

**2024 Environmental Cost Account (ECA) Budget Forecast for the Former Moss American Rail Tie Creosoting Plant in Bossier City, LA**

**Date Submitted: 12/20/2023**

**Greenfield Environmental Multistate Trust LLC,**

**Exhibit I**

**Date Approved: 12/27/2023**

**Trustee of Multistate Environmental Response Trust (collectively, the Multistate Trust)**

**Submittal to: Louisiana Department of Environmental Quality on December 20, 2023**

**Summary of Site Work Completed in 2023 and Planned for 2024:**

**Work Completed in 2023:** Performed routine semi-annual groundwater monitoring, data evaluation and reporting. Prepared for and participated in three (3) community meetings, two (2) redevelopment planning workshops and one (1) city council meeting. Prepared various public communications (i.e., multiple fact sheets, flyers, presentations, public notices, etc.) and maintained the Site-specific website, including website hosting fees. Participated in various meetings with stakeholders (City of Bossier City, NAACP, and various residents). Continued to perform outreach to community stakeholders (including the Bossier City NAACP chapter, various residents, Shreveport-Bossier City African American Chamber of Commerce and local churches to support the local hiring effort and redevelopment planning process for this OFS situated in an Environmental Justice community). Provided Site status updates to ICRR. Completed construction activities, including but not limited to excavation, restoration, confirmation sampling, and air monitoring activities associated with the LDEQ-approved Interim Action Work Plan for Offsite Residential Surface Soil and Parking Lot Addendum. In accordance with the LDEQ-approved Supplemental Offsite Surface Soil Sampling Work Plan designed to address resident concerns regarding historical flooding, sought access to sample locations at off-site locations, and where access was obtained, collected samples, performed data evaluation, and reported results to LDEQ and property owners. Evaluated the sampling results and identified step-out soil sampling locations, including at the HABC Cisco Homes property south of the Site. Collected all surface soil sample adjacent to the Volunteers of America daycare. Prepared a draft Vapor Intrusion (VI) Investigation Work Plan to evaluate the potential for VI beneath certain buildings by collecting subslab soil gas-, indoor air-, and outdoor air-sample (document is pending submittal to LDEQ). Prepared Chapter 3.K (specific to the Site) of the Multistate Trust 2022 Annual Progress Report.

**Work Planned for 2024:** Perform routine semi-annual groundwater monitoring, data evaluation and reporting. Prepare for and participate in four (4) community meetings and three (3) redevelopment planning workshops. Prepare various public communications (i.e., multiple fact sheets, flyers, presentations, public notices, etc.) and maintained the Site-specific website, including website hosting fees. Participate in various meetings with stakeholders (City of Bossier City, NAACP, and various residents). For this OFS situated in an Environmental Justice community, continue the focus on community involvement by performing outreach to and meeting with community stakeholders (including the Bossier City NAACP chapter, various residents, Shreveport-Bossier City African American Chamber of Commerce, and local churches) to support redevelopment planning. Provide Site status updates to ICRR. Prepare the second addendum to the LDEQ-approved Interim Action Work Plan for Offsite Residential Surface Soil to incorporate removing soil in the area near SS-47/BC-SS129 located on the HABC's Cisco Homes property south of the Site and once the addendum is approved by LDEQ, excavate soil and restore the area (Note: A \$300,000 placeholder allowance is included in this budget. If the contractor's proposed costs are greater than the placeholder a budget amendment will be submitted.). Complete remaining construction activities, including maintenance of grass through the warranty period, repair the intersection of Scott Street and Dickerson Street, and complete the construction completion reporting associated with the Interim Action Work Plan for the Offsite Residential Surface Soils. Complete remaining Supplemental Offsite Surface Soil Sampling Work Plan to address resident concerns regarding historical flooding (data collection and reporting). Respond to LDEQ comments on the VI Investigation Work Plan and implement the field work once the work plan is approved by LDEQ. Prepare a work plan for submittal to and approval by LDEQ to investigate the western half of the Main Property and implement investigation activities. Begin preparing the Corrective Action Study for the Site by evaluating options for the ditches along the railroad (update the identification and screening of potential remedial alternatives for the Site AOs that exceed the LDEQ Risk Evaluation / Corrective Action Program (RECAP) standards for groundwater, subsurface soil, and onsite surface soil (note: this activity was deferred from 2023 to accommodate the additional construction activities [parking lot], VI sampling and the additional offsite soil sampling.) Prepare the Multistate Trust 2023 Annual Progress Report (portion specific to the Site).

