

**Former Tronox/Kerr-McGee
Wood Treating Facility (the Site)
Bossier City, Louisiana**

**Community Meeting
April 2, 2024
6:00 p.m.**

**Louisiana Department of Environmental Quality
Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust**



Meeting Agenda

- ✓ Introductions and overview
- ✓ Ongoing indoor air testing
- ✓ Ongoing and upcoming excavation work
- ✓ Additional soil sampling
- ✓ Redevelopment planning
- ✓ Questions



Introductions and Overview

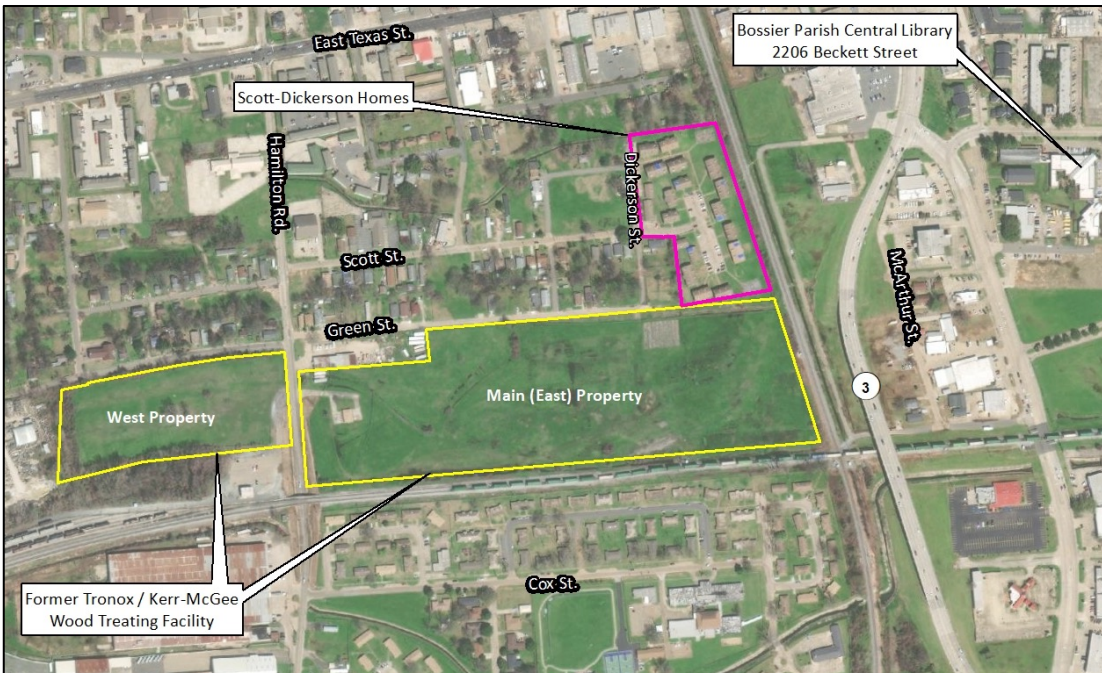


Introductions

- ✓ Site investigation and cleanup team
 - Louisiana Department of Environmental Quality (LDEQ)
 - Multistate Environmental Response Trust (Multistate Trust) and its contractor, Jacobs Engineering Group (Jacobs)
- ✓ Louisiana Department of Health (LDH)
- ✓ City of Bossier City
- ✓ Housing Authority of the City of Bossier City (HABC)



Site Overview



Contaminants of Concern

- ✓ On-Site – creosote, benzene, polycyclic aromatic hydrocarbons (PAHs)
- ✓ Off-Site – PAHs

Wood Treating Operations Timeline

- ✓ 1930–1987: T.J. Moss Tie Co. and successors
- ✓ 1980: Kerr-McGee purchased the Site
- ✓ 1988: Facility decommissioned

Basic Information

- ✓ Main (East) Property: ±26 acres
- ✓ West Property: ±6 acres
- ✓ Regulatory Program: LDEQ Risk Evaluation and Corrective Action Program (RECAP)



The Tronox Tort Claims Trust

The Multistate Trust Cannot Pay Personal Injury or Property Damage Claims

The Multistate Trust was created to own and clean up contamination at many former Tronox/Kerr-McGee sites, including the Site in Bossier City.

Multistate Trust funds can be used **only** for cleanup, site management, and property reuse activities.

Multistate Trust funds cannot be used to pay personal injury claims, such as health and medical bills, or property damage claims.

If you have questions about personal injury or property damage claims, you should contact the Tronox Tort Claims Trust at (800) 753-2480 or tronoxorttrust@epiglobal.com.
Visit www.tronoxorttrust.com.

