

Scoping Report
Defense Distribution Depot Memphis, Tennessee



Prepared for

US Army Materiel Command

by

**US Army Corps of Engineers
Mobile District**

STACKS

**E.1.d Scoping Report from
Environmental Assessment Scoping
Meeting**

Dec 1996

December 1996

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Scoping Meeting Summary Report

DEFENSE DISTRIBUTION DEPOT MEMPHIS, TENNESSEE

1.0 INTRODUCTION

1.1 Scoping Meeting

Under the process established by the Defense Base Closure and Realignment Act of 1990 and the National Environmental Policy Act (NEPA), the United States Army conducted a scoping meeting on July 23, 1996, to solicit public input on the potential environmental effects of the proposed disposal and reuse of the Defense Distribution Depot Memphis, Tennessee (DDMT). The meeting was held at the Sheraton Four Points Hotel, 2240 Democrat Road, Memphis, Tennessee. It began at 6:00 p.m. and concluded at 7:11 p.m.

Appendix A is a verbatim transcript of the scoping meeting prepared by a court reporter employed by Alpha Reporting Corporation, Memphis, Tennessee.

1.2 Meeting Notification

1.2.1 Newspaper Display Ad

A display ad informing the public of the scoping meeting was taken out in two area newspapers. The *Commercial Appeal*, the largest daily paper in Memphis, published the ad on July 11 and July 16, 1996. The *Tri-State Defender*, a local weekly paper, published the ad in its July 12-17 and July 20-24, 1996, editions. In addition to announcing the time and place of the scoping meeting, the ad identified Mr. Jerry Jones, U.S. Army Engineer District, Mobile as the person designated to receive written comments if the reader was unable to attend the meeting. Written comments were requested by August 6, 1996.

Appendix B contains photocopies of the display ads as they appeared in the newspapers (total of four ads).

1.2.2 Direct Mailing

Tetra Tech, Inc., in cooperation with the Army, compiled a mailing list of potentially affected and/or interested parties for the purpose of sending an informational flyer about the scoping meeting. The list included federal, state, county, and city elected officials; state and local agency representatives; members of the Restoration Advisory Board; media outlets; community and environmental groups; and local residents. The list had 684 entries, the bulk of which consisted of the DDMT community relations mailing list. (The mailing list is not appended to this report due to its length; however, it is included in the Administrative Record.)

The scoping meeting flyer is presented in Appendix C.

2.0 SCOPING MEETING SUMMARY

2.1 Meeting Sign-Ins and Handouts

2.1.1 Attendance Sheets

People attending the scoping meeting were invited to sign an attendance sheet. Personnel at the registration table (located outside the meeting room) explained that signing-in was voluntary.

A total of 38 people signed the attendance sheets. Appendix D is a copy of the signed sheets.

2.1.2 Speaker Sheets

Speaker sign-in sheets were also located at the registration table. Personnel explained to attendees that the purpose of the list was to create an order of people who wished to make oral comments.

A total of six people signed the speaker list sheets. Appendix E is a copy of the signed sheets.

2.1.3 Agenda and Action Summary

All attendees of the scoping meeting received an agenda and a summary of the proposed disposal and reuse of DDMT.

Appendix F is a copy of the agenda and action summary.

2.1.4 Comment Card

All attendees of the scoping meeting also received a blank comment card. People were invited to write their comments or suggestions concerning relevant environmental or socioeconomic issues in the space provided on the card or on additional sheets of paper. If they had comments, attendees were given the option of returning the card to a box on the registration table at the conclusion of the meeting or mailing the card directly to Mr. Jerry Jones, U.S. Army Corps of Engineers, Mobile District.

Appendix G is a copy of the comment card distributed at the scoping meeting.

2.2 Meeting Appearances

The scoping meeting was conducted in two parts. The first part consisted of presentations by Colonel Michael Kennedy, U.S. Marine Corps, the Depot Commander, and Messrs. Tom Magness and Paul Wilbur of Tetra Tech, Inc. The second part was reserved for oral comments.

2.2.1 Presentations

Mr. Tom Magness served as moderator for the scoping meeting. He opened the meeting by welcoming the attendees and explaining the overall Base Realignment and Closure (BRAC) process. He stressed that the purpose of the meeting was to receive input from the public concerning the environmental effects associated with transfer of DDMT to the civilian community and with the reuse of DDMT by the community in the future.

