

**Defense Logistics Agency  
THE MEMPHIS DEPOT  
RESTORATION ADVISORY BOARD**

**Agenda**

**Thursday, February 15, 2001, 6:00 p.m.  
The Memphis Depot Business Park, "J" Street Cafe  
2163 Airways Boulevard  
Memphis, Tennessee 38114**

<b>Welcome and Introductions</b>	3 min.	Mr. John DeBack Interim Facility Co-Chair
Review and Approve February Agenda	1 min.	Alma Moore, Facilitator
Review and Approve January RAB minutes	1 min.	Alma Moore, Facilitator
<b>Old Business</b>		
Community RAB Housekeeping Issues	5 min.	Alma Moore, Facilitator
<b>New Business</b>		
Depot Redevelopment Corporation (DRC) Update	20 min.	Mr. Jim Covington President, DRC
CWM Update	30 min.	Mr. Clyde Hunt On-site Coordinator U. S. Army Corps of Engineers
<b>RAB Comment Period</b>	15 min.	New Co-Chair or Facilitator
<b>Public Comment Period</b>	15 min.	New Co-Chair or Facilitator

**ADJOURN MEETING**

*CWM Weekly Briefings – 10:00 a.m.  
Wednesdays– February 21, 28  
March 7, 14, 21, 28  
The Memphis Depot Community Outreach Room  
2163 Airways, Building 144*

**Note: These minutes were approved at the May 17, 2001 RAB meeting held at Alcy Elementary School.**

## **MEETING MINUTES**

### **Restoration Advisory Board**

**FEBRUARY 15, 2001**

**The Memphis Depot**

**"J" Street Cafe, Building 274**

**The Restoration Advisory Board (RAB) meeting was held at 6:00 p.m. on February 15, 2001 at the Memphis Depot, Memphis, Tennessee in the "J" Street Cafe, Building 274, 2163 Airways Boulevard. The attendance list is attached.**

#### **WELCOME AND INTRODUCTION**

1 MR. DEBACK: Good evening. I would like to welcome everybody to the RAB meeting  
2 tonight, and we'll begin with the review of the agenda for last month.  
3

#### **4 REVIEW AND APPROVE FEBRUARY AGENDA**

5

6 MS. MOORE: What we would like to do is for everyone to look at your February agenda.  
7 You've had a chance to look it over. Are there any changes or  
8 amendments?

9 MR. WILLIAMS: I would like to make a change to the agenda.

10 MS. MOORE: Yes, sir.

11 MR. WILLIAMS: I would like to -- for the first thing of business before we start the meeting,  
12 I would like to see if there are any volunteers, community volunteers that  
13 would like to sit in as the community co-chair. If not, I would like to  
14 volunteer to sit in as the co-chair until we either make a new election or  
5 find out how we will proceed.

1 MR. TYLER: Second.  
2 MS. MOORE: Okay, that's a fine recommendation, but that's part of the RAB agenda  
3 under Community RAB Housekeeping Issues. That will come up when  
4 we get to that point as we follow the agenda. That will come up.  
5 MR. TYLER: Point of information.  
6 MS. MOORE: Yes.  
7 MR. TYLER: Do we have enough for a quorum?  
8 MS. MOORE: We have enough. Seven community members are represented out of  
9 eleven. So, community RAB business will be brought to the table tonight.  
10 Let's see, Tyler, Willett, Williams, Bond, Brooks, Brayon, Truitt - that's  
11 seven.  
12 MR. TYLER: Great.  
13 MS. MOORE: What about the agenda as is? Mondell, your consideration has been  
14 seconded, and when we get to that point, if there are no nominations at  
15 that point, we'll go with your suggestion because it was seconded.  
16 Let's deal with the RAB February agenda. Are there any other suggestions  
17 or corrections? Okay, the agenda will stand, with Mondell's volunteering.  
18 Thank you.  
19

20 **REVIEW AND APPROVE JANUARY RAB MINUTES**  
21

22 MS. MOORE: Next we would like to review and approve the January RAB minutes.  
23 Members, have you had a chance to look over the minutes? Are there any  
24 comments or amendments to those minutes?  
25 MS. WILLETT: Yes, I have an amendment I believe. Deborah Rogers sat in for me.  
26 MS. MOORE: Yes.  
27 MS. WILLETT: In the January meeting, the minutes did include that she was present but  
28 did not indicate that she sat in for me.  
29 MS. MOORE: Very well noted, Ms. Willett, but we never put the person who sat in under  
30 the "RAB members" listing.

1 MS. WILLETT: But you did have in the minutes that some person -- you indicated I  
2 believe, someone was here for Dr. Kirk, and that name was in the minutes  
3 that this person sat in for him.

4 MS. MOORE: That must have been a mistake. I think that should have been corrected.  
5 We will take that suggestion and make that amendment. Ms. Hattie Chism  
6 sat in for Dr. Kirk, and that should not have been in that area. She should  
7 have been in "Others in Attendance," Okay?  
8

9 **OLD BUSINESS: COMMUNITY RAB HOUSEKEEPING ISSUES**  
10

11 MS. MOORE: Old Business, Community RAB Housekeeping Issues. We've had several  
12 issues. Mr. Tyler, you are recognized.

13 MR. TYLER: Would this be an appropriate time to make a nomination for somebody to  
14 sit on the RAB since we had the subcommittee meeting?

15 MS. MOORE: All of that is coming up, sir. It's all under the housekeeping issues. Please,  
16 just give me a chance to go over the Community RAB Housekeeping  
17 Issues. I appreciate your concern. We've just got to get to that point in the  
18 program. We have to follow the agenda, RAB members. Thank you.

19 MR. TYLER: You're doing great.

20 MS. MOORE: All right, a plaque for Mondell and Kevin was nominated at last month's  
21 meeting by Mr. Tyler. He suggested that Kevin, the community co-chair  
22 who resigned from the RAB, be given a plaque. I would like to suggest to  
23 the community RAB members to give plaques to both Kevin and Mondell  
24 for their terms as the community co-chair. The plaques will go to the  
25 proper internal DLA officials for signing. I would like to know if the RAB  
26 members are in favor of that. Could I get a motion from Mr. Tyler? If  
27 you would make that an official motion.

28 MR. TYLER: I make a motion that we award Mr. Clay and Mr. Mondell a plaque for  
29 their years of service as chairman.

30 MS. MILLS: I second it.

31 MR. TYLER: Excuse me. Chair person. I don't want to be a sexist.

1 MS. MOORE: Thank you. It has been moved and properly seconded that we go about  
2 getting a plaque for Mr. Kevin Clay and Mr. Mondell Williams for their  
3 term of serving as community co-chairs for the Memphis Depot RAB. I  
4 will get right on it, Mr. Tyler.

5  
6 Okay, the Public Comment Period being moved before the RAB comment  
7 period was suggested by Mr. Turpin Ballard at last month's meeting. I  
8 would like to know how the RAB members feel about that. If you read  
9 your minutes, you saw that was a suggestion. Can I have someone make a  
10 motion? Because Turpin's feelings were listed in the minutes that  
11 oftentimes community people come, they have things to say, and the RAB  
12 goes before the community in voicing their opinions. What can we get on  
13 that? Do we have a motion for that?

14 MR. TYLER: I make a motion that we make that a permanent agenda to the minutes.

15 MR. WILLIAMS: I second that, Mr. Tyler.

16 MS. MOORE: Thank you, Mondell. So, beginning at the March meeting, instead of the  
17 RAB Comment Period -- well, beginning tonight we'll move the Public  
18 Comment Period before the RAB Comment Period. We temporarily did  
19 that at last month's meeting. However, it could not become official until it  
20 was moved and seconded. So, from now on the Public Comment Period  
21 will go before the RAB Comment Period.