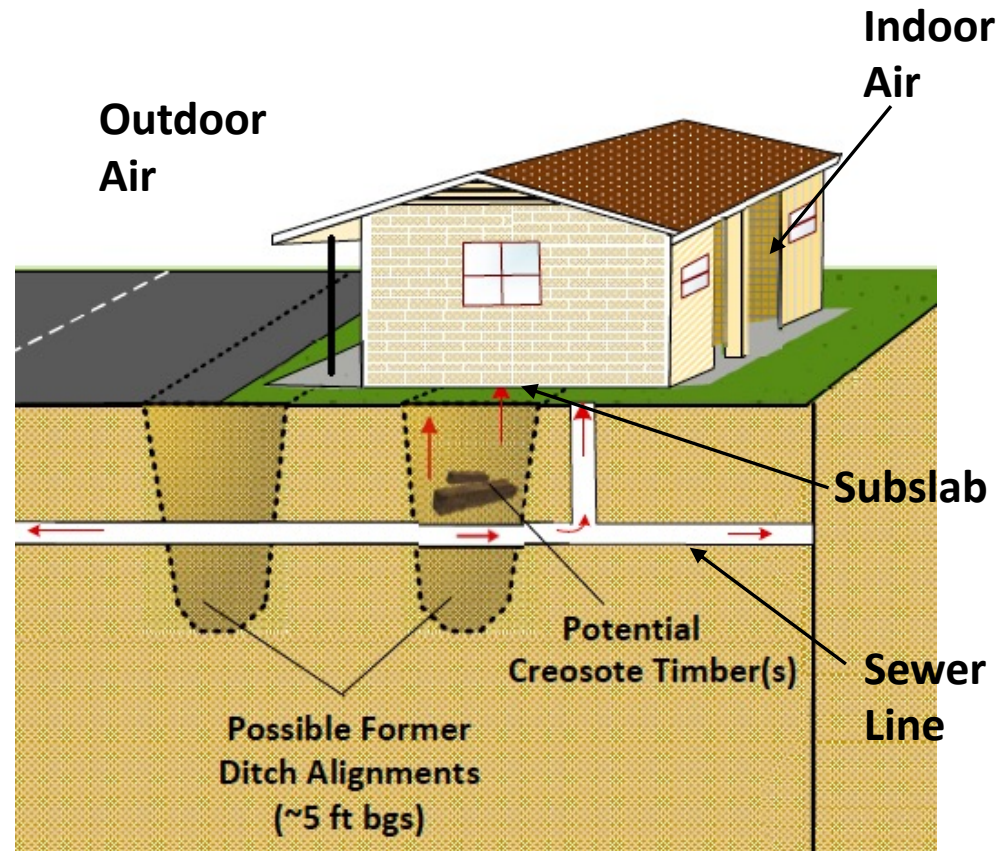
2022 Tort Trust Annual Report available here:
<http://www.tronoxorttrust.com/tronoxorttrust/Resources.html>

Indoor Air Testing



How Can Chemicals Affect Indoor Air?

- ✓ Normally, a foundation creates physical barrier to prevent contamination in soil under homes from affecting indoor air
- ✓ However, if **very high levels** of contamination are under building, contamination can:
 - Travel upward in soil
 - Enter through foundation
 - Mix with indoor air that people breathe



