

2023 Environmental Cost Account (ECA) Budget Forecast for the Former Tronox/Kerr-McGee Facility in Kansas City, Missouri

Greenfield Environmental Multistate Trust LLC,

Trustee of Multistate Environmental Response Trust (Multistate Trust)

Exhibit I

Date Submitted: 12/27/22

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Submital to: Missouri Department of Natural Resources on December 27, 2022

Summary of Site Work Completed in 2022 and Planned for 2023:

Work Completed in 2022: Performed Site operations and maintenance (O&M) of the groundwater and product treatment system (Treatment System) and compliance monitoring and reporting associated with Wastewater Discharge Permit and the Missouri Hazardous Waste Management Facility (MHWMF) Part I Permit (Permit). Performed quarterly (where applicable) and semiannual groundwater monitoring and completed the 2021 Annual Groundwater and Corrective Action Report (AGCAR) and began work on the 2022 AGCAR. Performed required preventative maintenance/normal repairs on the existing Treatment System. Maintained absorbent booms on the Blue River to capture observed sheen until health and safety considerations required a cessation in this task in June 2022. Coordinated with local officials regarding encampment of unhoused persons under the 23rd Street Bridge and along the western side of the Blue River. Characterized, profiled and disposed of remediation waste at an approved off-site waste disposal facility. Performed recovery well redevelopment and rehabilitation. Evaluated screening-level risks to the unhoused living along the Blue River and across from the site. Prepared an initial framework for development of ACLs and further risk assessment using the updated conceptual site model (CSM), screening-level risk information for the unhoused, and other site-related information for review by the Multistate Trust. Performed on-going maintenance of the environmental relational database to support the CSMs or equivalent. supported preparation of Chapter 3.M (specific to the Site) of the Multistate Trust 2021 Annual Progress Report.

Work Planned for 2023: Perform Site O&M of the Treatment System and compliance monitoring and reporting associated with Wastewater Discharge Permit and the Permit. Perform quarterly (where applicable) and semiannual groundwater monitoring and complete the 2022 AGCAR and began work on the 2023 AGCAR. Perform required preventative maintenance/normal repairs on the existing Treatment System. Finalize the Wastewater Exemption Rule Technical Memorandum and submit this document to the MoDNR. Characterize, profile and dispose of the accumulated DNAPL. Prepare a work plan for alternative monitoring and/or sampling program as alternative for maintaining boom placement in Blue River. Maintain the site's environmental relational database to support further CMS or equivalent and other reporting. Finalize the risk assessment framework based on HHRA work completed in 2022. Support Treatment System optimization effectiveness and evaluation activities based on outcomes of the December 15, 2021 RAA Workshop and risk assessment. After completion of the risk assessment, identify remaining data gaps and treatability studies, if any, needed to select a final remedy for the site. Facilitate site reuse by integrating the existing remedy (and/or future remedies) and potential future redevelopment plans for the Blue River corridor. Provide 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. Support preparation of the Multistate Trust's 2022 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 2022 Approved Budget	Project Costs incurred in 2022 (as of 9/30/2022)	2023 Budget	2023 Scope of Work
XIV.A	Regulatory Compliance and Site Operations/Maintenance	\$903,200	\$457,159	\$996,000	Budget includes all (i) planning, groundwater sampling (2 semiannual events) and reporting (i.e., AGCAR due March 1, 2023) in accordance with the MHWMF Part I Permit and the MoDNR-approved SAP/QAPP; (ii) sampling 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) mowing and site security for the Facility, (v) DNAPL waste disposal, and (vi) finalization of the Wastewater Exemption Rule Technical Memorandum pursuant to MoDNR comments. Budget also includes all 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 2023 ECA budget and if necessary, submit a budget amendment.
XIV.C	New Environmental Actions	\$593,000	\$132,528	\$595,000	Budget includes costs to (i) prepare a work plan for alternative monitoring and/or sampling program as alternative for maintaining boom placement in Blue River, (ii) maintain the site's environmental relational database to support further CMS or equivalent and other reporting; (iii) finalize the risk assessment framework based on HHRA work completed in 2022; (iv) support Treatment System optimization effectiveness and evaluation activities based on outcomes of the December 15, 2021 RAA Workshop and risk assessment; (v) after completion of the risk assessment, identify remaining data gaps and treatability studies, if any, needed to select a final remedy for the site; (vi) facilitate site reuse by integrating the existing remedy (and/or future remedies) and potential future redevelopment plans for the Blue River corridor; (vii) provide on-call subject matter expertise and other technical support services as needed; and (viii) 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.
XIV.D	Technical Team/Project Management	\$264,000	\$99,624	\$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 preparation of Multistate Trust 2022 Annual Progress Report.
XIV.E	Project Fees & Expenses	\$11,000	\$7,324	\$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 preparation of Multistate Trust 2022 Annual Progress Report.
XIV.F	Regulator Oversight Costs	\$40,000	\$1,084	\$40,000	Regulatory oversight costs for lead agency.
XIV.G	Legal Fees and Accounting Fees	\$50,000	\$22,995	\$55,000	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 in preparation of Multistate Trust 2022 Annual Progress Report.
XIV.I	Lease & Property Use (Income & Costs)	\$0	\$0	\$0	Budget assumes no lease revenues in 2023.
XIV	Total Site 2023 Budget	\$1,861,200	\$720,714	\$1,964,000	
Total Former Tronox/Kerr-McGee Facility in Kansas City, Missouri Estimated Funding at Beginning of 2023 Budget Year*				\$18,192,000	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)				\$16,228,000	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.