22  
23 The next item is the new community RAB member vacant seats. Enclosed  
24 in your packet with the January RAB minutes were two resumes. Resumes  
25 of the two people that the RAB membership subcommittee members  
26 agreed on and ranked at the meeting that was held in December when they  
27 interviewed the candidates were included in your packet.

28  
29 We had Mr. Tyler -- who else was present -- Mr. Williams at that time,  
30 and Mr. Covington. We had Mr. Clay and Ms. Bradshaw and Mr.  
1 Williams who attended the interview process. Two candidates were

1 selected and ranked. We ranked all three. I would like a motion that both  
2 of those community positions, because the resumes do stay in pocket for  
3 six months, be community RAB members. Is there a discussion?

4 MR. WILLIAMS: I would like ---

5 MS. MOORE: Mondell, you are recognized.

6 MR. WILLIAMS: Okay, excuse me. I would like to go back to my first motion. The reason I  
7 would like to go back to the first motion I made that we have a community  
8 co-chair to sit in before we make any kind of motions is because when we  
9 was at that retreat, I talked very strongly against someone else coming in  
10 facilitating the meeting. Remember me talking about that?

11 MS. MOORE: There is not an issue ---

12 MR. WILLIAMS: Well, I'll just state that we asked the -- I have no issues with you; okay?  
13 I'm just talking that I'm here as a representative of my community. I just  
14 feel strongly that if we are getting ready to bring on some new RAB  
15 members at this table, I think that we need a community co-chair in place.

6 MS. MOORE: That's very correct. If you'll look at your agenda down here (indicating),  
17 Mr. Williams, when I go through these two more points that I have ---

18 MR. WILLIAMS: Oh, okay, because you'll bring that up at a point without a chair ---

19 MS. MOORE: It says "new co-chair or facilitator." (Indicating) Is that understood by  
20 other RAB members? That means that whoever you nominate, after I go  
21 to my other business, Mr. Williams, will be the community co-chair. If  
22 there's a quorum here, and the RAB members nominate that person, then I  
23 will get up in a few minutes.

24 MR. WILLIAMS: No, no, no. You're getting the wrong impression.

25 MS. MOORE: No, I'm not. I just wanted to clarify for you. That was a  
26 misunderstanding. I just wanted to clarify that there will be a motion,  
27 hopefully tonight, for a new community co-chair because we really do  
28 respect the fact that that seat needs to be filled tonight.

29 MR. WILLIAMS: If not filled, just someone, you know, acting.

1 MS. MOORE: That's correct, sir. Okay, so the new community RAB seats, that's the  
2 bullet that we are on now. That's the agenda item that we are on now.  
3 We're back on that. We have two names. Mr. Tyler?

4 MR. TYLER: I make a motion that we nominate Ms. Betty Mills to fill one of the  
5 community seats, and can I make a second motion on the second one? I  
6 make a -- well, I'll just go ahead and expedite it. I make a motion to fill  
7 the two seats with Ms. Betty Mills and Ms. Tanja Mitchell.

8 MS. MOORE: It's been moved and seconded that Betty Mills and Tanja Mitchell become  
9 members of the Memphis Depot Restoration Advisory Board effective  
10 immediately. Do we need a vote?

11 MR. TYLER: Yes.

12 MS. MOORE: Community members, would you like to vote? Does everyone agree? Any  
13 objections? None? Okay, Ms. Mills you may have a seat at the table. Ms.  
14 Mitchell is not here tonight I don't believe. RAB members, if you will  
15 welcome Betty Mills to the table as one of the two new community RAB  
16 members. Welcome, Ms. Mills.

17 MS. MILLS: Thank you.

18 MS. MOORE: Now, Mr. Williams, the RAB needs a community co-chair. We have a  
19 quorum present tonight of voting community members. I would like to  
20 open the floor for nominations for a community co-chair.

21 MR. WILLIAMS: I would like to recommend Mr. Bond here.

22 MR. BOND: I respectfully decline that nomination.

23 MS. MOORE: Okay, Mr. Bond was nominated, and he's declined. Ms. Willett, you are  
24 recognized.

25 MS. WILLETT: Yes, I would like to nominate Mr. Mondell Williams.

26 MS. MOORE: Mondell Williams has been nominated. Anymore nominations? Mr.  
27 Tyler?

28 MR. TYLER: I want to make a motion that we close the nominations.

29 MR. BOND: I want to make a nomination.

30 MR. TYLER: Excuse me?

31 MR. BOND: I nominate Mr. Truitt.

1 MS. MOORE: Mr. Truitt has been nominated. Any other nominations? We have two  
2 nominations for RAB community co-chair, Mr. Mondell Williams and Mr.  
3 Ulysses Truitt. There are eight community RAB members at the table. So,  
4 we need a vote. All in favor of Mr. Williams, if you will raise your hand.  
5 That's the majority. Okay, we have how many? Did anybody count? I  
6 was trying to count. I know it was the majority.

7 MR. TYLER: Would you like a recount?

8 MS. MOORE: Recount. Yes, sir. We can have it on the record. Hold your hands up high  
9 to vote again on Mondell. I need to know the number of community  
10 people. We have eight present. One, two, three, four, five, six, seven  
11 people for Mr. Williams. Mr. Williams, if you will take your seat, and we  
12 will go on with business. (Brief pause).

13 MR. WILLIAMS: First of all, I would like to thank everybody for renominating me for this  
14 seat. It wasn't the point that I sit here. It was the point that a community  
15 co-chair be here to represent the community. Now, I don't know how  
16 everyone else feels about it, but I just think that we need to take the  
17 community at heart and be very serious and open-minded about a lot of  
18 things that go on at this table and only have one agenda at this table, and  
19 that is the restoration of this Depot and to preserve our community. Now,  
20 any other agendas at the table, I think they're out of place. So, we can  
21 proceed with the agenda.

22  
23 **NEW BUSINESS: DEPOT REDEVELOPMENT CORPORATION (DRC) UPDATE**

24  
25 MR. WILLIAMS: Okay, Mr. Jim Covington.

26 MR. COVINGTON: Thanks for inviting me to make a presentation tonight on the reuse of the  
27 Memphis Depot. I see I'm getting some technical support here. I think I  
28 have been here a couple of times to go over where we stand on the reuse  
29 of the Depot property. I'm just going to use this time to go back through it  
30 quickly and then tell you about the two newest users we have here.



1 Just to get you oriented, that's the Airways side of the map (indicating).  
2 This is the Dunn side (indicating), and this is the Ball side (indicating).  
3 So, this is the entrance that y'all came in tonight, and we're in the cafeteria  
4 right there (indicating).  
5

6 So, you'll know, there's four million square feet of property out here, and  
7 we're slowly making some inroads into the reuse of it. I'm just going to tell  
8 you who we've got. That's the McAuley Company (indicating). If y'all  
9 remember, that was our first tenant that came on board, and they're the  
10 home products company. They make things like potpourri, carpet cleaner,  
11 and things that smell good. When you came in this building tonight, you  
12 probably smelled that perfume smell, and that's some of what they do. We  
13 find when we go in these empty warehouses you can't smell anything else.  
14 When you open the door, it smells like perfume inside the building. How  
15 that works, I don't know, but they have 156 employees. They lease  
16 163,000 square feet, and they've been here for a couple of years now,  
17 almost three years.  
18

19 MR. COVINGTON: This building (indicating), this is Livingston Pharmaceutical, Livingston  
20 Health Care. They're our largest tenant. That's 209,000 square feet. They  
21 have been with us for almost -- well, for two years now. They do -- it's a  
22 warehouse facility. They do just-in-time delivery of health care products,  
23 things that might be stocked by Bristol-Myers or other companies like that  
24 so that they get an order the night before and then they FedEx it out to a  
25 doctor or to a clinic the next day. They've got about 50 employees. These  
26 are all new employees to Memphis. It's a Canadian company. They  
27 relocated one of their operations here, and so those are all -- all those 50  
28 jobs are new.  
29

30 The older warehouses on the north side of the facility, this one is rented by  
31 a company call B.A. Framer (indicating), and it's 106,000 square feet.