Indoor Air Testing

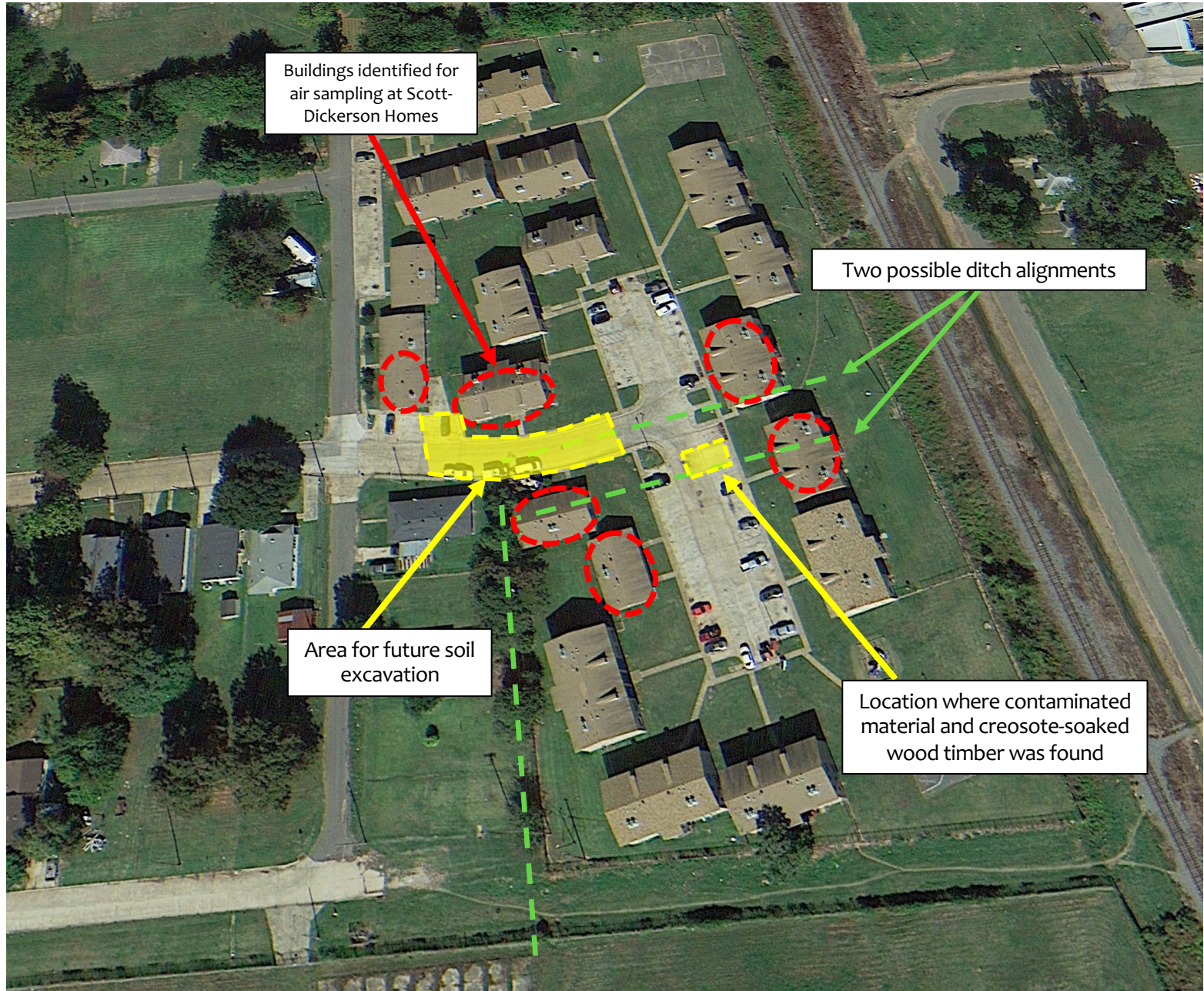
- ✓ During parking lot work, workers found and removed buried creosote-soaked timber and stained soil
- ✓ Area had higher levels of contamination than had been previously found near the Site
- ✓ Timber location was close to Kerr-McGee's historical waste ditches
- ✓ Because these buried materials had higher levels of contamination and were found close to Kerr-McGee's historical waste ditches, we are testing indoor air in certain nearby buildings



Stained timber and soil



Indoor Air Testing



Indoor Air Testing

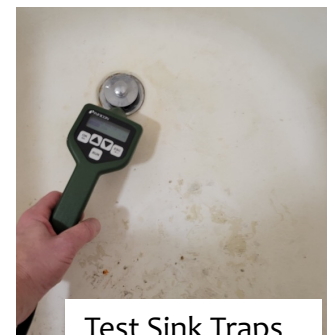
- ✓ **Goal:** Collect air samples from inside, below, and outside each building and from the sewer lines
- ✓ **December:** Met with residents to explain process and answer questions
- ✓ **February:** Conducted three visits:
 - Day 1 (± 1 hour) – Removed items that might have chemicals and drill small holes in floor
 - Day 2 (± 1 hour) – Placed testing equipment in homes
 - Day 3 (± 2 hours) – Collected testing equipment and returned household items that were removed