Appendix H is a copy of the overhead slides used by Mr. Magness in his presentation.

Mr. Magness then introduced Colonel Kennedy. Colonel Kennedy introduced several attendees and provided a history of the depot. He also summarized the closure process.

Mr. Paul Wilbur followed Colonel Kennedy. His presentation focused on the BRAC and NEPA processes in the context of the transfer of DDMT from the Army's ownership, the reuse of the depot, and the leasing of the depot. Mr. Wilbur stressed that the purpose of the scoping meeting was to receive input on, and identify potential environmental effects associated with, transfer, reuse, and leasing.

Appendix I is a copy of the overhead slides used by Mr. Wilbur in his presentation.

Mr. Magness concluded by reviewing the opportunities members of the community have to participate in the depot's closure and reuse process. He also explained the procedure for conducting the second part of the meeting, the public comment period.

2.2.2 Oral Comments

Six people signed up to speak in the public comment portion of the scoping meeting. They were introduced in the order in which their names appeared on the sign-up sheet. After the comments had been heard, Mr. Magness thanked the speakers and reminded the audience that the opportunity to comment remains open throughout the process. He also identified where reports, studies, and other information could be obtained and commented that other repository sites will be looked into.

3.0 SUMMARY OF ORAL COMMENTS

The sections below summarize the oral comments made by the six people who spoke during the public comment period.

3.1 Mr. Mondell Williams, Memphis, TN

Mr. Williams expressed concern about the reuse of DDMT. He suggested that the community would not like to see the facility used for chemical storage, for waste processing, or as a garbage dump or landfill. Instead, an institution of learning or companies that cared about the quality of the environment would be more appropriate. He also urged that zoning not be changed from light industrial to heavy industrial. In conclusion, he made the point that surrounding property values are tied to how the depot property would be used and that future use should be conducive to the community.

3.2 Mrs. Johnnie Mae Peters, Memphis, TN

Mrs. Peters introduced herself as a member of the Restoration Advisory Board (RAB). She expressed concern about the potential impacts a chemical-producing or storage company would have on the health and welfare of the community. Mrs. Peters suggested a shipping company would be a good fit because of the buildings and the potential for increased job opportunities. She voiced concern about the cost and timeline of the government's involvement in the closure and reuse process. Mrs. Peters suggested that Dunn Field be used by a company instead of as a park or for housing because of potential groundwater contamination. In conclusion, she expressed the hope that small businesses or agencies would have access to the land.

3.3 Mr. Kenneth Bradshaw, Memphis, TN

Mr. Bradshaw had two major concerns. One was that black-owned businesses should have an opportunity to acquire a portion of the land, as opposed to a large company. Second, he suggested that the reason the depot is closing is that it poses a major environmental hazard due to the pollution of groundwater. Mr. Bradshaw suggested well fields be tested to determine groundwater quality. He also questioned the validity of current health assessments and recommended a new study be done concerning groundwater quality.

3.4 Mrs. Doris Bradshaw, Memphis, TN

Mrs. Bradshaw identified herself as a member of the Defense Depot Memphis, Tennessee Concerned Citizens Committee. She observed that depot studies are not available to people in the immediate community because they are placed in libraries located some distance away. She suggested that other access points be established within the community such as in churches or schools. Mrs. Bradshaw also noted that obtaining a photocopy of a report is expensive because of the length of most reports. Additionally, she expressed concern about the timeline for submitting comments and requested additional time. In conclusion, Mrs. Bradshaw recommended that community groups be allowed increased participation in the decision-making process and noted that the depot does not know how to communicate with the community.

3.5 Ms. Peggy Brooks, Memphis, TN

Ms. Brooks identified herself as living on Hays Road across from Dunn Field. She noted several problems associated with excavating and/or moving mounds of material located in the area including air contamination and pollution from vehicles. Ms. Brooks suggested that the Army buy out impacted homes.