1 They have these frame stores around Memphis. There are 80 stores over  
2 the United States, and they serve them. This is the headquarters.  
3 They have sales, design services, marketing, and they also have warehouse  
4 and production facilities here. They have a larger warehouse and  
5 manufacturing facility in Batesville, Mississippi, and they were ready to  
6 move there, and they were going to move there until they started looking  
7 at this space. So, we saved these 50 jobs, and they have stayed in  
8 Memphis.

9  
10 MR. COVINGTON: There are two tenants in this building (indicating), a company called John  
11 Moore & Associates, who is a -- it's a warehousing operation. They supply  
12 electrical contractors. So, there are fuse boxes, breaker boxes, conduit,  
13 wire, all the things necessary to do commercial wiring and electrical  
14 construction work. So, contractors would come here, and get their load of  
15 materials and go to the job site. That's two bays of that building that's set  
16 aside for them.

17  
18 Two other bays are occupied by MIFA, and MIFA runs -- the  
19 Metropolitan Inter-Faith Association runs several programs out of there.  
20 They sponsored Starry Nights, they stored the materials here, and they had  
21 the display out at Shelby Farms. They have sold those recently, and they  
22 still have some other programs where they had food service and furniture  
23 which they use for folks that are needy and need those kind of supplies.  
24 There's one bay left in that building, and we're trying to find somebody  
25 that needs 20,000 square feet.

26  
27 This building is occupied by Cady Industries (indicating). They -- as y'all  
28 remember, these are the folks that make -- they actually make commodity  
29 bags and Riceland rice bags, bags for both -- they make bank bags to put  
30 the coins in, casino bags. Y'all have probably gotten a bag or two full of  
31 money from the casinos. They make those bags that they send to the

1 banks, and they're more of a printing business than anything else. They  
2 bring in the raw materials. They actually sew the bags and make them,  
3 and then they print the name of the company or the product on the side of  
4 it.

5  
6 It's a pretty interesting operation, and they import materials from Thailand,  
7 Korea and other places. They actually manufacture the bags here.

8 They have a hundred employees at Cady Industries, and about ten of those  
9 are new jobs to Memphis. When they consolidated into this building, they  
10 were able to hire ten more employees.

11  
12 This is the police precinct building that y'all passed on your way in here  
13 (indicating). There are -- 158 officers and employees who work out of  
14 that building. It's a temporary facility until they are able to build a new  
15 building. At the time they do that, they're going to move up to that front  
16 parking lot and build a brand new precinct building that they've scheduled  
17 for 2005. So, that's in the works. The money has been set aside for it.  
18 What's holding it up right now is we have not been able to process the  
19 property and give them a deed, and they're not going to build a couple  
20 million-dollar building until they actually own the property. That's  
21 scheduled to be accomplished in about 2005.

22  
23 MR. COVINGTON: And let me just point out, this is a new operation I have been telling y'all  
24 about, Barnhart, Crane & Rigging (indicating), and that's -- Memphis is  
25 their headquarters city. They have operations in Jackson, Mississippi; New  
26 Orleans, Louisiana; Little Rock, Arkansas. But this is their headquarters.  
27 They're moving to this facility, and they will have engineering and sales.  
28 They're going to have crane operators and mechanics that work at this site.  
29 If you see large cranes in Memphis, this is probably where they are going  
30 to be coming from, because they pretty much have a lock on the crane  
31 supply service in Memphis and in the region. It's their international

1 headquarters as well. They're an international company, and they do make  
2 rigging for construction of things like bridges all around the world, and  
3 they ship those pieces of equipment into all parts of South America and  
4 Europe. There are about 250 jobs in there. There are some really good jobs  
5 in there in engineering. You know, they spread from clerical all the way  
6 to engineering jobs.

7  
8 And this is our newest tenant (indicating). It's a company called Bluff  
9 City Medical Technologies, and they're a company that makes  
10 replacement parts for the human body. When you hear about the knee and  
11 hip replacement parts, they make things out of Teflon, stainless steel, and  
12 plastics for body part replacement. Sounds sort of gory, but it's a high-tech  
13 facility.

14  
15 MR. COVINGTON: They have robotic lathes, and they spin these pieces of stainless steel, and  
16 they're a perfect fit, really a tight fit and to very specific specifications that  
17 only meet the medical industry. They're reviewed by the state pharmacy  
18 board and health department in all steps of their production. They're  
19 always having people come in and look at the operation. So, it's something  
20 that we're really proud to get here because we've got everything. We don't  
21 want to be just known as a warehouse facility. We want to be able to  
22 attract folks in every line of work and get a high-tech operation here that  
23 might lead to more high-tech facilities. They only have about 30 jobs, but  
24 they're taking six bays of this building for future growth. They are  
25 occupying one bay, and at the end of six months they're going to occupy  
26 another bay, and at the end of the year another bay, and they have geared  
27 that toward their expected growth.

28  
29 And that's really it in a nutshell. We have about 136 new jobs to Memphis,  
30 jobs that weren't here three years ago. We have about 950 total jobs. So,  
31 it's about 10, 15 percent of the jobs that are coming here are new to

1 Memphis, and that's -- if you were going to look at those statistics. I think  
2 that's the most important part of it, what can we attract from outside of  
3 Memphis, and we have the capacity for about 4,000 jobs I think. It's a  
4 combination of the mix between warehousing, which has very few jobs in  
5 it, to manufacturing that has a great deal. You may have two or three  
6 hundred jobs in one building in manufacturing. And that's pretty much it.  
7 Anyone have questions? I will be happy to answer them.

8 MR. TRUITT: I have one question. Ulysses Truitt. I'm sorry. I know that you cannot,  
9 you know, reveal the recruiting, but what's on the horizon? Anything new  
10 in the immediate ---

11 MR. COVINGTON: Yes. This building (indicating), everybody always says, "This building is  
12 empty and why can't we get somebody in here?" You have seen these El  
13 Porton Mexican restaurants around Memphis. We're working very closely  
14 with them and have been for about two months now. They were here  
15 today looking at it again as both a commissary for all of their eight stores  
16 in Memphis, and they were going to have a buffet operation here open to  
17 the public.

18  
19 One of the reasons - if y'all noticed that y'all didn't come through the gate  
20 when you came to this building tonight - we fenced this building outside  
21 of the main compound so that this could be a restaurant open to the public  
22 and you wouldn't have to go through the gate to get to this facility. Our  
23 hope is that we can serve both the people that work here and the people  
24 that live in the neighborhood and this facility. We don't know -- you  
25 know, oftentimes we'll talk to somebody for weeks or months, and when it  
26 comes right down to it, they go some place else.

27  
28 Our rate of success is about one out of ten. We show the places to ten  
29 people that get fairly serious, and then about one of those ten people  
30 actually sign the lease. And what we're doing is about two leases a year. I  
31 mean, it doesn't sound like much, but a 200,000-square-foot lease is

1 something that doesn't happen very often in Memphis. There may be ten  
2 of those a year in the whole city. So, to get one or two of those is pretty  
3 good for us.

4 MR. WILLIAMS: I have a question. I have a couple, but I'll narrow them down. My first one  
5 is that this facility is under a Master Lease from the federal government,  
6 and they said that they would do inspections I guess in five years or do  
7 they do it periodically? I'm going to give you a couple so, you know, you  
8 can get them out of the way because I know a lot of people here want to  
9 leave. So, I want to sort of speed it up.