Household items to remove



Testing equipment



Test Sink Traps



Drill for Sub-Slab Probe Installation

Indoor Air Testing



Survey for household chemicals



Survey for household chemicals



Test Sink Traps



Test under Sinks

Indoor Air Testing



Place Summa Cannister for Indoor Air



Identify Drilling Locations and Remove Flooring



Drill for Sub-Slab Probe Installation

Indoor Air Testing – Next Steps

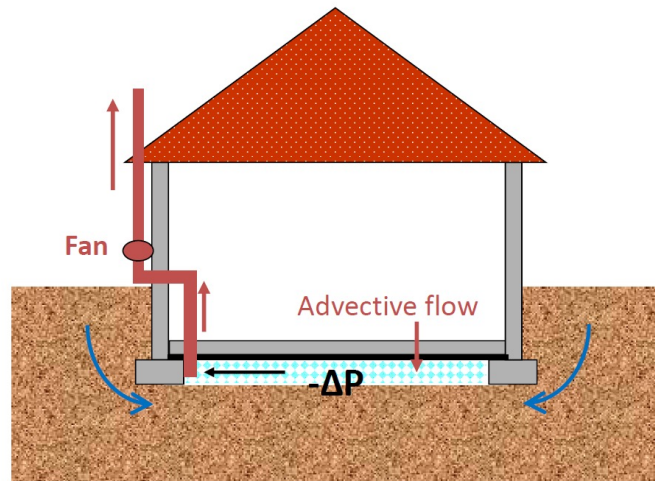
- ✓ **Early April:** Hold community meeting to provide updates on initial sampling
- ✓ **April:** Return for second round of testing
- ✓ **Spring/Summer:** If indoor air is above EPA standards and is caused by contamination in soil, provide short- and long-term solutions:



Real-time testing instrument



Short-term – Air Purifying Unit



Long-term – Mitigation System



Indoor Air Testing - Initial Results

- ✓ Preliminary indoor air testing results show:
 - No chemicals were found **below buildings** at levels that would lead to indoor air above EPA health-based levels
 - No chemicals were found **in sewers** (i.e. below p-traps under sinks) at levels that would lead to indoor air above EPA health-based levels
 - While some homes did have chemicals **in indoor air**, they appear to be due to household items or resident practices (e.g., smoking, mothballs)
- ✓ These results will be verified during the second event indoor air testing event, scheduled to begin April 13



Ongoing and Upcoming Soil Excavation



Carver Street Work

- ✓ We are removing contaminated soil from a grassy area at the east end of Carver Street, south of railroad tracks
- ✓ Contamination may be related to historical operations at the Site
- ✓ Work began March 26 and is expected to take about 2-3 weeks to complete
- ✓ We have implemented measures to minimize noise, traffic, and other impacts on residents (including air and dust monitoring)
- ✓ Notices about the work have been shared with nearby residents



Scott Street Partial Closure

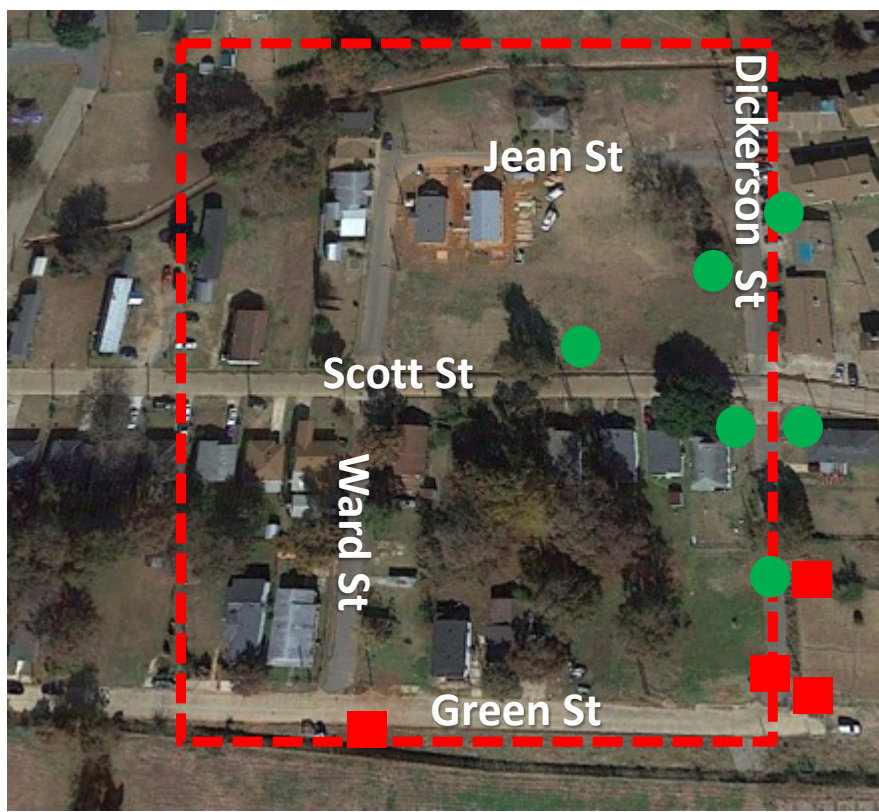
- ✓ During parking lot work, potential contamination was found under Scott Street, between Dickerson Street and the parking lot
- ✓ We patched the area, but delayed excavation until summer to minimize impact on LightHouse School
- ✓ Expect to begin work in June to remove contamination under Scott Street
- ✓ Work is expected to take about 6-8 weeks
- ✓ Scott Street will be partially closed, with traffic control in place to help guide residents and visitors
- ✓ Information will be shared with nearby residents and on message boards