3.6 Ms. Vernua Hanrahan, Memphis, TN

Ms. Hanrahan indicated that she worked with neighborhood associations and she was concerned that the property might become another potential "brownfield." She also urged that the reuse and transfer process occur in a timely manner. Ms. Hanrahan advised that the people conducting current studies seek the help of former employees of the depot because they could provide a history of how material was handled, stored, and disposed of.

4.0 SUMMARY OF WRITTEN COMMENTS

A total of four comment letters/cards were received by Mr. Jerry Jones. They are summarized in the following sections.

Appendix J contains copies of the comment letters/cards.

4.1 Mr. Larry J. Smith, Memphis, Tennessee

Mr. Smith submitted a letter on Mid-South Peace and Justice Center letterhead dated July 22, 1996, with an attached copy of an article titled "Defense Depot Seeks New Uses for Old Property" from the *Memphis Business Journal*. (The article is not dated, but in his letter Mr. Smith referred to it as "recent.") He identified himself as the Co-Chair of the RAB. Mr. Smith expressed concern that because the scoping meeting was held before the Local Redevelopment Agency (LRA) had put forth its plan, the public would not be clear about what they should be commenting on. He suggested that a second scoping meeting be held at the end of the LRA process and that "the Corps fully utilize the record produced by the LRA meetings and incorporate it into the NEPA process." The Environmental Assessment should be drafted pursuant to these actions "and not until then."

4.2 Ms. Terri Gray, Memphis, Tennessee

Ms. Gray submitted a comment card dated July 23, 1996, accompanied by a fax transmittal form from the Memphis Environmental Center, Inc. She identified herself as a newly elected member of the RAB. Ms. Gray reviewed her perceptions of community needs and concerns and noted that the main theme of the meetings in which she has participated is that the depot should be leased or sold to companies that will bring in "an environmentally safe business and provide employment for the citizens of Memphis." She commented that "a plan that has taken into consideration the community's requests, is communicated to the public, is beneficial to the area, and is completed as presented (no major mid-stream changes) will be supported by the citizens in the area."

4.3 Mr. John L. Garrison, Jr., Cordova, Tennessee

Mr. Garrison submitted a letter dated August 1, 1996. He identified himself as a member of the RAB and an ex-employee of the depot. The following summary of comments is excerpted from his letter.

- Request the Department of Defense to provide a high level of funding to accelerate the environmental cleanup of the Defense Depot Memphis property in order to make it available for transfer to the local community quickly and to return it to productive use, and also to set a goal to have OU-2 through OU-4 environmentally cleaned up by September 1, 1997.
- Provide the Memphis Depot Redevelopment Agency (MDRA) a level of funding to fully implement its reuse plan and goals.

- Adopt an alternative plan to lease or transfer by a deed all property deemed environmentally clean in order to provide employment of former depot employees, also any citizen of the immediate community. For this reason alone, he claims, the DOD is highly indebted to this minority community because it is an area that is highly economically depressed.
- Provide a lease transfer to any African American, providing the applicant meets the criteria of the MDRA agreement.
- Future use of vacant property in the open field area is ideal for the development of an office park.
- Property located in the southeast corner is ideal for a community center; it has easy access to the public, and all of the basics are in place (golf course, tennis court, swimming pool, and club house).

4.4 Ms. Cynthia A. Buchanan, Memphis, Tennessee

Ms. Buchanan submitted a letter on Memphis Depot Redevelopment Agency (MDRA) letterhead dated August 23, 1996. She signed the letter as Executive Director of the agency and provided copies of it to Jim Davidson (AMC) and Lieutenant Colonel Pete Tuebner (HQDA, DAIM-BO). Ms. Buchanan indicated that the agency had two main concerns with the process:

- **Expeditious Completion.** Ms. Buchanan expressed concern that the Environmental Assessment process might reveal significant impacts associated with reuse, especially in terms of air quality. If this were to happen, transfer of depot property would be delayed because of the need to initiate the Environmental Impact Statement process in place of the Environmental Assessment (EA) process. The key to the determination of significant impact would be the selection of baseline use intensity for the analysis. Using the employment and activity figures at the time of the closure announcement (i.e., a time of limited activity) would be reasonable only if compared to the first year of reuse, not the ultimate build out plan.
- **Public Perception.** Ms. Buchanan claimed that the "EA process requires no public involvement and this agency is concerned about a negative perception of the EA closed process on the redevelopment project." She suggested that one additional public meeting be held for comments on the draft EA document.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Community Interest

Judging from the number of people attending the scoping meeting and submitting oral and written comments, it can be assumed that community interest in the proposed disposal and reuse of DDMT is high relative to other sites. There are approximately 20,000 people within a 1-mile radius of the Depot. Thirty-eight people signed the the scoping meeting attendance sheet. Ten people provided oral or written comments.

