



sasol

Sasol & Mossville

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Background

- Environmental history has been unsatisfactory
- Extensive environmental analysis of the community did not reveal significant contamination justifying listing or remediation.
- Mossville is a recognized environmental justice community with significant alliances at the state, national and international levels.
- In spite of political connections, community is disenfranchised at the local level.
- Sasol expansion projects required significant outreach to all neighbor communities and key stakeholders.
- Voluntary property purchase program is based on a request by the community to have the opportunity to move.

“ You must behave as though you are visitors in the community” guidance from EPA Office of Environmental Justice.

Voluntary property purchase program

Mossville asked: Would provide us a way to move?

➤ **Meetings with MEAN identified their highest priority to be the opportunity to for the residents to move, with the preservation of the cemetery second.**

➤ **Program Design:**

- Begins with two third party appraisals, based on comparable home sales elsewhere
- Adds a 60% multiplier to appraised price, with minimum appraised price being \$100,000 for residences
- Early Sign Up Bonus \$1000
- Miscellaneous expense allowance \$8,000
- Curative title work allowance \$5,000
- Professional advice allowance \$500
- Closing cost assistance \$5,000
- Clear site bonus \$15,000
- Seller retains mineral rights

➤ **Utilized the services of Community Interaction Consulting, a company with property purchase history in Louisiana, and experience around the country**

Today

➤ The purpose of the VPPP is to give our near neighbors choices

- Approximately 18% chose to not sign up initially, with many saying they are happy where they are
- Another approximately 20% declined their offer
- There are 95 properties with occupied residents that remain
- Not everyone was satisfied with their offer!

➤ Ongoing weekly and by appointment face-to-face meetings with residents, two to three status update calls per month with MEAN

