

2022 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: 12/09/21

Date Approved: 12/22/21

Submittal to: Louisiana Department of Environmental Quality on December 9, 2021

Summary of Site Work Completed in 2021 and Planned for 2022:

Work Completed in 2021: Performed semi-annual groundwater monitoring, data evaluation and reporting. Finalized design specifications for the Interim Action (Off-Site Soils Area of Interest (AOI)) (also known as the Off-Site Surface Soil AOI Removal Action or the Off-Site Residential Surface Soil Interim Action) which entails excavation of impacted soils on City property, private residential property and public housing project property located adjacent to this Owned Funded Site (OFS) situated in an Environmental Justice community. Developed a Site-specific communications strategy. Prepared the Community Involvement Plan (CIP) and submitted to the Louisiana Department of Environmental Quality (LDEQ). Prepared various public communications (i.e., multiple fact sheets, flyers, presentations, public notices, etc.) and launched a Site-specific website on October 25, 2021. Prepared for and lead two public meetings (1 virtual and 1 in-person) and held a drop-in information session. Participated in various meetings with stakeholders (City of Bossier City, NAACP, and various residents). Began the process for identifying a community liaison(s) and performed 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). Developed and pursued a contracting strategy that included diversity and inclusion as a bid evaluation factor and considered local businesses and Disadvantaged Business Enterprises (DBEs). Received and reviewed construction proposals and participated in the construction subcontractor selection review meeting. Prepared, negotiated and executed the final construction contract. Performed preconstruction activities, including but not limited to (i) planning, development of a risk register, operational readiness review, obtaining access agreements, waste characterization planning and sampling, etc.; (ii) procurement of the laboratory, utility subcontractor, other subcontractors and all long-lead items; (iii) identification of potential landfills and review of profile requirements; (iv) procurement of railroad protection liability (RPL) insurance and (v) identification of project-specific insurance policies.

Work Planned for 2022: Perform semi-annual groundwater monitoring, data evaluation and reporting. Prepare an update to the Groundwater Sampling and Analysis Work Plan. Prepare for and participate in up to four (4) public meetings and drop-in 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 the process for identifying a community liaison(s) and 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). Prepare a Supplemental Offsite Surface Soil Sampling Work Plan to address resident concerns regarding historical flooding, and after approval from LDEQ, implement the field and reporting activities associated with the work plan. Beginning in February 2022, implement the construction activities associated with the Off-Site Surface Soil AOI Removal Action (work is anticipated to take about six [6] months). After completion of the construction activities, prepare the construction completion report. Complete the railroad excavation depth evaluation and determine the maximum depth of excavation in the stormwater ditches along the railroad. The budget includes a \$2M placeholder allowance for excavating to a maximum depth of 5 feet below ground surface (bgs) in all areas identified on Figure 3-1 of the IWAP (excluding areas immediately adjacent to the railroad), a \$1.125M placeholder amount for the excavating the stormwater ditches to a maximum depth of 2 feet bgs along the railroad and a \$200k placeholder amount for the restoration of the southern basketball court. The budget also includes a placeholder amount of \$250k for project-specific insurance. Begin preparation of the Corrective Action Study for the Site by updating the identification and screening of potential remedial alternatives for the Site AOIs that exceed the LDEQ Risk Evaluation / Corrective Action Program (RECAP) standards for groundwater, subsurface soil, and onsite surface soil. Initiate the redevelopment planning process with the community and local stakeholders. Oversee and manage this OFS as part of the Multistate Trust's Environmental Justice Program.

Site Name: Former Moss American Rail Tie Creosoting Plant in Bossier City, LA (the Site); LDEQ Agency Interest No. 865

Site Location: Bossier City, Louisiana

Multistate Trust Site Code: XII

Cost Center	Cost Center Description	Total 2021 Approved Budget	Project Costs incurred in 2021 (as of 10/31/2021)	2022 Budget	2022 Scope of Work
XII.A	Regulatory Compliance and Site Operations/Maintenance	\$0	\$0	\$0	No required compliance or operations and maintenance.
XII.C	New Environmental Actions	\$11,550,900	\$291,493	\$11,714,000	Perform semi-annual groundwater monitoring, data evaluation and reporting. Prepare an update to the Groundwater Sampling and Analysis Work Plan. Provide graphics support for fact sheets, flyers, poster boards and presentations. Update the Community Involvement Plan, as necessary. Budget includes website hosting fees and public meeting venue space fees. Prepare a Supplemental Offsite Surface Soil Sampling Work Plan to address resident concerns regarding historical flooding, and after approval from LDEQ, implement the field and reporting activities associated with the work plan. Beginning in February 2022, implement the construction activities associated with the Off-Site Surface Soil AOI Removal Action (work is anticipated to take about six [6] months). After completion of the construction activities, prepare the construction completion report. Complete the railroad excavation depth evaluation and determine the maximum depth of excavation in the stormwater ditches along the railroad. The budget includes a \$2M placeholder allowance for excavating to a maximum depth of 5 feet below ground surface (bgs) in all areas identified on Figure 3-1 of the IWAP (excluding areas immediately adjacent to the railroad), a \$1.125M placeholder amount for the excavating the stormwater ditches to a maximum depth of 2 feet bgs along the railroad and a \$200k placeholder amount for the restoration of the southern basketball court. The budget also includes a placeholder amount of \$250k for project-specific insurance. Begin preparation of the Corrective Action Study for the Site by updating the identification and screening of potential remedial alternatives for the Site AOIs 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.
XII.D	Technical Team/Project Management	\$470,000	\$311,643	\$678,000	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 Off-Site Surface Soil AOI Removal 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 2022; (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) continuing the process for identifying a community liaison(s); 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).
XII.E	Project Fees & Expenses	\$28,000	\$21,050	\$50,000	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.
XII.F	Regulator Oversight Cost	\$18,000	\$1,707	\$18,000	Placeholder estimates for LDEQ oversight costs.
XII.G	Legal Fees and Accounting Fees	\$84,000	\$56,652	\$84,000	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. The budget also includes costs for financial services, including accounting, bookkeeping, financial reporting, invoice processing, budget preparation, and budget tracking.
XII.I	Lease & Property Use (Income & Costs)	\$33,000	\$33,000	\$0	Budget assumes no lease revenues in 2022
XII	Total Site 2022 Budget	\$12,117,900	\$649,545	\$12,544,000	

Total Former Moss American Rail Tie Creosoting Plant in Bossier City, LA Estimated Funding at Beginning of 2022 Budget Year* **\$22,743,000** Total funds allocated to the Site per Consent Decree and Environmental Settlement Agreement; less 2011 - 2020 actual and 2021 estimated costs; plus 2011 - 2020 actual and 2021 estimated investment activity and other receipts.

Estimated Remaining Funds (Post-2022) **\$10,199,000** **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 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.