Additional Soil Sampling



Additional Soil Sampling

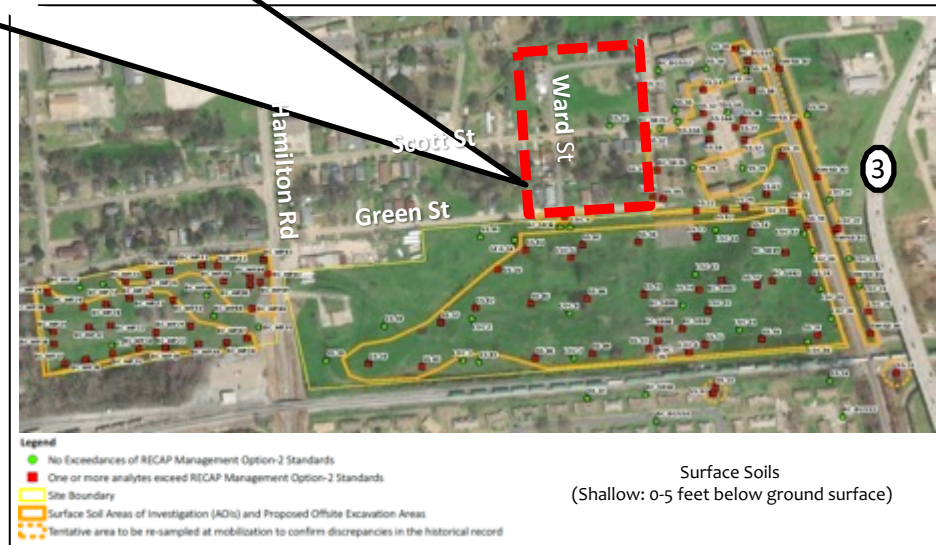


- No Exceedances of RECAP Management Option-2 Standards
- One or more analytes exceed RECAP Management Option-2 Standards
- - - Area of additional soil sampling

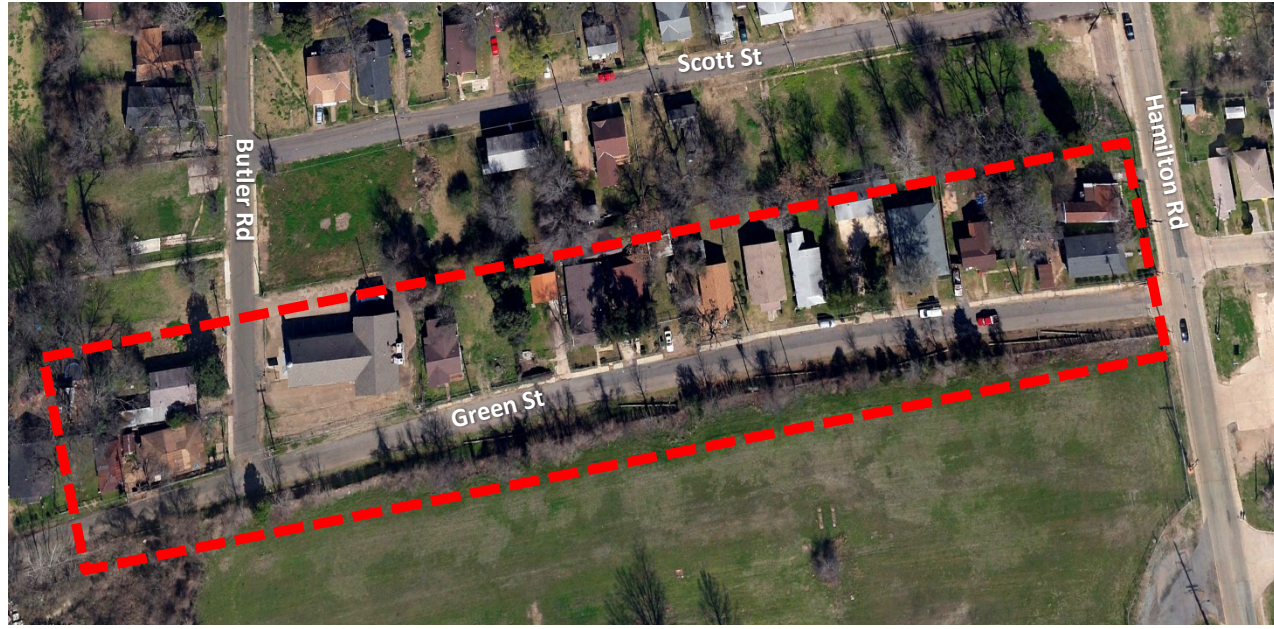
If you have questions about the extent of this sampling effort, please contact Multistate Trust