5.2 Comments Raised During the Scoping Process

All environmental or socioeconomic issues raised during the scoping process will be addressed in accordance with current Army policy and guidance for preparing BRAC NEPA documents. Community input regarding specific types of future use is important and should be included as part of the process for developing the MDRA's redevelopment plan. The EA will not, however, address disputes with the redevelopment plan. That is the purview of the MDRA. They will have their own public meetings to build consensus for their plan.

5.3 Community Accessibility To Documents

It was apparent during the scoping meeting that the public desired more accessibility to documents that are/have been developed in support of the Disposal/Leasing of DDMT. Since the Army Material Command (owner of the property) only has control over the Disposal Environmental Assessment we can only adequately address those issues related to the development of NEPA documentation in support of disposal of DDMT. In an effort to make all future NEPA associated documents related to disposal more accessible to the public, the Army has consulted with Ms. Barbara Shultz of the Memphis Public Library system. Through this effort, Ms. Shultz has agreed to place approximately 10 copies (each) at the Main and Cherokee Branches. Local citizens will now be allowed to check-out copies of these documents whereas, in the past this, was not allowed.

5.4 Baseline Use Intensity Analysis Will Incorporate Time Periods in Addition to the Time of Closure Announcement

One of the written comments suggested that it would be inappropriate to exclusively focus on the time when the base closure announcement occurred when developing baseline information for the use intensity assessment. It should be noted that this will not occur. Analysts will also incorporate historical activities and information from the MDRA reuse plan into the baseline use intensity analysis.

6.0 CONCLUDING COMMENTS

The BRAC Manual defines scoping as an early and open process for (1) actively bringing the public into the process, (2) determining the scope of the issues to be addressed, and (3) identifying the major issues related to the proposed action. These objectives appear to have been met as a result of the DDMT scoping process. Success is evidenced by the number of people attending the scoping meeting and the quality of the comments received.

APPENDIX A

Scoping Meeting Transcript

PUBLIC SCOPING MEETING

MEMPHIS DEFENSE DISTRIBUTION DEPOT

MEMPHIS, TENNESSEE

July 23, 1996
6:00 p.m.

ALPHA REPORTING CORPORATION
Suite 210A - 100 North Main Building
Memphis, Tennessee 38103
(901) 523-8974

1 The following scoping meeting was held,
2 pursuant to notice, at the Sheraton Four Points
3 Hotel, 224 Democrat Road, Memphis, Tennessee, on
4 Tuesday evening, July 23, 1996, beginning at 6:00
5 p.m., before Barbara Barron, a Notary Public in and
6 for the State of Tennessee.

A P P E A R A N C E S

MR. TOM MAGNESS, TETRA TECH, INC., MODERATOR
MR. JONATHAN SIMPSON, TETRA TECH, INC.
MR. JERRY JONES, U.S. ARMY ENGINEER DISTRICT,
MOBILE
COLONEL MICHAEL KENNEDY, DEPOT COMMANDER,
UNITED STATES MARINE CORP COMMANDER
MR. PAUL WILBUR

<u>PUBLIC SPEAKERS:</u>	<u>PAGE</u>
1) Mondell Williams.....	26
2) Johnnie Mae Peters.....	28
3) Kenneth Bradshaw.....	31
4) Doris Bradshaw.....	34
5) Peggy Brooks.....	36
6) Vernua Hanrahan.....	38
7) Doris Bradshaw.....	41

COURT REPORTING FIRM:

BARBARA BARRON, RPR
ALPHA REPORTING CORPORATION
100 North Main Building
Suite 210A
Memphis, Tennessee 38103
(901) 523-8974

1 here tonight, they are here.