10  
11 Then I want to know what kind of incentive are you giving to the tenants  
12 that want to come here to locate on this base other than the inter-city loop,  
13 which gives a tax break to the constituents for coming here? I want to  
14 know if there's any way that you all are promoting hiring people in the  
15 community. So many times big businesses come into this community and  
16 no one from the community works here. I wish the Depot would really  
17 thrive on having community people working at this installation. I was just  
18 wondering what are y'all doing to promote that?

19 MR. COVINGTON: Let me take them in reverse order. I would like to say that we're doing a  
20 great job of hiring people from the neighborhood. We don't have a good  
21 connecting service to get people who are in need of a job to the folks that  
22 are locating here and are hiring.

23  
24 What we've offered to do is to have -- in the little information building -- it  
25 used to be the gate house -- we have an information building there, a  
26 security building. What we would like to do is have sort of a job fair  
27 opportunity there when the tenants are in need of potential employees they  
28 post them in there, and that the neighborhood folks can come to that  
29 building at any time to look for those postings and to fill out applications  
30 there. We asked our tenants if they would provide applications, and we  
31 would keep them in that building.

1 That's about the extent of what we are doing right now. We have asked  
2 what used to be the Private Industry Council if they would help us in  
3 matching people to our jobs, and we don't -- we haven't gotten a good  
4 response from them at this point.

5 MR. WILLIAMS: Is it possible in any way that -- seeing that Alma is community relations  
6 for this installation here -- is it possible she could possibly sort of work  
7 with you on seeing if she could get literature out or information out to the  
8 community? She's doing a great job thus far getting information out here,  
9 but I was just curious.

10 MR. COVINGTON: We would love to do that. Some of the tenants like to put their phone  
11 number out in public for job opportunities. Others would rather do it at  
12 their schedule so that they don't get constant phone calls about it if they  
13 don't have any jobs open.

14  
15 We've run into both types, but we've had several situations where they  
16 were looking for employees and couldn't find them. They advertise quite  
17 often, and then we have a rush of people come in through the gate, and we  
18 have to set up for that. But we would love to have some other  
19 opportunities to do it. If Alma wants to put that in the newsletter, every  
20 time we get a new tenant, we would be happy to provide the information.  
21 Let's go back to your other questions, and I'll also give you some more  
22 information on other potential tenants.

23 MR. WILLIAMS: Okay, the first one was about the Master Lease and the government  
24 overseeing if everything in the community is taken care of and meeting the  
25 specifications that they set forth in the contract.

26 MR. COVINGTON: We have a five-year Master Lease, and we have three five-year options.  
27 So, it could go out as long as 20 years, and we have a lot of requirements  
28 that we have to meet as the landlord or as the tenant to the federal  
29 government. We, in turn, are the landlord to these tenants. All of these  
30 tenants have to meet the provisions of the Master Lease as well. So, we  
31 are constantly looking through the lease and working with our tenants and

1 working with the federal government, through Mr. DeBack, to make sure  
2 that we're accomplishing those provisions of the Master Lease. We do it  
3 pretty often. I mean, everything we do we have to cautiously look at  
4 whether we are within the provisions.

5 MR. WILLIAMS: And the last one is -- the last question I asked was were there any  
6 incentives that you are giving to further -- you know, get people to come  
7 here?

8 MR. COVINGTON: That's a great question because we have got -- we're walking a tight rope  
9 on this situation. When we developed our plan -- and I think Mr. DeBack  
10 had read in the minutes -- I wasn't here last time. I read in the minutes how  
11 he described how we did the planning process in 1995 and 1996. We went  
12 through working with the other landlords in the community who were very  
13 worried about four million square feet of competing warehouse space  
14 coming on the market and running them out of business. What we've done  
15 is agreed to a process where we don't offer any incentives.

6  
7 What we do is we offer the space at the market rate, at the same rate that  
8 they are able to offer it at, and the only incentive that we were giving --  
9 have been giving over the past three years is that the equipment that was in  
10 the warehouse, we were passing it on to them. In the past year, we've even  
11 changed that so that now a tenant would have to rent a forklift or a rack  
12 that's left in the warehouse, because other landlords don't have those  
13 available to rent, and it would put them at a disadvantage.

14  
15 What we committed to them and to both city and county mayors was that  
16 we didn't want -- it didn't really do any good to just move somebody from  
17 one warehouse over to another in the same city. So, we weren't  
18 accomplishing anything with this opportunity if we did that. So, what we  
19 have done is to just make ourselves equal to any other landlord in the city,  
20 and that doesn't -- there are incentives for all the industrial landlords in  
21 Memphis that come through the City of Memphis Economic Development



1 office. That comes through these in lieu of tax programs that you read  
2 about in the newspaper. So, all the folks moving to Memphis can take  
3 advantage of those programs.

4 MR. WILLIAMS: Mr. Tyler?

5 MR. TYLER: Stanley Tyler. I will try to be brief as I can. Number one, is this  
6 information on the Internet where we can, you know, just double click on  
7 it and scroll down and find out what we need?

8 MR. COVINGTON: We have a simple website, but it doesn't have -- the information I'm  
9 giving you tonight is not on it.

10 MR. TYLER: Where can I locate this information, as just a concerned citizen, and see  
11 what's in this installation?

12 MR. COVINGTON: I'll get that to you. I can't quote the ---

13 MR. TYLER: I'm talking about access to the information, like for the citizens, people in  
14 the community, just people that say, "Well, I want to know what's on the  
15 Depot, and what can I find out about the kind of plans that's going on  
16 around here, how it's being leased?"

17 MR. COVINGTON: Well, we can probably -- we haven't done it. We can probably put what I  
18 have given you, yes. We have got eleven tenants. It's not something that's  
19 not -- it's manageable. We can probably put that on our website or make it  
20 available through email as far as that's concerned.

21 MR. TYLER: Well, I know -- I understand email, but, you know, like the public library  
22 had little papers and stuff that you could pick up just letting people know  
23 that this is here, and we're doing things, and we want you to know that we  
24 are up and coming.

25  
26 And my next question builds on what Mr. Williams and what Mr. Truitt  
27 said. What kind of goals and time tables are you doing to promote  
28 diversity, like minority owned business, women owned business, just  
29 black business in general since you're in a predominantly black area and  
30 predominantly -- I won't say low income, but lesser income area people  
31 can have an opportunity to get started?

1 MR. COVINGTON: Well, I'm going to say this: We have a commitment to hiring minority  
2 companies. We have a goal of 30 percent of what we buy in services and  
3 materials. We're at that level. So, for maintenance, for construction, for  
4 all the activities we do, we're pretty close to 30 percent of that being  
5 through minority companies. What -- and I will say that things like  
6 plumbing, electrical work, roofing, grounds maintenance, and security are  
7 all minority companies. You know, they're not entirely, but they're  
8 minority companies that accomplish all of those activities for us, and we're  
9 constantly searching for more to fill in the gap. So, it's something we do  
10 every day.

11  
12 As far as minority tenants, we have two, two I haven't mentioned in this  
13 presentation - a company called International Sourcing and a company  
14 called Bean & Prince. One is a glove importer -- I'm going to call them  
15 work uniform kind of materials, gloves and rain gear and boots and things  
16 like that. The other one is a landscaping company. Bean & Prince does  
17 some of our landscaping. So, not only are they a tenant, they're one of our  
18 suppliers.

19 MR. WILLIAMS: Any other questions?

20 MR. COVINGTON: Just a couple of things. We have -- B.A. Frammer, who leases 106,000  
21 square feet from us, and they asked us for a proposal on another 106,000  
22 square feet. We have given that to them. It looks like they, sometime this  
23 year, are probably going to take another building and probably move into  
24 it one bay at a time.

