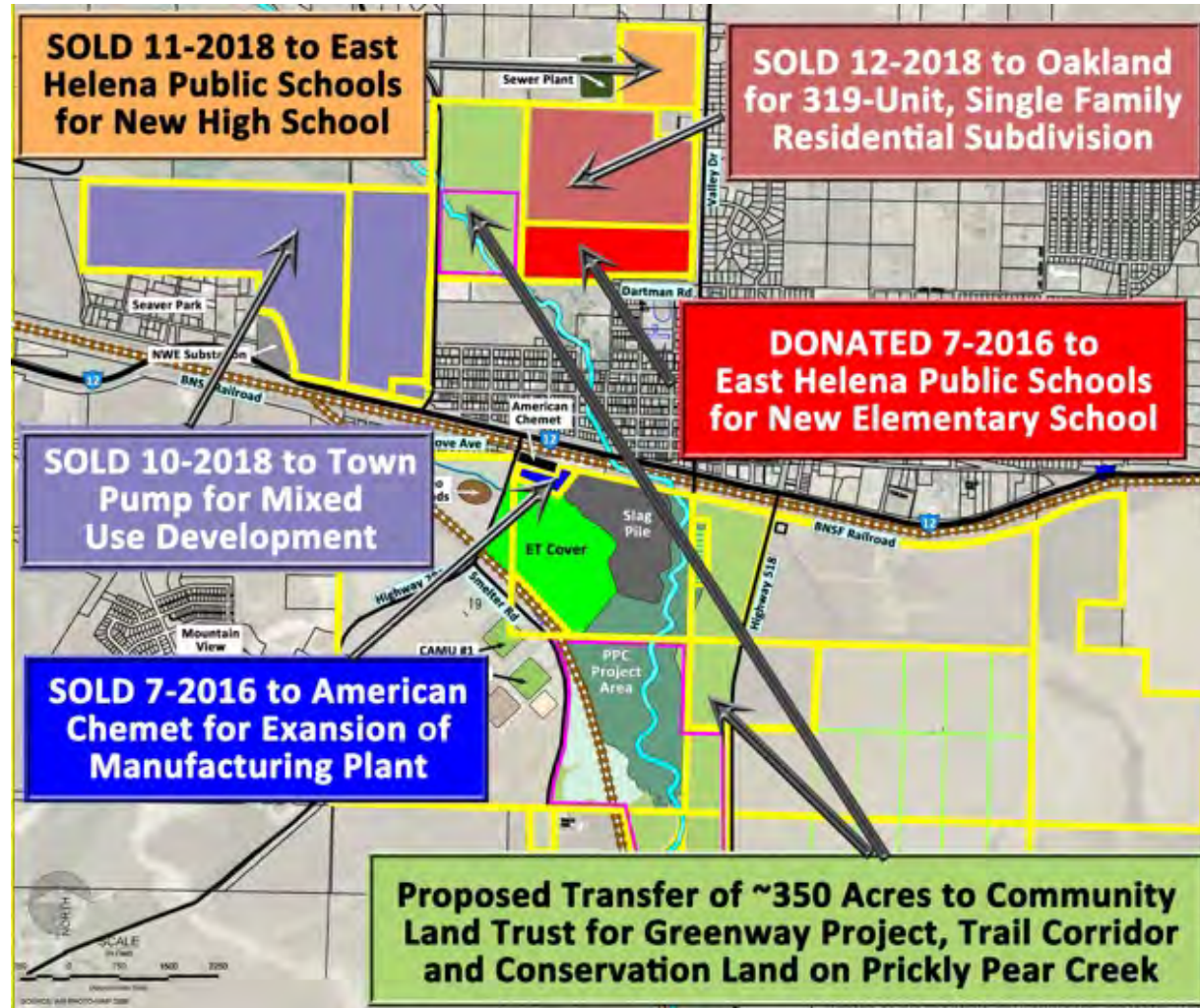
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Fifth East Helena Transfer: Sale to Residential Developer



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Fifth East Helena Transfer: Donation of Land for Recreation/Conservation



- ✓ Sold/transferred ~450 acres of property for ~\$3.5 million (will be 800 acres after Greenway)
- ✓ Current and planned developments include an elementary school, a mixed use development, a 300+ single family residential subdivision, and a new high school
- ✓ Plans underway to transfer and additional 350 acres for trail, parks and conservation

East Helena Superfund/RCRA Site

Then



Now



- ✓ Received 2019 American Council of Engineering Companies National Award for Excellent in the Environmental Category
- ✓ Received 2019 Award for Excellence in Superfund Redevelopment from EPA-8



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GREENFIELD ENVIRONMENTAL TRUST GROUP (GETG) ©



The Former Industri-plex Federal Superfund Site, Woburn, MA

es Together

Options for Securing Property

✓ **Sale to private entity**

- Cultural Center provisions included in the Sales Agreement
- Potentially include provisions in deed

✓ **Conveyance to local or state government agency**

✓ **Conveyance to non-government organization**

- Environmental Land Trust
- Cultural heritage trusts
- Other non-government organization

✓ **Pros and Cons of property conveyance options**

- Perpetuity of ownership and intended use of land
- Adequate funding available for maintaining and operating the cultural center and park



Organizations for Long-term Stewardship

- ✓ North Carolina Coastal Land Trust
- ✓ Gullah/Geechee Cultural Heritage Corridor Commission
- ✓ Orton Foundation
- ✓ Historic Wilmington Foundation
- ✓ Other entity