2 Also Jerry Jones is here, and he is from
3 the Mobile district. He may have had to step out
4 for a second, but he is going to be up here and
5 will also be helping me. You will see his name
6 several times tonight because he is the person to
7 whom later, if you want to put anything in writing,
8 you can address it to Jerry. And we will talk more
9 about his address and how to get ahold of him
10 later.

11 Our meeting tonight is being transcribed
12 because we want to make sure we have got an
13 accurate record of what anybody had to say and are
14 able to take it down. So whatever you say will be
15 written down in a verbatim type transcript. And I
16 will ask you later on to make sure you please
17 identify yourself clearly for the purposes of that
18 transcript.

19 As I said before, this is what we call a
20 public scoping meeting. It is a formal title. It
21 is part of the National Environmental Policy Act or
22 NEPA process. And what we are looking at is, this
23 is a step, and really the first step, in the
24 process for the preparation of a study addressing

1 the environmental effects that would be associated
2 with the transfer and the subsequent reuse of the
3 Depot now that it is closing.

4 Let me stress that again. The only
5 reason that we are here and having this meeting
6 tonight is to get input from you all, the public,
7 that we can put into this study that we are doing
8 that is addressing two things: The transfer of the
9 property from the government back to the civilian
10 community, and the reuse that the civilian
11 community will put to that Depot in the future. So
12 that is the process that we are looking at, and
13 that is what we are seeking your input on.

14 We will talk more about that process
15 later on. We will give you a briefing on the
16 process and how it works and try to make sure that
17 everybody is on the same sheet of music as far as
18 what this thing is about and how we will be putting
19 this study together.

20 If you could put the agenda up,
21 Jonathan. After I finish with the few introductory
22 remarks, I will introduce the Depot Commander,
23 Colonel Kennedy, who would like to say a few things
24 about the process and the meeting here tonight.

1 And then Paul Wilbur, my associate from Tetra Tech,
2 will give a presentation on the NEPA process, how
3 it works.

4 Then we are going to take a break. And
5 the break doesn't show up here, but it will give
6 everybody a chance to get up and stretch their legs
7 a few minutes. All of this isn't going to take
8 very long. All of these presentations are quite
9 short.

10 After the break, we will come back. And
11 then we will ask you who have signed up to make
12 comments to please do so. If you haven't signed up
13 to make comments yet, don't worry about that, you
14 can do so at the break. The only reason we ask you
15 to do that is so we know basically what order to
16 call you up to the microphone in. We will cover
17 more about how that part will work after the
18 break.

19 The process that we are working on is
20 part of what is called BRAC, or Base Realignment
21 and Closure. We will give you more information on
22 that in the briefing. But, as you see, there are
23 several things going on simultaneously that are
24 part of this BRAC process.

1 And the first one up there is just first
2 because that is why we are here tonight. We are
3 going to do an environmental analysis of the
4 transfer and reuse of the Depot. And that is
5 called the NEPA process.

6 And there are two other processes that
7 are going on at the same time. One is the process
8 of cleaning up the installation, environmental
9 restoration, anything that has been disposed of,
10 the contamination, things like that. That is a
11 separate process. That is not why we are here
12 tonight. That is not why we are here tonight.

13 Reuse planning is going on too. The
14 Memphis Depot Redevelopment Authority is in the
15 process of beginning to investigate the potential
16 reuse, what is going to happen to the base after it
17 closes, and in the interim as it is in the process
18 of closing, what jobs can be brought into your
19 community.

20 We know that you have got a lot of pride
21 in your community. We know that you want to be a
22 part of what is happening here. And that is why we
23 ask you to participate with us in this
24 environmental analysis process.

1 Tell us, if we are helping the Army to
2 decide how to transfer this base back to the
3 civilian community and to analyze the environmental
4 effects that might be associated with reuse, what
5 are your concerns. What should the Army be
6 considering in this document? And we will make
7 sure it gets in there.

8 The next slide please. I say this is a
9 public scoping process, and the nature of that
10 process we will talk more about also. But I want
11 you to see there are ample opportunities to comment
12 on the process.

13 Tonight, following the presentations and
14 the break, after the two presenters have made a few
15 remarks, we will ask you to come up if you have
16 comments to make and make them so that we can take
17 them on the record and consider them in this
18 analysis we are conducting.