25  
26 We show these buildings about 25 - 30 times a week. So, we have people  
27 coming to our facility every day. We have a business development group  
28 within our organization that shows the building every day. We advertise  
29 and we work directly with the Chamber of Commerce. We advertise in  
30 national, state and local publications, and we go to job fairs.

1 We go to different organizations, meetings and make presentations and  
2 we do speakers bureau. We do a lot of things within the community and  
3 outside the community. So, if there is anyone that needs a presentation,  
4 we can help you with that.  
5

6 We work directly with brokers, real estate brokers, especially in the  
7 commercial, industrial side of real estate. They are a big key to leasing the  
8 large -- very large buildings. Usually the smaller tenants come in on their  
9 own. But like I was describing, Livingston Health Care, they came from  
10 Canada. They hired a local broker who brought them out here, and then  
11 we worked with that broker.  
12

13 So, we're in constant -- we send out emails to the brokers every two weeks  
14 updating them on what's available, what's still available, and what the rates  
15 are. If they don't hear from you, they forget about you, and that's pretty  
16 much the way we do that on a regular basis.  
17

18 MR. DEBACK: Jim, could you just take a few seconds and show the RAB some of the  
19 new improvements that you're making at the Depot? Everybody is very  
20 familiar with the new road that's opened up. But the Depot  
21 Redevelopment Corporation is about to start on a new series of projects.  
22 So, you'll see a lot more activity going on out here in addition to the new  
23 leasing.

24 MR. COVINGTON: You caught me without facts and figures, but I'll -- we have really four or  
25 five phases of redevelopment construction phases. Phase one was the entry  
26 road that y'all came into tonight. That was almost a five-million-dollar  
27 project, partially funded by Economic Development Administration  
28 money, about a million and a half. The rest of it was local bond funds that  
29 we borrowed and we will pay back to the city and county government. We  
30 have already made our first payment of \$167,000 dollars to the city  
31 government. We'll pay another payment to them and two payments to  
32 county government this year. So, these tenants are paying rent that we

1 have to pay off our debts. Phase one is complete. The road's open and it's  
2 operational.

3  
4 Phase two is upgrading of the utility system in the south part of the  
5 facility. That's really in the six Korean War buildings and the two brand  
6 new buildings on the south side, and that's upgrade of water, sewer,  
7 electric and gas. That's about a \$2.4-million-dollar operation that we're in  
8 the middle of. Water and sewer have been completed, and gas and electric  
9 will be done this summer.

10  
11 MR. COVINGTON: The same thing is true about the north side. We just lead a contract in  
12 January for the 20 Typical Warehouses to do all the utilities, plus we have  
13 torn out all the railroad tracks up there, as y'all probably have noticed.  
14 We're not going to be a rail -- rail is sort of a heavy industry kind of use,  
15 and since we knew we were only going to be light industry and rail was  
16 old and antiquated, we just made the decision that we're going to be a  
17 truck only facility.

18  
19 We took the rail out that was between these older buildings. Every other  
20 line is a rail dot line. So, this is a rail line and this is a rail line  
21 (indicating). We took those out last summer, and what we're doing in  
22 there is employee parking, and we're landscaping it. We're doing  
23 underground drainage, lighting, trees and landscaping.

24  
25 That project's underway along with electric, gas, water, and that's about a  
26 four-million-dollar project itself. Then we have a follow-up project that  
27 really -- it's sort of a connector from the end of the Phase one road that  
28 goes up to the gate at Dunn. We'll make -- what we'll have is a dog-leg  
29 street that comes in at the main entrance and goes up and makes a  
30 connection on Dunn. So, we have two places that people can come and go  
31 out of the Depot. That's about a four-million-dollar project, too. Those

1 should be completed in about three years. I mean, they're -- one will be  
2 complete this summer. Phase three will be complete next summer, Phase  
3 four probably at the same time.

4 MR. WILLIAMS: Mr. Bond?

5 MR. BOND: Question number one: Is there an entrance to this facility from Ball Road?

6 MR. COVINGTON: There isn't at this point.

7 MR. BOND: At this point. Well, the reason why I was asking is because recently they  
8 have installed a traffic light that stays on forever. The citizens are, you  
9 know, complaining about that traffic light, on 24 hours a day. You may sit  
10 there five minutes, you know, waiting for that light to change.

11 MR. COVINGTON: Go figure. It doesn't have anything to do with us. I certainly -- I have  
12 noticed that a couple of times. I haven't checked on it yet. I will ask if  
13 there is some reason that that's there. That's the entrance right there  
14 (indicating). We committed in our plan that would be a passenger car only  
15 entrance if we ever opened it up because of the neighborhood so there  
16 would be no traffic coming in that gate. Phase four would, in a round  
17 about way, connect that gate and the Dunn Street gate. So, it would be a  
18 passenger car entrance here and a truck and car entrance on the north  
19 (indicating).

20 MR. WILLIAMS: Mr. Brayon?

21 MR. BRAYON: Ironically, Mr. Bond and I were right on the same beam. This is an  
22 irritating light. It came up before two or three years ago during the times  
23 that there was a lot of activity, and someone did something about it. Carter  
24 Gray, isn't he traffic controller or something? The point, your organization  
25 has nothing to do with the traffic control? Now, it came up before, and  
26 somebody in the Army Depot regime corrected the situation through some  
27 type of traffic control contacts.

28 MR. COVINGTON: Well, we can follow up on that. Alma, if you will remind me tomorrow, I  
29 will try to follow up on it.

30 MR. BRAYON: Well, this thing did not occur until you guys moved in, and it must be for  
31 your benefit.

1 MR. COVINGTON: Well, usually they don't do anything for us when we do ask. I don't know  
2 why they would try to do something when we didn't ask.

3 MS. BROOKS: In connection with the comments concerning the train rails, could you give  
4 me an update on progress that's being made on the rails -- concerning the  
5 rails on Dunn that connects Dunn Field with that main area? They are  
6 horrible on the street. It's in the area going toward Perry Road. They're  
7 horrible. They're just horrible, and I think we had made notation of that  
8 many meetings ago. To date, nothing has been done. Are they in use?  
9 They are really hard on traffic within that area, and some people have to  
10 go to and fro, and it's very difficult on their cars. So, I just wondered has  
11 any progress been made in getting rid of those rails. You all are familiar  
12 with what I'm talking about?

13 MR. DEBACK: Yes, ma'am.

14 MS. BROOKS: And I know you've experienced driving on those, and it's very horrid.

15 MR. DEBACK: Ms. Brooks, I can answer your question. It's a long arduous process to get  
16 through the Army bureaucracy, especially when they feel that it's a  
17 community road. However, we have been successful. We have gotten  
18 approval, and we are in the design phase for removal of those railroad  
19 crossings on Dunn Road.

20 MS. BROOKS: Is there an approximate date of that removal?

21 MR. DEBACK: There is a date, and I don't recall what the date is, but we -- the Corp of  
22 Engineers in Mobile -- is doing the project for us. It's with a local minority  
23 contractor. I believe that the contract's been awarded, and, as I recall, the  
24 final design is not complete. Also, there was a hold on the weather --  
25 because of the weather.

26 MR. WILLIAMS: At one time, I can't just basically remember exactly where I read this, but I  
27 think it was saying something pertaining to those rails, that they would be  
28 removed. But the people that was removing them, they would be getting  
29 the rails in place of pay for removing the rails at one time.

