



The Multistate Trust Property Navassa, North Carolina

Our Property Disposition Process August 2020

Describe the Multistate Trust Property.

The Multistate Trust Property (the Property) consists of approximately 154 acres on the east side of Navassa Road. The Property is bounded by Quality Drive to the north and by marshes on the Brunswick River and Sturgeon Creek. The Property is made up of the Eastern Upland Area and most of the Kerr-McGee Chemical Corp – Navassa Superfund Site (the Superfund Site). The Property is mainly wooded and vacant.

Who owns the Multistate Trust Property?

The Property is owned by the Multistate Environmental Response Trust (the Multistate Trust). The Multistate Trust is a private, independent trust created to own, manage, and remediate the Superfund Site in Navassa and facilitate the disposition and safe, beneficial reuse of the Multistate Trust Property.

What is the Superfund Site?

The Superfund Site is approximately 100 acres along Navassa Road and Sturgeon Creek. Most of the Superfund Site consists of uplands owned by the Multistate Trust. The remainder is approximately 32 acres of marsh owned by the State of North Carolina. Remediation planning of the Superfund Site is underway in partnership with the U.S. Environmental Protection Agency (EPA) and the North Carolina Department of Environmental Quality (NCDEQ).

How will the Superfund Site be reused following its remediation?

The Multistate Trust will eventually sell or transfer its portion of the Superfund Site for safe, beneficial reuse and long-term stewardship.

What is the Eastern Upland Area?

The roughly 82-acre Eastern Upland Area was not used in historic wood-treating operations. It is just outside of the Superfund Site and is part of the Property that the Multistate Trust will sell or transfer for productive use.

Who is the Multistate Trust?

The Multistate Trust was created in 2011 as part of the Tronox bankruptcy settlement to accept ownership of numerous former Kerr-McGee/Tronox sites nationwide, including the Property in Navassa. The Multistate Trust is also responsible for identifying one or more new owners or long-term title holders and one or more productive new uses for the Property. The court-appointed Trustee of the Multistate Trust is Greenfield Environmental Multistate Trust LLC.

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How will the future buyer(s), owner(s), end user(s), or long-term title holder(s) be identified?

The Multistate Trust will recommend the future buyer(s), owner(s), end user(s), or long-term title holder(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, end users, or long-term title holders 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.

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

Any transfer or sale must be approved by the Multistate Trust's beneficiaries – EPA, the U.S. Department of Justice, and the State of North Carolina – and the Navassa Trustee Council, as provided in the Tronox bankruptcy settlement documents that govern the Multistate Trust and its activities.

The Navassa Trustee Council consists of representatives of 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 of Navassa and community participated in planning for future reuse of the Multistate Trust Property?

In 2017 and 2018, the Multistate Trust voluntarily led the **Redevelopment Planning Initiative (RPI)** to understand the community's vision of reasonably anticipated future uses of the Property. The RPI produced four consolidated 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 Property 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 Property's future, and participate in RPI activities.
- In 2018, a two-day **Community Visioning Workshop** provided opportunities for the public to share ideas, hopes, and concerns for reuse. About 40 residents, community leaders, and others participated in each of the two public sessions.
- Visioning workshop participants produced 15 reuse scenarios, which were consolidated into four concepts and shared with the Town Council, Planning Board, and general public. A **Redevelopment Concepts Open House** was held.

In 2020, the Town of Navassa sent a letter to EPA indicating the Town's desire to pursue redevelopment scenarios that would include residential uses in the OU1 area of the Property.