Visuals are not to scale

- ✓ Multistate Trust collected soil samples at 11 locations (on 8 properties) north of Site to address residents' concerns
 - Along Scott, Green, and Dickerson Streets
 - East of railroad tracks
- ✓ Multistate Trust is seeking permission to sample at 19 additional locations (15 properties)
- ✓ Sampling results will inform any additional "step-out" locations



Additional Soil Sampling



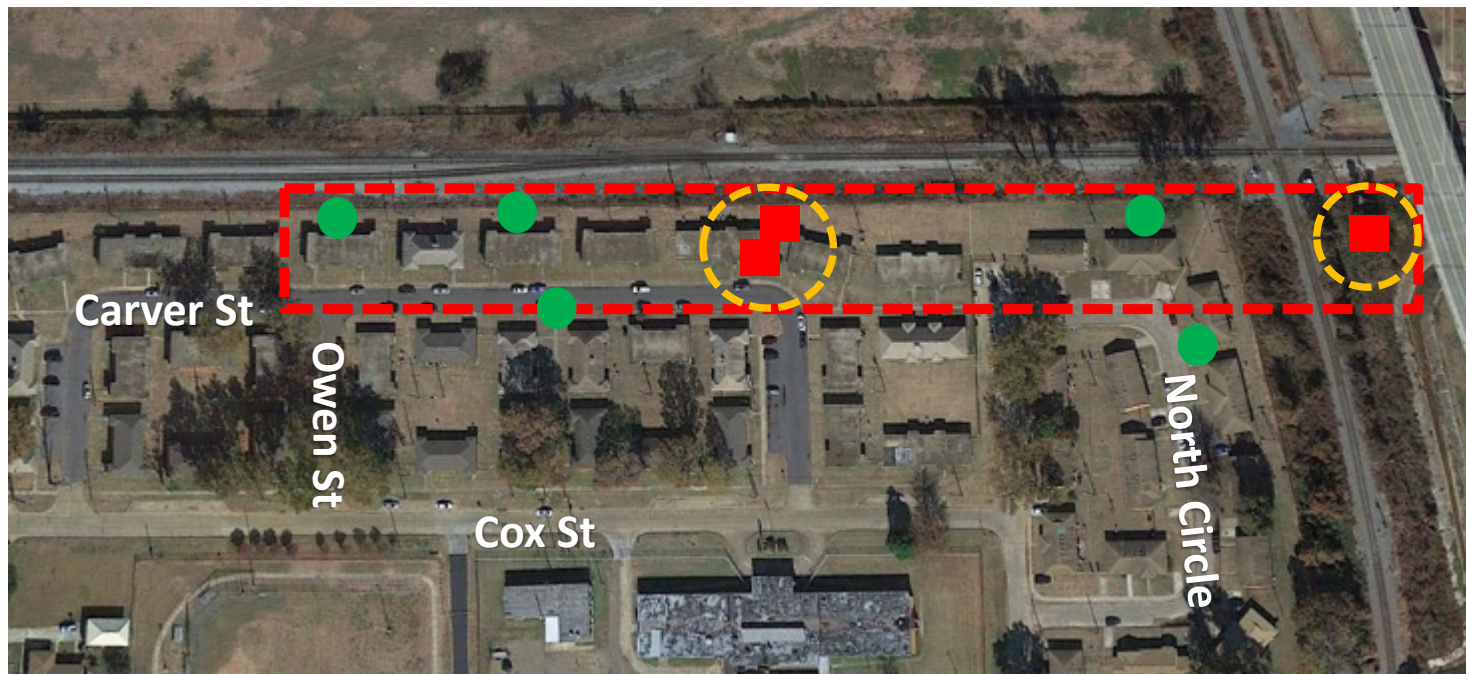
- ✓ 10 samples (7 properties) taken in area north of the West Property, along Green Street
- ✓ Multistate Trust is seeking permission to sample 9 more properties (9 sample locations)

If you have questions about this sampling effort, or if you would like your property to be sampled, please contact the Multistate Trust to find out if you're eligible.

