

2023 Environmental Cost Account (ECA) Budget Forecast for the Former Moss American Rail Tie Creosoting Plant in Bossier City, LA

Greenfield Environmental Multistate Trust LLC,

Trustee of Multistate Environmental Response Trust (Multistate Trust)

Exhibit I

Date Submitted: 11/06/2023

Date Approved: 12/04/2023

Submittal to: Louisiana Department of Environmental Quality on December 26, 2022 (Approved January 12, 2023)

Amended on November 6, 2023

Summary of Site Work Planned for 2023

Work Planned for 2023: Perform semi-annual groundwater monitoring, data evaluation and reporting. Prepare for and participate in up to three (3) public meetings and redevelopment sessions. Prepare various public communications (i.e., multiple fact sheets, flyers, presentations, public notices, etc.) and maintain the Site-specific website, including website hosting fees. Participate in various meetings with stakeholders (City of Bossier City, NAACP, and various residents). Continue 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). Complete implementation and reporting associated with the LDEQ approved Supplemental Offsite Surface Soil Sampling Work Plan to address resident concerns regarding historical flooding. Complete remaining Offsite Residential Surface Soil Interim Action construction activities. Upon LDEQ-approval of the Addendum to the Offsite Residential Surface Soil Interim Action Work Plan, remove contaminated soils from beneath the Housing Authority of Bossier City parking lot and restore the parking lot. Prepare a construction completion report summarizing the Offsite Residential Surface Soil Interim Action construction activities, including but not limited to excavation, restoration, confirmation sampling, and air monitoring activities. Begin preparation of 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). Support preparation of the Multistate Trust's 2022 Annual Progress Report (portion specific to the Site).

Work Planned with Amendment No. 1: On September 18, 2023 the Multistate Trust was notified that clean aggregate placed in the northeast corner of the southern portion of the HABC parking lot was stained black and contained creosote/petroleum hydrocarbon-like odors. To determine the cause of staining, the Multistate Trust's third-party contractor removed the impacted aggregate and performed a "hot spot" removal. A timber and other wood fragments saturated with oil (presumably creosote) were encountered between 3 to 4.5 feet below the original ground surface. Because this new information changes the Multistate Trust's understanding of the conceptual site model, a vapor intrusion (VI) investigation is warranted to evaluate the VI pathway at certain buildings adjacent to or potentially on top of the historical ditch. This amendment includes a total of \$209,000 to (i) prepare a VI Investigation Work Plan, including subslab soil gas, indoor air, and outdoor air-sample collection, for LDEQ review and approval, (ii) procure the necessary equipment and subcontractors to begin field work in late-January/early-February 2024, and (iii) support VI-specific community engagement. To offset these costs, this amendment (i) removes the Corrective Action Study for the Site from the 2023 ECA budget (\$99,000) because this activity has been postponed until 2024 due to the ongoing Offsite Residential Surface Soil Interim Action construction activities and additional soil sampling activities and (ii) reduced the costs for Offsite Residential Surface Soil Interim Action construction activities based on estimated costs at completion (\$110,000).

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	2023 Budget (Approved 01/12/23)	Committed Costs (As of 9/30/2023)	YTD Costs (As of 8/31/2023)	Proposed Budget Amendment Increase (Decrease)	Proposed Amended 2023 Budget	2023 Scope of Work
XII.A	Regulatory Compliance and Site Operations/Maintenance	\$0	\$0	\$0	\$0	\$0	No required compliance or operations and maintenance.
XII.C	New Environmental Actions	\$5,350,000	\$4,317,599	\$959,709	\$0	\$5,350,000	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) implement Supplemental Offsite Surface Soil Sampling Work Plan to address resident concerns regarding historical flooding (data collection and reporting); (vii) complete remaining Offsite Residential Surface Soil Interim Action construction activities; (viii) upon LDEQ-approval of the Addendum to the Offsite Residential Surface Soil Interim Action Work Plan, remove contaminated soils from beneath the Housing Authority of Bossier City parking lot and restore the parking lot; (ix) prepare a construction completion report summarizing the Offsite Residential Surface Soil Interim Action construction activities, including but not limited to excavation, restoration, confirmation sampling, and air monitoring activities; and (x) begin preparation of 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). The budget includes costs for a third-party contractor to support the redevelopment planning process with the community and local stakeholders. Amendment No. 1: This amendment includes a total of \$209,000 to (i) prepare a VI Investigation Work Plan, including subslab soil gas, indoor air, and outdoor air-sample collection, for LDEQ review and approval, (ii) procure the necessary equipment and subcontractors to begin field work in late-January/early-February 2024, and (iii) support VI-specific community engagement. To offset these costs, this amendment (i) removes the Corrective Action Study for the Site from the 2023 ECA budget (\$99,000) because this activity has been postponed until 2024 due to the ongoing Offsite Residential Surface Soil Interim Action construction activities and additional soil sampling activities and (ii) reduced the costs for Offsite Residential Surface Soil Interim Action construction activities based on estimated costs at completion (\$110,000).
XII.D	Technical Team/Project Management	\$581,000	\$568,146	\$240,990	\$0	\$581,000	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. 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 2023; (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 preparation of Multistate Trust 2022 Annual Progress Report. Amendment No. 1: No change to the original budget is anticipated at this time.
XII.E	Project Fees & Expenses	\$26,000	\$26,000	\$7,324	\$0	\$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 preparation of Multistate Trust Annual Progress Report. Amendment No. 1: No change to the original budget is anticipated at this time.
XII.F	Regulator Oversight Costs	\$18,000	\$18,000	\$0	\$0	\$18,000	Placeholder estimates for LDEQ oversight costs. Amendment No. 1: No change to the original budget is anticipated at this time.
XII.G	Legal Fees and Accounting Fees	\$88,000	\$88,000	\$35,838	\$0	\$88,000	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 preparation of Multistate Trust 2022 Annual Progress Report. Amendment No. 1: No change to the original budget is anticipated at this time.
XII.I	Lease & Property Use (Income & Costs)	\$0	\$0	\$229,203	\$0	\$0	Budget assumes no lease revenues in 2023. Amendment No. 1: No change to the original budget is anticipated at this time.
XII	Total Site 2023 Budget	\$6,063,000	\$5,017,745	\$1,014,658	\$0	\$6,063,000	
Total Former Moss American Rail Tie Creosoting Plant in Bossier City, LA Estimated Funding at Beginning of 2023 Budget Year*		\$13,222,000				\$13,222,000	Total funds allocated to the Site per Consent Decree and Environmental Settlement Agreement; less 2011 - 2021 actual and 2022 estimated costs; plus 2011 - 2021 actual and 2022 estimated investment activity and other receipts.
Estimated Remaining Funds (Post-2023)		\$7,159,000				\$7,159,000	Initial Funding (2/14/11): \$897,624 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 statement.