30 MR. DEBACK: This is just for clarification. I believe that Mondell is referring to the rails  
31 that the Depot Redevelopment Corporation moved. This, in fact, is the

.1 crossings that go two across Dunn Road, and that's what I believe Ms.  
2 Brooks was referring to.  
3 MS. BROOKS: That's it. That's exactly it. I didn't want an approximate date. I'm sorry. I  
4 should have said a projected date. So, pardon me, please. Thank you.  
5 MR. WILLIAMS: Are you through?  
6 MR. COVINGTON: I'm through.  
7 MR. WILLIAMS: Okay, well, thank you, Mr. Covington.  
8 MR. COVINGTON: Thank you.  
9 MR. WILLIAMS: For the people who just arrived, I would like to let you know that during  
10 the first part of the meeting we voted on new members to come to the  
11 Board, as well as me sitting in as the co-chair. I would just like to -- as I  
12 call Mr. Clyde Hunt, he's the on-site coordinator for the U.S. Army Corps  
13 of Engineers. While he's on his way, I would like to go give Betty Mills a  
14 welcoming to the RAB.  
15 (Brief pause.)  
16 MR. WILLIAMS: First, I would like to say I was glad that Ms. Mills was one of the ones that  
17 was selected because she has showed so much interest in the last three,  
18 four years.  
19 MS. MILLS: Five or six.  
20 MR. WILLIAMS: Five or six years. I just appreciate her still having the same interest that  
21 she has.  
22 MS. MILLS: Thank you.  
23 MR. TYLER: Second that.

24  
25 **CHEMICAL WARFARE MATERIEL (CWM) UPDATE**  
26

27 MR. HUNT: Good evening. My name is Clyde Hunt. I'm the on-site coordinator for  
28 the chemical warfare materiel removal project. Good evening. (adjusting  
29 microphone) That's better. How is everyone this evening?  
30 THE BOARD: Fine.

1 MR. HUNT:

2 Good. What I would like to do is provide an update to the chemical  
3 warfare materiel removal project at Dunn Field. My update will basically  
4 cover work that has been accomplished since the last RAB meeting, which  
5 I believe the date was the 17th or 18th of January.

6 As all of you may know, we're at the final phase of the chemical warfare  
7 materiel removal action at Dunn Field, and we're doing work at Site 24-B.  
8 Just an update on that. That is the site that we refer to as the mustard  
9 neutralization pit, where mustard was drained and mixed with chlorinated  
10 lime that neutralized the mustard. It was buried back in 1946. We have  
11 been making significant progress, and we anticipate completion of our  
12 project in regards to the chemical warfare materiel removal action  
13 sometime during the May time frame.

14  
15 Since January, we have removed -- well, I should say excavated  
16 approximately several hundred cubic yards of soil, and what I would like  
17 to do is kind of share with you the different categories. Since that time,  
18 approximately nine cubic yards of soil has contained low levels of  
19 mustard. That soil was taken to Clean Harbors in Kimball, Nebraska. It  
20 has been incinerated. We have approximately two cubic yards -- two or  
21 three cubic yards of soil containing mustard that is presently on site, and  
22 we have it stored in the sprung structure.

23  
24 Secondly, we have soil that we refer to as the degradation soil, and that is  
25 the soil that contains the byproducts that occurred during the neutralization  
26 process. We refer to the byproducts as Thioxane, Thiodiglycol and  
27 Dithiane. Low levels of these byproducts are in some of the soil. Most of  
28 -- the majority of it has been transported to Pollution Control Industries  
29 (PCI) for treatment. Finally we have soil that contains debris, and when I  
30 say debris, I'm basically -- we're finding pottery, plates, cookware,



1 different types of construction items, wood chips, things of that nature.  
2 That's also being transported off site.  
3 MR. WILLIAMS: What was the company that's taking the degradation soil? I didn't hear  
4 that name.  
5 MR. HUNT: Pollution Control Industries. It's referred to as PCI, the treatment facility.  
6 That's basically what we have covered to date.  
7  
8 Once again, we've excavated several hundred cubic yards, and the most  
9 critical in terms of the soil that contained mustard, the summation of that  
10 is probably about twelve cubic yards, of which nine have already been  
11 incinerated, and we have the remainder of that stored. Once again, we  
12 anticipate completion at this third site during the May time frame, and I  
13 would like to open the floor up at this time for any questions that anyone  
14 may have.  
15 MR. WILLIAMS: I just have one. I might be a little sarcastic when I ask this question. So,  
16 how long will it be before we'll be able to go ahead and put the playground  
17 over and ---  
18 MS. PETERS: What?  
19 MR. WILLIAMS: I said I might be sarcastic, meaning I'm saying something in a joking  
20 manner.  
21 MS. PETERS: This ain't no joking matter.  
22 MR. WILLIAMS: How long will it be before the land over there will be ready for use?  
23 Okay, I'll rephrase that.  
24 MR. HUNT: That question will probably need to ---  
25 MS. PETERS: What did you say, Mondell? I didn't understand you.  
26 MR. WILLIAMS: Nothing, nothing. We'll just strike it from the record. Go ahead.  
27 MS. PETERS: You can't be a chairman and ask a question like that.  
28 MR. HUNT: I will need to refer that question to Mr. DeBack.  
29 MR. DEBACK: Mr. Tyler?

MR. TYLER:

Stanley Tyler. I have several, but I will try to make them short. Number one, I thought this mustard was supposed to be inert. It's been there 50 -- what, 40-something years? What are we doing getting these levels? And number two, this byproduct, where did all that come from? Wasn't this mustard supposed to be in a gel pack or something? That's what we heard during all these presentations and demonstrations we went to about all this. And why is not all that information that you have not put on these fact sheets and faxes to the community members? The levels, the amounts, why can't that be faxed to the RAB members or fax it to me to cut down on paperwork for everybody else?

MR. HUNT:

Let's refer back to your first question. During that process back in 1946, we referred to it as the neutralization pit, and we anticipate that everything was neutralized. However, we did find some soil that contained very, very low levels of mustard. That was not a surprise to us.

I think what's important is how we handled that, and we have a facility in place in Nebraska that accepts that soil. In fact, once again, about nine cubic yards have already been incinerated. First and foremost, safety to the people in this community, and to our workers and our environment has always been first and foremost, and I think that's critical as we go forth in completing this project. Now, your second question, if you could repeat it, please.

MR. TYLER:

The levels -- the levels and information about the levels. When you send a fact sheet, you say all the work's been done. That information is not on this sheet that you faxed to me or fax to RAB members given for public knowledge. Yet, when you come to the meeting, you tell us that this was the update that you're putting in front of us.

MR. HUNT:

If you could refer -- and I'm not sure if you have all the briefings before you, but I do indicate on those briefings that low levels of byproducts are indicated. I do not provide the numbers. That's probably something that we could probably do. You know, if that's what you all want, that's fine.

1 MR. TYLER: Just whenever you said "low levels," sometimes people are concerned  
2 about a level, you know, parts per million, parts per billion. You know,  
3 information is what I'm talking about.

4 MR. HUNT: I understand.

5 MR. TYLER: I have nothing against the information you tell me personally or publicly,  
6 but the written word on paper is always much better.

7 MR. HUNT: Right; with the degradation products we have been finding levels basically  
8 in the range of between five to seven hundred parts per billion. That's a  
9 very low -- extremely low level, but I will take your comment under  
10 consideration and can certainly provide that in our weekly briefings.

11 MS. PETERS: May I ask a question?

12 MR. HUNT: Yes, ma'am.

13 MS. PETERS: Are you finished?

14 MR. TYLER: Yes, ma'am.

15 MR. WILLIAMS: Excuse me one second here. Point of order here. No offense, but please  
5 be recognized so we can keep the meeting in an orderly manner if you  
17 don't mind because Ms. Mills had her card up when you did that.

18 MS. PETERS: I said, "May I ask a question?" That didn't stop Ms. Mills from saying  
19 nothing she wanted to say. The chair is supposed to recognize whoever  
20 you're going to let speak.