Visuals are not to scale



Additional Soil Sampling

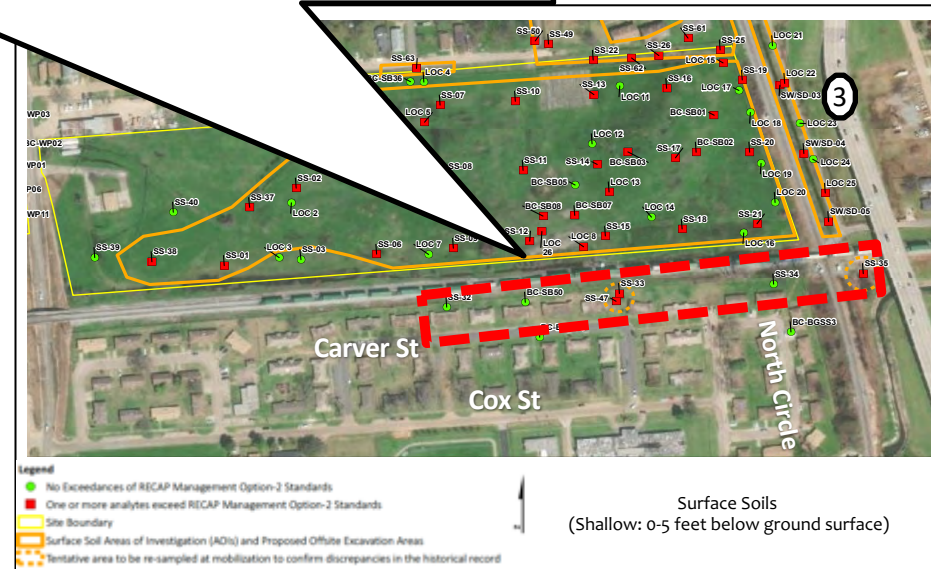


✓ 11 samples (2 properties) taken south of Site near the railroad, along Carver Street and by Shaver Street

- No Exceedances of RECAP Management Option-2 Standards
- One or more analytes exceed RECAP Management Option-2 Standards
- Area of proposed additional soil sampling
- Starting location of step-out soil sampling

If you have questions about the extent of this sampling effort, please contact Multistate Trust

Visuals are not to scale



Additional Soil Sampling – Results

- ✓ 33 locations sampled and tested for contaminants of concern
- ✓ 30 locations below health-based levels set by LDEQ (no action needed)
- ✓ 3 locations above health-based levels set by LDEQ:
 - 2 residential properties on Green St
 - 1 non-residential property at north end of Dickerson
- ✓ We will take additional samples to understand extent of contamination
- ✓ Letters have been sent to all property owners that gave sampling permission



Additional Soil Sampling



Former Tronox/Kerr-McGee Wood Treating Facility
Bossier City, Louisiana

January 2023

Residential Soil Sampling

Soil samples are being taken from residential yards to investigate contamination related to the former Tronox/Kerr-McGee Wood Treating Facility (the Site). The samples will be collected from yards that may have been affected by historical flooding of contaminated water, and where access has been granted by the property owner. Samples will be collected from 0-2 feet and 3-5 feet below ground surface using a small rig operated by a licensed driller. Additional soil samples may be taken in other nearby areas, depending on initial sampling results.



A small rig like this one will be used to collect the samples

If you would like the soil on your property sampled, please reach out to the Multistate Trust to find out if your property is eligible.

Site Background

The Site was used by Kerr-McGee Chemical Corporation and its predecessors for wood treatment operations from 1930 to 1987. In 1988, the facility, also known as the former Moss American Inc. Rail Tie Creosoting Plant, was decommissioned and all surface infrastructure removed, except an office building and concrete pads. Ownership of the property was transferred to Tronox LLC in 2005 and then to the Multistate Trust in 2011.

For more information, please contact:

Paula Sen, LDEQ: paula.sen@la.gov or (318) 676-7521

Claire Woods, Multistate Trust: cw@g-etg.com or (910) 765-7237

Visit BossierCity.GreenfieldEnvironmental.com for updates and information.



LEARN MORE

We are working to get permission from ±24 more property owners

Questions about Health Effects related to Chemicals in the Environment

Please contact the Louisiana Department of Health (LDH), Section of Environmental Epidemiology and Toxicology (SEET) toll-free at (888) 293-7020.

Questions about Personal Injury or Property Claims

Anyone with questions about personal injury (health or medical) claims or property damage claims should contact the Tronox Tort Claims Trust toll-free at (800) 753-2480 or tronoxortrtrust@epiqglobal.com. Visit www.tronoxortrtrust.com.