➤ Management of properties in the neighborhood is a challenge

➤ Working to determine next steps for the program

VPPP Status

VPPP has been very well received; 75 percent of property owners accepted offers

Voluntary Property Purchase Program

Sasol made **788** offers

597
accepted



474
closed



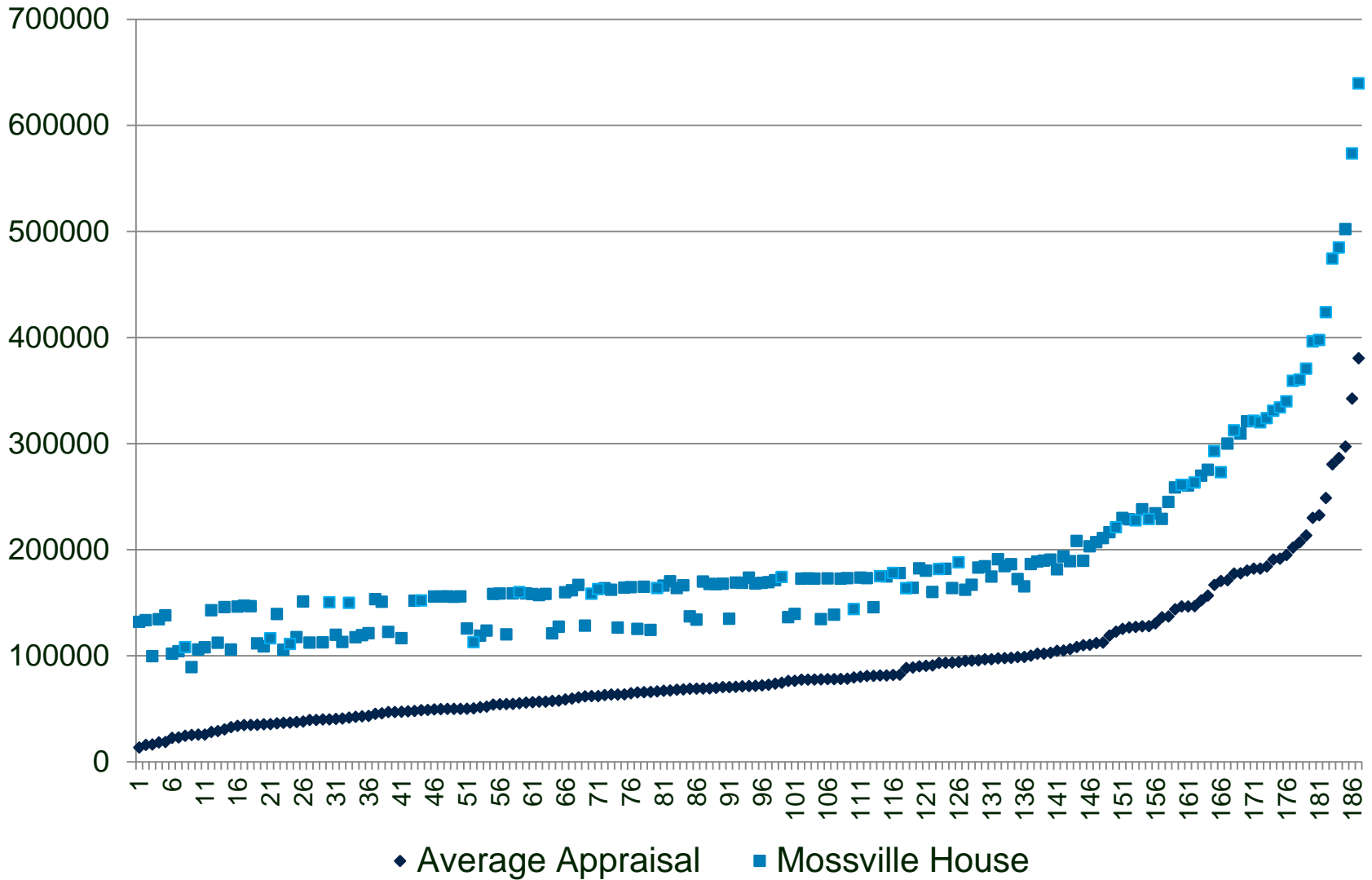
157
rejected



34
pending



Today



Future

- **Working with residents and MEAN to identify management options for purchased properties into the future, with a focus on:**
 - Preserving or enhancing property value
 - Security and lighting for remaining residents
 - Compatibility with residential neighborhood

- **Working with the Parish and City of Westlake**
 - On upgrades of drinking water supply for remaining Mossville residents (per Developer Agreement)
 - To assure that sewer systems continue to work (per Developer Agreement)
 - Considering potential upgrades to the overall sewer infrastructure

- **Developing a sustainability report for the Sasol Operations to serve the community at large (Mossville and Westlake)**

- **Continuing to work on Sustainability projects which were outgrowths of Sasol interaction with Mossville**

Mossville History Project

Mossville asked: Given the changes happening in Mossville, can you help us ensure that the community's history is preserved?

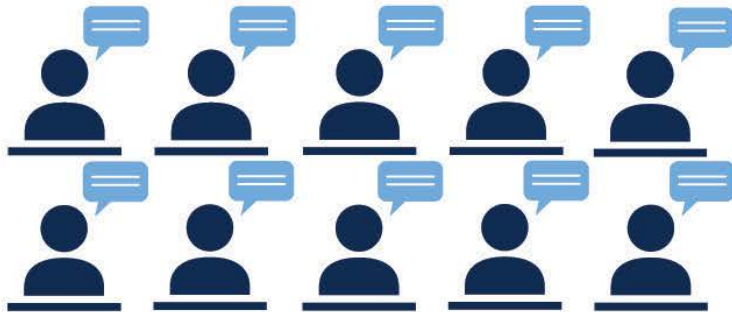


Mossville History Project

Mossville asked: Given the changes happening in Mossville, can you help us ensure that the community's history is preserved?

67

Mossville History Project
interviews



=

70

hours of oral
history recorded



Workforce resource guide



Mossville asked: Can you help our unemployed and underemployed residents learn how to get a job with industry and improve their lives?



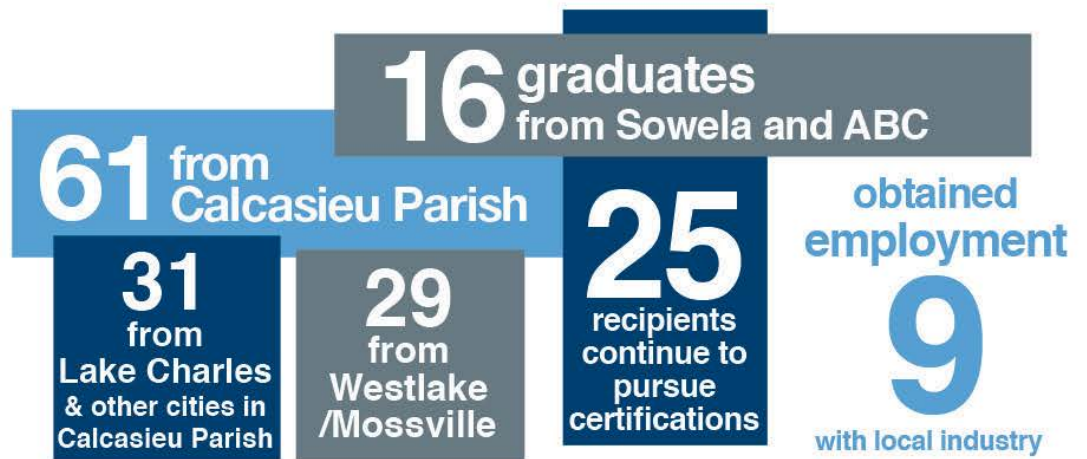
Workforce scholarship program

Mossville Asked: The Workforce Resource Guide is great, but now can you help its participants get training?

\$500,000 investment



=100+ scholarships



Morningstar cemetery

Mossville asked: Our community's cemetery is in need of maintenance and cleaning? We need assurance of access into the future.

Before



After



What did we learn?

- Do not deviate from the program!!! Every perceived deviation from the program is scrutinized by the community.
- Create a program that is fair, consistent, and transparent that negates the need for third party attorneys and realtors.
- Understand that no program will satisfy everyone, and that some will be more vocal than others
- Be certain to understand the goals and objectives of the property purchase program to understand success. Communicate those goals and objectives to key stakeholders at every opportunity.
- Community accessibility cannot be overemphasized. Knowing that they could schedule a meeting with me gave community members great comfort and assurance.
- Listen, listen, listen....



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**For more information, visit:
SasolVPPP.com
SasolNorthAmerica.com/Sasol-and-Mossville**