21 MR. WILLIAMS: That's what I was trying to do. Ms. Mills?

22 MS. MILLS: Betty Mills. Could you explain to me why would you test the second soil  
23 levels of byproducts? You say you incinerate the mustard gas soil. What  
24 is the purpose of the byproducts being incinerated, to be tested?

25 MR. HUNT: The byproducts are not incinerated. The only thing that's incinerated is the  
26 mustard.

27 MS. MILLS: The second level soil that's sent to be incinerated, what is that purpose?

28 MR. HUNT: I'm not really sure if I understand your question. But, once again, we have  
29 soil that contained mustard. That soil is sent to Nebraska for incineration,  
30 and we have soil that contains the byproducts.

1 MS. MILLS: That soil?

1 MR. HUNT: Right; that soil is sent to the Pollution Control Industries ---  
2 MS. MILLS: And tested?  
3 MR. HUNT: --- to be treated.  
4 MS. MILLS: For what reason?  
5 MR. HUNT: The process is to remove any byproducts before it is submitted to a  
6 landfill. It's very low levels of byproducts. In terms of parts per billion,  
7 it's in the range of 500 to 800 parts per billion. It's something that we're  
8 doing in addition to basically the requirements because the byproducts are  
9 not a regulated -- it's not regulated by EPA.  
10 MR. DEBACK: Let me help out a little.  
11 MR. HUNT: Yes.  
12 MR. DEBACK: Just to answer your question, Ms. Mills, we are sending the soil with  
13 byproducts to a treatment facility, and the purpose of that is to ensure the  
14 safety of the public. At the current time, the levels that we have, there is  
15 no requirement to do this. Again, there was no requirement to take that  
16 out of the soil, but we did that to protect the safety of the neighborhood.  
17 We're also taking these byproducts and sending them to a treatment  
18 facility to ensure the safety of any future people that live around those  
19 areas.  
20 MR. WILLIAMS: Okay, Ms. Peters?  
21 MS. PETERS: Johnnie Mae Peters. The question I was going to ask was if you didn't  
22 send this soil off, what affect would it have on the community? Is there  
23 anything in this soil that could blow out in the community or could affect  
24 anybody in any way? I'm concerned if it is any danger in this soil if after  
25 it's treated or whatever you do -- the earth that's left there. Is it any danger  
26 in anything happening?  
27 MR. DEBACK: As I understand it, Ms. Peters, the purpose of the treatment is to make the  
28 soil so that it's immobile when they put it into the final landfill. As you  
29 know, the construction of landfills today is much, much different and very  
30 highly regulated, more so than it was many years ago. Again, to my  
31 understanding, the soil itself is no danger if it were left in the ground. We

are excavating this to make the -- to make the ground available to the neighborhood for reuse. The Army wants to limit their liability in the future, and we want to do the right thing for the community.

I mean, it is located right in the center of the community. So, we're taking that dirt out. We're sending it to a processing facility.

The process is a -- it's a stabilization process, and it makes that soil so that it's immobile. When they put it into the landfill, it will stay there so that things like rain and water, and those types of elements won't allow that soil to move on, and then it will go through the natural degradation process. Over time, these things break down. The byproducts begin to -- at the levels that they are at now, we have been told have minimal threat to anybody in the community.

MS. PETERS: I was just wanting to know what affect would it have since you say you put it in a landfill. Is it in another area or something, somebody who wants some of the dirt or something?

MR. DEBACK: It's in a regulated landfill. It's being sent to a regulated landfill. I mean, that's the purpose of the landfill, to accept these types of materials. Now, I will tell the RAB that we are no longer sending our soil to the PCI landfill, and that has -- that's an entirely different matter.

MS. PETERS: Thank you.

MR. WILLIAMS: If there are no questions with Mr. Hunt, what I want to ask -- I want to ask Mr. DeBack a question. I was going to readdress the question that I was asking Mr. Hunt, and I wanted to put it in a more professional manner. At the end of the process of them cleaning up Dunn Field, do they have any idea of what that land will be used for or how long it will sit idle?

MR. DEBACK: It's unfortunate. I think we went through this at the last RAB meeting rather extensively.

MR. BRAYON: We did.

1 MR. DEBACK: But just to recap very briefly, the plan that's been approved by the local  
2 community sets the northeast section of Dunn Field to be a public park.  
3 That may or may not happen.

4 MR. BRAYON: It will not.

5 MR. DEBACK: The remainder of Dunn Field, with the exception of approximately 75 feet  
6 along Hays Road, the 75-foot-wide strip which will be used to widen the  
7 road, will most likely be put up for public sale after the environmental  
8 cleanup is complete, and after the appropriate regulatory measures have  
9 been taken to ensure that the safety of the neighborhood and the public is  
10 protected.

11

12 So, now, to answer your question about the projected time period, right  
13 now the projected time period, it looks to be somewhere in the  
14 neighborhood of 2005 when it would be possible that this land could be  
15 transferred.

16 MR. WILLIAMS: Are there anymore questions before we open up the floor for public  
17 comment?

18 MR. DEBACK: I just want to -- we have an oops here, and it's not Mondell's fault because  
19 he didn't have any way of knowing, but we had two new members sitting  
20 in for the public agencies here. We have Mr. Norm LaChappelle who is  
21 the administrator of environmental health at the Memphis/Shelby County  
22 Health Department. I believe that Mr. LaChappelle is taking Carter Gray's  
23 place here. Now, he may tell me that that is different after the meeting,  
24 but he -- for those of you who don't know, Mr. LaChappelle was Carter's  
25 boss when Carter was down there. We also have Ms. Diane Arnst, who is  
26 the director of the pollution control division, and I believe -- I guess you're  
27 taking Carter's job. Is that correct?

28 MS. ARNST: Yes. But he left first.

29 MR. WILLIAMS: And I would like to recognize that Dr. Kirk has someone sitting in for him.

30 MR. DEBACK: Mr. Russell Anderson is sitting in for Dr. Kirk. Do we have any other  
31 people who are sitting in for somebody else here? I apologize for not

1 knowing that offhand. I'm still learning who all the RAB members are.

2 Thank you.

3 MR. WILLIAMS: Okay, the floor is now -- go ahead, Mr. Tyler.

4 MR. TYLER: One last question about Dunn Field. Could I have a legal definition of  
5 what Dunn Field was when all this stuff was buried over there, what it's  
6 called, by 2005? Like Hollywood was a dump. What was Dunn Field?  
7 Some legal determination by 2005 so when you turn it over, people will  
8 say, "Well, they put stuff at Dunn Field, but nobody knows legally what  
9 its called." Can we do this by 2005? I just want that in writing sometime  
10 by 2005.

11 MR. DEBACK: I think we have a legal description of Dunn Field. Originally, I think it  
12 was a cotton field, and since then it has been -- and you can go over and  
13 look at the information that we have. It's been used for storage, and it was  
14 a -- it was a dump. I mean, and I don't know that there is a legal  
15 description like that, but, essentially, it was the base dump for many years.

17 **PUBLIC COMMENT PERIOD**

18  
19 MR. WILLIAMS: Without anymore comments, we would like to open the floor up if there  
20 are any community people that would like to address the RAB.  
21 (Brief pause.)

23 **RAB COMMENT PERIOD**

24  
25 MR. WILLIAMS: So, if there is no one to address the RAB, we would like to open up the  
26 table here for the RAB members if they have any questions or comments.

27 MR. TRUITT: I have one comment before you do that. It is now 7:15 p.m. because we  
28 didn't have a lot of crap. I hope that future meetings will move in the  
29 same manner.