Redevelopment Planning



Redevelopment Planning

- ✓ We seek reuses for the property that are consistent with community-supported goals
- ✓ Reuse will be based on cleanup and is not expected to occur for several years
- ✓ Redevelopment workshops held in March 2023 and December 2023
- ✓ Issued redevelopment planning survey in June 2023
- ✓ Recruiting residents for Redevelopment Planning Working Group



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

Former Tronox/Kerr-McGee Wood Treating Facility – Bossier City, LA Redevelopment Planning Survey – June 2023

The 32-acre former Tronox/Kerr-McGee Wood Treating Facility (the Site) is located at 520 Hamilton Road, Bossier City, near the intersection of Hamilton Road and Green Street. During the facility's years of operation, creosote and other chemicals were used to process wood products. The Multistate Trust is responsible for investigating, cleaning up, and preparing the Site for safe, beneficial, and community-supported redevelopment.

We believe potential redevelopment plans should reflect the community's goals and vision for the future and result in a Site use that residents will consider an asset. **Please help us understand your preferences for the future use of the Site by filling out this survey.**

Name:

Address:

Email:

1) Which future uses do you prefer for the Site? The uses listed were developed by the Redevelopment Planning Working Group. Please rank your top three options by placing a 1, 2, and 3 next to your preferences.

- Grocery store
- Retail stores/shopping center
- Community recreational center
- Primary care health facility
- Mental health and rehabilitation facility
- Community-based solar
- Other. Please explain:

2) If you support a Community Recreational Center, what services should be offered? Please check off your top two options.

- Adult education/classes
- Children's tutoring or after-school care
- Sports
- Community meeting space
- Other. Please explain:

1

Please provide your contact information to be added to the Multistate Trust's Site mailing list and receive future Site-related communications from the Multistate Trust.



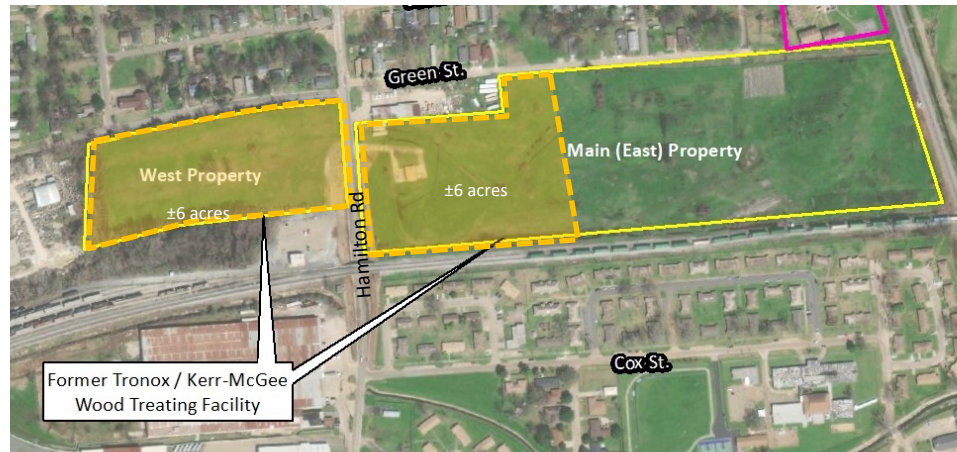
Redevelopment Working Group Priorities


- ✓ Property can be **safely** reused for a purpose that **benefits** the community
- ✓ Working group priorities:
 - Grocery store
 - Retail stores/shopping center
 - Community recreational center
 - Primary care health facility
 - Mental health and rehabilitation facility
 - Community-based solar



Complete the Redevelopment Planning Survey: <https://www.surveymonkey.com/r/g8WCH86>

Potential Redevelopment Areas



 Phase 1: Areas potentially available for reuse



West Property – ±6 acres available
(Facing East)



Main Property – ±6 acres available
(Facing South-Southwest)



Discussions with City and Parish

- ✓ We must obtain beneficiary approval to sell, donate, or otherwise dispose of the property
- ✓ As a fiduciary, we seek fair market value for a property because sale proceeds are used to fund cleanup
- ✓ In some cases, **we recommend land donations**, especially when the future use will provide an important public benefit, such as for recreational, cultural, or vocational centers
- ✓ We pursue land donations at sites located in communities with environmental justice concerns that have experienced significant disinvestment and disproportionate harm



Discussions with City and Parish

- ✓ We met with officials to discuss donating some land for public use
- ✓ Many federal funding and grant opportunities available for community revitalization and climate resilience initiatives
- ✓ We are requesting feedback on the following potential City or Parish-owned uses:
 - Community center or recreation center
 - Vocational center
 - Transit terminal
 - Public fairground
- ✓ Considerations include: parking, traffic, gentrification/displacement, benefits/services for neighborhood residents
- ✓ Next steps:
 - Continue discussion with City/Parish
 - Perform market research to determine market needs in area
 - Conduct outreach to future potential purchasers/grantees

Questions?

