

**2024 Environmental Cost Account (ECA) Budget Forecast for the Former Tronox/Kerr-McGee Wood Treating Site in Indianapolis, Indiana<sup>1</sup>**

**Date Submitted: 12/11/2023**

Greenfield Environmental Multistate Trust LLC,

**Exhibit I**

**Date Approved: 01/22/2024**

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

**Submittal to: Indiana Department of Environmental Management on December 11, 2023**

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

**Work Completed in 2023:** Performed routine semi-annual Site inspections, maintained compliance with the hazardous waste laws and regulations (including maintenance of the investigation derived waste [IDW] and hazardous waste storage area), conducted annual groundwater sampling and prepared the 2023 Annual Groundwater Monitoring Report which is anticipated for submittal to IDEM in December 2023. Performed certain unplanned Site improvements and repairs to the Plant Property's perimeter fence. Responded to multiple occurrences of illegal dumping and abandoned vehicles located on the Barrington East properties. To support future data gap investigation activities at the Site, the Multistate Trust prepared a data gaps summary table and submitted to IDEM on September 20, 2023. Prepared Chapter 3.I (specific to the Site) of the Multistate Trust 2022 Annual Progress Report. On February 7, 2023, the Multistate Trust submitted its "Proposed Unfunded Critical Need Determination" to its beneficiaries that the Owned Funded Site (OFS) in Indianapolis, IN is an OFS with an Unfunded Critical Need as described in the draft Third Amendment to the Settlement Agreement.

**Work Planned for 2024:** Perform routine semi-annual Site inspections, maintain compliance with the hazardous waste laws and regulations (including maintenance of the investigation derived waste [IDW] and hazardous waste storage area), conduct annual groundwater sampling and prepare the 2024 Annual Groundwater Monitoring Report for submittal to IDEM. The budget includes (i) a \$10,000 placeholder allowance for unplanned Site improvements or repairs; and (ii) a \$100,000 placeholder allowance to remove trees/vegetation along the Plant Property's perimeter fence, repair damaged fencing to better secure the Site, and prevent unauthorized access by trespassers and risk of exposure to Site-related contaminants of concern in surface soil (costs assume a 50/50 split between the ECA and AA). To address data gaps in the northwest portion of the Plant Property, prepare a final Site Investigation Work Plan-Northwest Area (Plant Property) (a final work plan will only be prepared if the Multistate Trust does not enter into a purchase and sales agreement with a prospective purchaser). The budget also includes a \$75,000 placeholder allowance for the Multistate Trust's third-party contractor(s) to provide on-call technical support services for reviewing documents related to a prospective purchaser's environmental due diligence activities and providing subject matter expertise as requested by the Multistate Trust and/or IDEM. Prepare the Multistate Trust 2023 Annual Progress Report (portion specific to the Site).

**Site Name: Former Kerr-McGee/Tronox Wood Treating Site in Indianapolis, Indiana (the Site)**

**Site Location: Indianapolis, Indiana**

**Multistate Trust Site Code: X**

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
X.A	Regulatory Compliance and Site Operations/Maintenance	\$193,000	\$33,662	\$193,000	Perform routine semi-annual Site inspections and the annual groundwater sampling event. Prepare the 2024 Annual Groundwater Monitoring Report and submit to IDEM. Perform activities to maintain compliance with the hazardous waste laws and regulations, including maintenance of the investigation derived waste (IDW) and hazardous waste storage area. The budget includes (i) a \$10,000 placeholder allowance for unplanned Site improvements or repairs; and (ii) a \$100,000 placeholder allowance to remove trees/vegetation along the Plant Property's perimeter fence, repair damaged fencing to better secure the Site, and prevent unauthorized access by trespassers and risk of exposure to Site-related contaminants of concern in surface soil (costs assume a 50/50 split between the ECA and AA).
X.C	New Environmental Actions	\$134,000	\$1,513	\$107,000	The budget includes (i) a \$20,000 placeholder allowance for the Multistate Trust's third-party contractor to prepare a final Site Investigation Work Plan--Northwest Area (Plant Property) to address data gaps in the northwest portion of the Plant Property (a final work plan will only be prepared if the Multistate Trust does not enter into a purchase and sales agreement with a prospective purchaser); and (ii) a \$75,000 placeholder allowance for the Multistate Trust's third-party contractor(s) to provide on-call technical support services for reviewing a prospective purchaser's environmental due diligence documents and providing subject matter expertise as requested by the Multistate Trust and/or IDEM. The budget does not include costs to implement site investigation field work pursuant to an IDEM-approved Site Investigation Work Plan--Northwest Area (Plant Property).
X.D	Technical Team/Project Management	\$80,000	\$21,807	\$87,000	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, contract management, and facilitation of future reuse and integration of the cleanup plans, including review of a prospective purchaser's environmental due diligence documents and environmental restrictive covenants. In addition, the budget includes fees for preparing the Multistate Trust 2023 Annual Progress Report.
X.E	Project Fees & Expenses	\$6,000	\$1,260	\$23,000	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, including review of a prospective purchaser's environmental due diligence documents and environmental restrictive covenants; and preparing the Multistate Trust 2023 Annual Progress Report.
X.F	Regulator Oversight Costs	\$10,000	\$0	\$10,000	Regulatory oversight costs for lead agency.
X.G	Legal Fees and Accounting Fees	\$28,000	\$6,652	\$53,000	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, review of a prospective purchaser's environmental due diligence documents and environmental restrictive covenants, and other legal affairs. The budget also includes costs for financial services, including accounting, bookkeeping, financial reporting, invoice processing, budget preparation, and budget tracking. In addition, the budget includes fees for preparing the Multistate Trust 2023 Annual Progress Report.
X.I	Lease & Property Use (Income & Costs)	\$0	\$0	\$0	Budget assumes no lease revenues in 2024.
X	Total Site 2024 Budget	\$451,000	\$64,895	\$473,000	

<b>Total Former Kerr-McGee/Tronox Wood Treating Site in Indianapolis, Indiana Estimated Funding at Beginning of 2024 Budget Year*</b>	<b>\$653,000</b>	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.
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<b>Estimated Remaining Funds (Post-2024)</b>	<b>\$180,000</b>	<b>Initial Funding (2/14/11): \$366,782</b> <b>Anadarko Settlement Funds (2015 and 2016): \$2,265,715</b> <b>Waterfall Distribution from Sale of Property: \$12,267</b>
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\*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.  
This Single Page Document Constitutes the Annual Budget Submitted to the Lead Agency under Section 3.2.4 of the Multistate Environmental Response Trust Agreement. Supplemental Worksheets, if any, Do Not Comprise a Portion of the Annual Budget.

**Notes:**  
<sup>1</sup> The Multistate Trust has determined that this Owned Funded Site (OFS) is a site with an Unfunded Critical Need. Pursuant to the draft Third Amendment to the Settlement Agreement, an "Unfunded Critical Need" shall mean a Trust's inability, because of insufficient funding in a Trust Site's Environmental Cost Account or Work Account, (i) to control or mitigate (including performance of operation and maintenance activities as part of such control or mitigation) ongoing human exposures or an imminent threat of human exposures to hazardous substances, hazardous wastes, contaminants, or pollutants, on or from the Site, at concentrations that exceed levels protective of human health under applicable criteria established by relevant government agencies, or (ii) to characterize the Site adequately to determine whether such exposures or imminent threat of exposures exists.