

2024 Environmental Cost Account (ECA) Budget Forecast for the Former Tronox/Kerr-McGee Facility in Kansas City, Missouri

Greenfield Environmental Multistate Trust LLC,

Exhibit 1

Date Submitted: 12/21/2023

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

Date Approved: 1/17/2024

Submission to: Missouri Department of Natural Resources on December 22, 2023

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

Work Completed in 2023: Performed operations and maintenance (O&M) of the groundwater and product treatment system (Treatment System). Performed compliance sampling, monitoring, and reporting associated with the Wastewater Discharge Permit and Missouri Hazardous Waste Management Facility (MHWMF) Part I Permit (Permit or MHWMF Part I Permit), including quarterly (where applicable) and semiannual groundwater monitoring and submittal of the 2022 Annual Groundwater and Corrective Action Report (AGCAR) to the Missouri Department of Natural Resources (MoDNR). Began preparing the 2023 AGCAR for submittal to MoDNR by March 1, 2024. Finalized the Wastewater Exemption Rule Technical Memorandum and submitted to MoDNR. To support Treatment System optimization and Blue River sheen management and risk analysis, the Multistate Trust's third-party contractor submitted a technical memorandum summarizing repair/replacement options for recovery well, RW-08, and the preliminary draft Blue River Monitoring Work Plan to the Multistate Trust in late-Q4 for review and input. In support of the risk evaluation framework, submitted the draft human health and ecological conceptual site exposure models, along with data quality objectives (DQO) tables to MoDNR to support future discussions regarding remaining data needs to position the site for final remedy and reuse (it is anticipated that the final risk evaluation framework will be submitted in early 2024); provided on-call subject matter expertise and other technical support services as needed. Performed on-going maintenance of the environmental relational database. Received approval from MoDNR to utilize local non-profit organization that specializes in reuse planning and economic redevelopment initiatives to undertake a land use planning initiative in order to (i) leverage the City of Kansas City's strategic goals for Blue River Valley (BRV) revitalization, (ii) develop conceptual plans for integrating long-term site stewardship and groundwater corrective actions into future reuse of the site, and (iii) identify options for improving property access. Prepared Chapter 3.M (specific to the Site) of the Multistate Trust 2022 Annual Progress Report.

Work Planned for 2024: Perform Treatment System O&M, including operating the Treatment System, routine repairs, cleanout of the biological aeration tank [BAT] (pushed from 2023 to 2024), and waste disposal. waste, and planned repairs. Perform mowing and site security. Perform compliance sampling, monitoring, and reporting associated with the Wastewater Discharge Permit and MHWMF Part I Permit, including quarterly (where applicable) and semiannual groundwater monitoring. Complete and submit the 2023 AGCAR to MoDNR by March 1, 2024. Finalize the Blue River Monitoring Work Plan for submittal to and approval by MoDNR, collect samples from the Blue River upon MoDNR approval of the work plan, and prepare a brief technical memorandum summarizing the Blue River sampling data. Finalize the risk assessment framework, including human health and ecological conceptual site exposure models and data quality objectives to close remaining data needs to position the site for final remedy and reuse and prepare a supplemental RAO/risk assessment data gaps work plan (subject to MoDNR concurrence on the risk assessment framework) for additional data collection (e.g., critical habitat). Conduct a groundwater plume (i.e., dissolved phase) and dense-nonaqueous phase liquid (DNAPL) stability evaluation analysis and prepare a technical memorandum to summarize the findings / recommendations / conclusions to support the CMS or equivalent and develop alternative concentration limits (ACLs). Maintain the site's environmental relational database. Utilize local non-profit organization that specializes in reuse planning and economic redevelopment initiatives to undertake a land use planning initiative as described above. The budget also includes on-call subject matter expertise and other technical support services as needed. Participate in ongoing Beneficiary and stakeholder communications including with the City of Kansas City, Jackson County, U.S. Army Corp of Engineers, and the public as necessary. Prepare the Multistate Trust's 2023 Annual Progress Report (portion specific to the Site).