19 If you would rather not speak, if you
20 want to put it in writing, there are sheets out on
21 the table that you can put it in writing and send
22 it in at any time. But there are a couple of dates
23 that we will tell you about later that we are
24 trying to get so that this document can move

1 forward. And we ask you to try to meet those dates
2 if you can.

3 If you are not able to leave that comment
4 on the table, if you want to take it home and fill
5 it out later on, you can mail it in or fax it. And
6 the address is right there on the form who to mail
7 it and/or fax it to. And that is Jerry Jones over
8 there that I mentioned earlier.

9 These other processes have opportunity
10 for comment too. The Restoration Advisory Board
11 Meeting takes place periodically. Probably many of
12 you have heard about that process already. And you
13 are able to participate in that. That is meetings
14 that are open to the public.

15 The Memphis Depot Redevelopment Agency,
16 MDRA, also has public meetings, and you are able to
17 come to them. So if you want to talk about the
18 cleanup of the Depot, come to those meetings. If
19 you want to participate in the planning for the
20 reuse of the Depot, come to those meetings. And,
21 again, tonight we are talking about the environment
22 effects of actually transferring the property and
23 the reuse.

24 That is about as far as my introductory

1 remarks, as much as I have to say just to set the
2 framework for what we will be doing here tonight.
3 You saw the agenda. And what I would like to do
4 now is introduce Colonel Michael Kennedy, the
5 Commander of the Depot, and ask him to make a
6 couple of remarks.

7 COLONEL KENNEDY: Thank you and welcome.
8 My name is Mike Kennedy, and I am the Commander at
9 the Depot. And I have met some of you at other
10 meetings. And I want to thank you for taking the
11 time to come out here tonight and to share your
12 views and concerns in this NEPA process.

13 Before I get started, though, on my short
14 remarks, I would like to recognize just a few
15 folks. And I would point them out, and then I will
16 ask for those people just to stand and to be
17 recognized.

18 First of all is the director of the
19 Memphis Depot Redevelopment Authority, Ms. Cindy
20 Buchanan. Cindy, welcome. Jonathan English from
21 the Tennessee Division of Environment and
22 Conservation. Thank you for attending.

23 We have also have several members of our
24 Restoration and Advisory Board here tonight. We

1 took your names down as you came in. I just want
2 to go over them. Please stand. If there is
3 someone else that came in after I was seated,
4 please stand. Mondell Williams. Thank you. John
5 Garrison. Terri Gray. Johnnie Mae. Did Carter
6 Gray come in? We were hoping he would show up.
7 And Veronica Smith. Anybody else from the
8 Restoration Board that is here tonight? Okay.
9 Thank you for attending.

10 Just a quick history of the Depot.
11 Obviously you know where the Depot is, about two
12 miles from here, 640 acres. This picture is a
13 little dated overall, but it shows our complex.
14 Dunn Field is to our right. Airways is to our
15 front.

16 The history of the Depot, it was built in
17 1942 by the Army. In approximately 1964 it was
18 then taken over and operated by the Defense
19 Logistics Agency. And over those years it has
20 stored Defense Department material to support all
21 the Uniform Services.

22 In September of last year it was placed
23 on the BRAC list to be closed. And the schedule
24 for closure is September of 1997.

1 That closure process is why we are here
2 tonight. This is part of it. And as we close the
3 Depot the government desires to lease the property
4 to the Memphis Depot Redevelopment Agency until the
5 property is transferred ultimately to private
6 industry. And the government will maintain the
7 caretaker force throughout that period of time for
8 its restoration.

9 As was mentioned before, the reuse is
10 being conducted and planned for by the Memphis
11 Depot Redevelopment Authority. The director is Ms.
12 Buchanan, and she is here tonight. They are, in
13 fact, preparing a reuse plan that should come
14 forward in about January of 1997. And there is
15 opportunity during that reuse planning process for
16 public involvement.

17 We are scheduled to close in September
18 1997. The reuse is being planned by the MDRA, and
19 we are looking forward to your comments tonight.
20 Thank you.

21 MR. MAGNESS: Thank you, Colonel
22 Kennedy. I would like now to introduce Paul Wilbur
23 from Tetra Tech who worked with us on the process.
24 That is what he wants to explain with us here

1 tonight, how this NEPA process works. Paul.