30 MR. WILLIAMS: Mr. Truitt, I hope so, too, but I hope ---

1 MR. TRUITT: The chair will make it happen.

1 MS. PETERS: I doubt it.

2 MR. WILLIAMS: And the floor didn't recognize her, so that's not part of the record.

3 MS. PETERS: You don't have to.

4 MR. WILLIAMS: Anyway, are you commenting, Ms. Brooks?

5 MS. BROOKS: Yes. In conjunction with Dunn Field, and you mentioned the street -- the  
6 road would be widened. Will the soil be of such that during the process of  
7 enlarging that street contamination levels will be low enough that residents  
8 will not suffer? Am I making that clear? In other words, you know, when  
9 they're doing the work and the wind blows, will the residents -- especially  
10 those directly on Hays Road directly across or in the immediate area, will  
11 something be done to continually monitor to make sure that air  
12 contamination levels will be reasonable or acceptable or, you know, within  
13 range for good health maintenance?

14 MR. DEBACK: The property will not be transferred or permitted until we are sure that it's  
15 in a safe time to do that. Now, I will defer this to TDEC (Tennessee  
16 Department of Environment and Conservation), because Mr. Morrison is  
17 much more technically qualified than I am. But, as I recall, the  
18 preliminary studies where we are now, if they widen that road tomorrow,  
19 there would be -- there's no threat from those types of things. As you  
20 know, the chemical warfare dig is on the opposite side of the field, and  
21 we're not going to widen the road.

22 MS. BROOKS: I knew that, but I just wanted ---

23 MR. DEBACK: It will be a city project, and they will have in place all of the same  
24 protections that you have in any other city road project.

25 MS. BROOKS: Well, that's all. I'm just basically ---

26 MR. DEBACK: Well, we will not let them have the land until we know that it's safe to  
27 transfer.

28 MS. BROOKS: We'll, see. That's it, and really we're just voices. Those of us who are  
29 speaking concerning Dunn Field, we are just speaking in representation of  
30 the residents.

1 MR. DEBACK: Yes, ma'am.



1 MS. BROOKS: We have so many elderly residents, but on the other hand, we have  
2 children and grandchildren within the area. We're trying to give them a  
3 voice. It might sound as though we might be redundant but we're not.  
4 We're just concerned and trying to be a voice for the voiceless. Thank  
5 you.

6 MR. WILLIAMS: Mr. Tyler then Mr. Morrison.

7 MR. TYLER: One housekeeping issue. I would like to thank Alma for filling in as co-  
8 chair facilitator for the January meeting and part of the February meeting.  
9 She did a usual bang-up job. She did well.

10 MR. DEBACK: And I would like to second that.

11 MR. TYLER: Okay, now to the hard issue. I gave Shawn a letter about the Internet, and  
12 he's supposed to have given me a written reply as to what is the status or  
13 where is it being held up in the system. Do you have any knowledge of  
14 that letter? I had it written in the minutes.

15 MR. DEBACK: I personally don't have knowledge of that letter, but I will certainly find  
16 out.

17 MR. TYLER: And could you come back at the next meeting and report exactly where  
18 and what is the problem on getting this information on the Internet?

19 MR. DEBACK: I will get the letter and make every attempt to respond to it, and I have no  
20 objection to responding at the next meeting.

21 MR. WILLIAMS: Mr. Morrison?

22 MR. MORRISON: To address your questions you had regarding, essentially, future dust  
23 emissions from a road project, like Mr. DeBack said, we're conducting  
24 sampling, and have conducted sampling, and probably may do some more  
25 sampling just to confirm what the levels of contamination is in that area,  
26 along with additional areas, not just the 75-foot right-of-way that they are  
27 seeking, but other areas. To date, the data indicates that area is not  
28 contaminated with any of the disposal areas that are currently happening  
29 on the west side of Dunn Field. That would be on the east side of Dunn  
30 Field.

1 Secondly, you were asking -- your question was somewhat two part about  
2 levels of contamination, and the other is going to be future dust emissions  
3 from the actual road project itself. That would be a concern no matter  
4 whether it's contaminated or not. Of course, if it was contaminated, it  
5 would be higher, but that comes down to the actual work project itself and  
6 how they control their dust generation. That would be something that the  
7 community would have to probably monitor on that. Hopefully that would  
8 be taken care of. That would be in the scope of work for that project, but  
9 it's always -- you just need to check.

10 MR. WILLIAMS: Is there anymore comments? Well, I would like to make a quick one as  
11 we're here at the close here. One thing I would like for us as RAB  
12 members to do at this table is to be able to agree to disagree, and still  
13 respect each other at this table, and to be recognized and to come to the  
14 table with an agenda. And hopefully everybody's agenda is the same, and  
15 that is the concern of the community.

5  
17 I haven't been sitting here for awhile, but I would just like for you to know  
18 that I am grateful and I am thankful that you did vote for me to sit here.  
19 But, I need to be able to handle the position that I'm sitting in, too. So --  
20 and no disrespect to anyone, because I respect everybody sitting at this  
21 table, and we should all -- like I said, we should all be in family.  
22 So, can we agree to respect and get along with each other at the table for a  
23 common cause? And that's for the community.

24 MS. PETERS: Could I say just a word, Mondell, because I know you're referring to me.

25 MR. WILLIAMS: No, I'm not.

26 MS. PETERS: My thing is any chairman -- you need to follow the Roberts Rules of  
27 Order. The chairman cannot keep asking questions and dominating the  
28 meeting. If the chairman is going to speak -- read the Roberts Rules of  
29 Order. You have to let the vice chair act while you ask all them questions.  
30 Every time something comes up, the chair cannot dominate the meeting  
1 and say, "you can't talk, but I can."

1 MR. WILLIAMS: No.  
2 MS. PETERS: I'm telling you how it is. Get you a Roberts Rules of Order, because you  
3 need it.  
4 MR. DEBACK: Thank you, Ms. Peters.  
5 MR. TRUITT: I move that we adjourn.  
6 MR. TYLER: I second.  
7 MR. DEBACK: The meeting is adjourned. Thank you all for coming.

**(Whereupon at approximately 7:35 p.m., the meeting was adjourned)**

**Next RAB meeting:**

**March 15, 2001**

**The Memphis Depot**

**"J" Street Café**

**Memphis, TN**

**Attendance List**  
**Restoration Advisory Board Members**

Mr. Mondell Williams	Community Co-Chair
Mr. John DeBack	Facility Co-Chair
Mr. Dave Bond	Citizen Representative
Mr. Jim Morrison	Tennessee Department of Environment and Conservation
Mr. Reginald Eskridge	Citizen Representative
Mr. James Webb	Civic Representative/Memphis Light, Gas and Water Division
Mr. Ulysses Truitt	Citizen Representative
Mr. Norm LaChappelle	Memphis/Shelby County Health Department
Ms. Diane Arnst	Memphis/Shelby County Health Department
Ms. Johnnie Mae Peters	Citizen Representative
Mr. Eugene Brayon	Citizen Representative
Mr. Stanley Tyler	Citizen Representative
Ms. Willie Mae Willett	Citizen Representative
Mr. Jim Covington	Depot Redevelopment Corporation (DRC)
Ms. Peggy Brooks	Citizen Representative
Ms. Betty Mills	Citizen Representative

**Others in Attendance**

Ms. Alma Black Moore	Frontline Communications
Mr. Trevor S. Diggins	Frontline Communications
Mr. Terry Flynn	Frontline Communications
Mr. Russell Anderson	Citizen
Mr. Benjamin Moore	ATSDR Regional Representative
Mr. Clyde Hunt	Corps of Engineers, Memphis

Ms. Tondalaya Snyder

Ms. Tiki Whitfield Booker

Ms. Elizabeth Burks

Ms. Denise Cooper

Mr. Van Snyder

Mr. Frank Johnson

Frontline Communications

EPA

Corps of Engineers, Memphis

Memphis Depot Caretaker

Citizen

UXB International