Site Name: Former Tronox/Kerr-McGee Facility in Kansas City, Missouri (the Site)

Site Location: Kansas City, Missouri

Multistate Trust Site Code: XIV

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
XIV.A	Regulatory Compliance and Site Operations/Maintenance	\$996,000	\$453,194	\$980,000	Budget includes (i) planning, groundwater sampling (2 quarterly and 2 semiannual events) and reporting (i.e., AGCAR due March 1, 2024) in accordance with the MHWMF Part I Permit and the MoDNR-approved SAP/QAPP; (ii) sampling, monitoring, and reporting activities in accordance with the Wastewater Discharge Permit; (iii) O&M of the Treatment System to maintain compliance with the MHWMF Part I Permit and Wastewater Discharge Permit; (iv) clean out the Treatment System BAT (pushed from 2023 to 2024); (v) mowing and site security; and (vi) DNAPL and BAT waste disposal. Budget also includes utilities to operate the Treatment System. In addition, the budget includes a \$50,000 placeholder allowance for unplanned and/or emergency events. Utilities, laboratory charges and other routine O&M budgets have been estimated to account for potential rate adjustments due to inflation. The Multistate Trust will monitor actual costs incurred and impacts to the 2024 ECA budget and if necessary, submit a budget amendment.
XIV.C	New Environmental Actions	\$595,000	\$50,649	\$595,000	Budget includes costs to: (i) finalize the Blue River Monitoring Work Plan for submittal to and approval by MoDNR; (ii) collect samples from the Blue River upon MoDNR approval of the work plan; (iii) prepare a brief technical memorandum summarizing the Blue River sampling data; (iv) finalize the risk assessment framework, including human health and ecological conceptual site exposure models and data quality objectives to close remaining data needs to position the site for final remedy and reuse; (v) prepare a supplemental RAO/risk assessment data gaps work plan (subject to MoDNR concurrence on the risk assessment framework) for additional data collection (e.g., critical habitat or other); (vi) conduct a groundwater plume (i.e., dissolved phase) and DNAPL stability evaluation analysis and prepare a technical memorandum to summarize the findings / recommendations / conclusions to support CMS or equivalent and develop ACLs; and (vii) maintain the site's environmental relational database. Utilize local non-profit organization that specializes in reuse planning and economic redevelopment initiatives to undertake a land use planning initiative in order to: (i) leverage the City of Kansas City's strategic goals for BRV revitalization; (ii) develop conceptual plans for integrating long-term site stewardship and groundwater corrective actions into future reuse of the site; and (iii) identify options for improving property access. The budget also includes on-call subject matter expertise and other technical support services as needed.
XIV.D	Technical Team/Project Management	\$265,000	\$59,122	\$265,000	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. Participate in ongoing Beneficiary and stakeholder communications including Kansas City, Jackson County, U.S. Army Corp of Engineers, and the public as necessary. Budget also includes fees for preparing the Multistate Trust 2023 Annual Progress Report.
XIV.E	Project Fees & Expenses	\$13,000	\$1,339	\$13,000	Budget includes Managing Principal time and expenses for: oversight and approval of technical strategy and Environmental Actions; beneficiary communications; support for beneficiary and community involvement; key stakeholder communications; policy matters; Settlement and Trust Agreement matters; redevelopment planning activities; and preparing the Multistate Trust 2023 Annual Progress Report.
XIV.F	Regulator Oversight Costs	\$40,000	\$299	\$40,000	Regulatory oversight costs for lead agency.
XIV.G	Legal Fees and Accounting Fees	\$55,000	\$23,727	\$54,000	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, 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 preparing the Multistate Trust 2023 Annual Progress Report.
XIV.I	Lease & Property Use (Income & Costs)	\$0	\$0	\$0	Budget assumes no lease revenues in 2024.
XIV	Total Site 2024 Budget	\$1,964,000	\$588,329	\$1,947,000	
Total Former Tronox/Kerr-McGee Facility in Kansas City, Missouri Estimated Funding at Beginning of 2024 Budget Year*				\$17,372,000	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.
Estimated Remaining Funds (Post-2024)				\$15,425,000	Initial Funding (2/14/11): \$1,743,398 Anadarko Settlement Funds (2015 and 2016): \$22,657,151 Waterfall Distribution from Sale of Property: \$122,669

*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.