2 MR. WILBUR: Thank you, Tom. My purpose
3 for being here is to explain and provide some
4 information on the BRAC and NEPA process. Before I
5 do that, we have about 50 people here, and I want
6 to tell you, it is a pleasure to be down here. Our
7 team is down here this week working all week. And
8 thank you very much for the courtesies that the
9 citizens of Memphis have extended to us. We do
10 appreciate it.

11 The purpose of our meeting tonight is to
12 receive input on and identify potential
13 environmental effects that are associated with
14 three things: First, the transfer of the Depot
15 from the Army's ownership; second is the reuse of
16 the Depot; and third is the leasing of the Depot.
17 We will be talking about these things in a little
18 bit more detail as I go through my slides here.

19 Let me set a framework for you please,
20 first about the National Environmental Policy Act,
21 or NEPA as we call it. It is a federal law that
22 requires the identification and analysis of the
23 potential environmental effects of certain proposed
24 federal actions and alternatives before those

1 actions take place.

2 This slide, the first paragraph, the long
3 sentence on this slide, has a very important
4 thought. Under NEPA federal agencies are required
5 to think about the environmental effects of their
6 actions before they take those actions. That is
7 what the law does for us.

8 The Army can't go out and just do
9 something and then, well, what are the
10 environmental impacts. The idea here under the law
11 is we try to predict what those environmental
12 impacts will be. And if they are acceptable or
13 minor or negligent or non-existent, then we go
14 ahead and do it.

15 The second thought on this slide is that
16 the environmental process that we are in provides
17 for a full disclosure. It is a law with provisions
18 for public access to, and public participation in,
19 the federal decisionmaking process. The first
20 paragraph says: Army, think before you act. The
21 second paragraph says: Army, listen to the public
22 as well; they can help. That is our interest in
23 this process.

24 In this process of looking at the

1 environmental effects we have principally four
2 references or authorities. The first one, of
3 course, is NEPA. That law was enacted in 1969. It
4 was signed into law on January 1st, 1970. The
5 federal agencies have been using it for quite some
6 years.

7 The second reference that we heavily rely
8 on is the corresponding environmental quality
9 regulations for implementing the procedural
10 provisions of the NEPA. The third regulation is
11 the Army's implementing regulation, Army's
12 Regulation 200-2.

13 Finally, the fourth one is the Defense
14 Base Closure and Realignment Act. That was of
15 1990. It is called BRAC. It should technically be
16 B-C-A-R, but that doesn't make a very good acronym,
17 so we call it BRAC. And when we use the word BRAC,
18 we are referring to this base closure process.

19 I have talked about NEPA a little bit.
20 Now let's get down to what the proposed action is.
21 The Army proposes to transfer property that is
22 available for transfer because of the BRAC
23 Commission's recommendation last July. It said
24 close the base.

1 As the Colonel mentioned, the base is
2 scheduled to close in September 1997. At that
3 point the property should be available for transfer
4 for reuse.

5 Our proposed action has two chief
6 elements to it. First, in fact, is the transfer,
7 and second is the reuse. And that reuse will be by
8 others. So we want to look at and consider and
9 evaluate the potential environmental effects of
10 either of those elements of the proposed action.

11 There is a second proposed action that
12 has come up. Colonel Kennedy has supported it
13 strongly, and the Army supports it as well as does
14 the Defense Logistics Agency. We call it a related
15 action. It will be a second document. That is to
16 lease portions of the Depot. Why? To assist
17 economic recovery.

18 When the mission ends next September,
19 those jobs, most of them, will end, except for the
20 caretaker force. The base would like to help bring
21 those jobs back into the community and provide as
22 much opportunity as possible for the continuity
23 from an economic viewpoint. That is the related
24 action.

1 So we are preparing two documents. One
2 is on transfer and reuse. The second one is on the
3 leasing of the installation.

4 This is a rather tough slide because it
5 has a lot of information on it, so bear with me as
6 I go down through the steps. We are preparing
7 environmental assessments. These are, in general,
8 the steps we intend to follow.