**Site Name: Former Moss American Rail Tie Creosoting Plant in Bossier City, LA (the Site)**

**Site Location: Bossier City, Louisiana**

**Multistate Trust Site Code: XII**

Cost Center	Cost Center Description	Total 2023 Approved Budget	Project Costs incurred in 2023 (as of 9/30/2023)	2024 Budget	2024 Scope of Work
XII.A	Regulatory Compliance and Site O&M	\$0	\$0	\$0	No required compliance or operations and maintenance.
XII.C	New Environmental Actions	\$5,350,000	\$1,806,669	\$2,052,000	Budget includes costs to (i) perform semi-annual groundwater monitoring, data evaluation and reporting; (ii) prepare an update to the Groundwater Sampling and Analysis Work Plan (if needed); (iii) provide graphics support for fact sheets, flyers, poster boards and presentations; (iv) update the Community Involvement Plan, as necessary; (v) website hosting fees and public meeting venue space fees; (vi) complete remaining Supplemental Offsite Surface Soil Sampling Work Plan to address resident concerns regarding historical flooding (data collection and reporting); (vii) prepare the second addendum to the LDEQ-approved Interim Action Work Plan for Offsite Residential Surface Soil to incorporate removing soil in the area near SS-47/BC-SS129 located on the HABC's Cisco Homes property south of the Site and once approved by LDEQ, excavate the soil and restore the area (Note: A \$300,000 placeholder allowance is included in this budget. If the contractor's proposed costs are greater than the placeholder a budget amendment will be submitted); (viii) complete remaining construction activities, including maintenance of grass through the warranty period, repair the intersection of Scott Street and Dickerson Street, and complete the construction completion reporting associated with the Interim Action Work Plan for the Offsite Residential Surface Soils; (ix) implement the VI Investigation Work Plan (subject to LDEQ approval), including subslab soil gas-, indoor air-, and outdoor air-sample collection and reporting; (x) prepare a work plan for submittal to and approval by LDEQ to investigate the western half of the Main Property and implement investigation activities; and (xi) begin preparing the Corrective Action Study for the Site by evaluating options for the ditches along the railroad (update the identification and screening of potential remedial alternatives for the Site AOs that exceed the LDEQ RECAP standards for groundwater, subsurface soil, and onsite surface soil). The budget includes costs for a third-party contractor to support community engagement and the redevelopment planning process.
XII.D	Technical Team/Project Management	\$581,000	\$274,427	\$479,000	Budget includes fees and expenses for providing project direction and oversight of technical elements of on-going and new Environmental Actions including Site strategy, technical oversight of environmental contractors, project controls, project communications, financial management, beneficiary communications, community involvement, quality assurance/quality control, and contract management, including oversight of the implementation of the Offsite Residential Surface Soil Interim Action and other off-site activities. Budget also includes overseeing and managing this OFS under the Multistate Trust's Environmental Justice Program, including (i) providing updates (as necessary) and implementing a site-specific communications strategy for this Environmental Justice OFS; (ii) preparing various public communications (i.e., multiple fact sheets, flyers, poster boards, presentations, public notices, etc. and review of the Community Involvement Plan); (iii) preparing for and leading up to four (4) in-person public meetings and drop-in informational sessions in 2024; (iv) continuing to develop relationships with the Bossier City NAACP chapter, Shreveport-Bossier African American Chamber and local churches to support local hiring and redevelopment planning initiatives; (v) following-up on concerns that the public may have regarding this OFS; (vi) participating in meetings with the NAACP, City of Bossier City, and knocking on doors to update residents as it relates to future sampling in their neighborhood; (vii) community liaison support; and (viii) performing outreach to community stakeholders (including the Bossier City NAACP chapter, various residents, Shreveport-Bossier City African American Chamber of Commerce and local churches). Budget also includes preparing the Multistate Trust 2023 Annual Progress Report.
XII.E	Project Fees & Expenses	\$26,000	\$8,820	\$26,000	Budget includes Managing Principal time and expenses for: oversight and approval of technical strategy and Environmental Actions; beneficiary communications; support for beneficiary community involvement; key stakeholder communications; Settlement Agreement matters; budget submittals; redevelopment planning activities; and preparing the Multistate Trust 2023 Annual Progress Report.
XII.F	Regulator Oversight Costs	\$18,000	\$0	\$0	Placeholder estimates for LDEQ oversight costs.
XII.G	Legal Fees and Accounting Fees	\$88,000	\$40,554	\$62,000	Budget includes fees and expenses for in-house legal services required to support Environmental Actions, including the preparation and execution of contracts, SOWs, access agreements, work associated with deed restrictions and Site closure and other legal affairs. Budget includes costs for financial services, including accounting, bookkeeping, financial reporting, invoice processing, budget preparation, and budget tracking. Budget also includes costs for legal and financial affairs support in preparing the Multistate Trust 2023 Annual Progress Report.
XII.I	Lease & Property Use (Income & Costs)	\$0	\$229,203	\$0	The 2024 budget excludes potential third-party reimbursements, which will be recorded upon receipt.
XII	Total Site 2024 Budget	\$6,063,000	\$1,901,267	\$2,619,000	
<b>Total Former Moss American Rail Tie Creosoting Plant in Bossier City, LA Estimated Funding at Beginning of 2024 Budget Year*</b>			\$12,588,000		Total funds allocated to the Site per Consent Decree and Environmental Settlement Agreement; less 2011 - 2022 actual and 2023 estimated costs; plus 2011 - 2022 actual and 2023 estimated investment activity and other receipts.
<b>Estimated Remaining Funds (Post-2024)</b>			\$9,969,000		<b>Initial Funding (2/14/11): \$897,624</b> <b>Anadarko Settlement Funds (2015 and 2016): \$22,657,151</b> <b>Waterfall Distribution from Sale of Property: \$122,669</b>

\*This is a projection based on estimates and is subject to change once final costs have been received. Actual balances are presented in the quarterly distributed financial statements.