9 First is to identify the issues that are
10 important, that are relevant, and that is called
11 the scoping process. This is the public scoping
12 meeting. Tonight we hope to hear from you what are
13 the things that are relevant that we should look
14 at. There I have an entire slide of suggestions,
15 and, of course, you will probably have some
16 additions, which we anticipate, and we look forward
17 to.

18 Another step we take is to clearly design
19 the proposed actions and its alternatives. And
20 that will be with respect to a leasing document, a
21 leasing proposal, and a transfer and reuse
22 proposal.

23 The third part is my heavy burden, our
24 team. We have to assemble data, and this week that

1 is what we are here for. We have six people
2 on-site all week. We are gathering data. We are
3 talking to the personnel out there at the base.

4 We are looking at old reports, fresh
5 reports, as much statistical information as we
6 can. We are also talking to members and officials
7 here in the community and the county. We will
8 analyze what effects there might be on the
9 environment in light of those proposed actions.
10 And we will consider alternatives as well.

11 Then we come down and we have a
12 document. We prepare an environmental assessment,
13 and it is yours. We will make it available to the
14 agencies, and we will make it available to the
15 public, your review.

16 That whole process of the environmental
17 assessment leads to one of two results. First, we
18 may find, we expect to find, frankly, that there
19 won't be any significant impacts to the environment
20 associated with either of these actions. But if
21 there are, then this last line on the page becomes
22 relevant. The Army will issue what is called a
23 notice of intent to prepare an environmental impact
24 statement, which is simply another kind of

1 participation process. You are the players to do
2 two things. First, identify all the relevant
3 environmental issues associated with the proposed
4 actions, and, second, to help us formulate what the
5 scope of the study will be that we are going to
6 perform.

7 There is a purpose to this. It is a
8 two-way street. First, the Army gives information
9 to the community. None of these actions have been
10 taken yet. In fact, they are several months to
11 years off, but the Army is now out front, open, and
12 saying here is what we propose to do, what do you
13 think. That is the second aspect of it.

14 The community has an opportunity, and the
15 Army will listen. We are making a verbatim
16 transcript of this. The community can provide
17 comments and concerns with respect to the potential
18 environmental effects.

19 This is my summary page. This is a
20 public scoping meeting. I hope I have covered it
21 adequately what we are going to do and what we are
22 aiming at. We will prepare an environmental
23 effects analysis of the leasing proposal and the
24 transfer and reuse proposal.

1 Hopefully, you will stand up and tell us
2 tonight what your concerns are. That doesn't
3 always work. Some people don't always have their
4 thoughts all collected. Other people are a little
5 bit allergic to get up to the microphone. There is
6 an alternate way of communicating with us. Write
7 it down.

8 Jerry Jones, we are going to give you his
9 address and his phone number if you want to fax
10 it. So, by all means, but we ask your help on one
11 thing please. The leasing document has a shorter
12 time line than the transfer and reuse, which is a
13 little further away on the horizon.

14 You would help us a great deal, if you do
15 have written comments, to get them to us by about
16 August 6th. We need to keep that one moving
17 forward in a timely fashion. We do have a little
18 more leisure, there is more opportunity for you
19 either this evening or tomorrow or next week or
20 next month, to get your comments in to us on the
21 transfer and reuse documents, so September 30th.

22 We can still consider the comments, we
23 will consider them at any time, but you would help
24 us the most, please, if you can get them to us by

1 that time frame.

2 My final thought is that we will prepare
3 a report of this scoping meeting. That report will
4 be made available. Mr. Magness will indicate to
5 you where it will be located, but the Army is up
6 front on this one. Share with us your concerns,
7 and we will show you the report on the scoping
8 issues that we have as a result of this meeting
9 this evening. Thank you very much.

10 MR. MAGNESS: Thanks very much, Paul.
11 Well, as I promised, it would not take very long to
12 do the presentations, and I hope they helped. What
13 I think it would be good to do now is to give you
14 an opportunity to get up, stretch your legs a
15 little bit. If anyone want to go back to sign up
16 to speak tonight, I urge you to do that. Or if you
17 want to pick up a packet and write your comments,
18 you can also do that during the break.

19 Also during the break, if you have any
20 questions of Paul or Colonel Kennedy of the process
21 we are going through here, ask them, you know, how
22 this process is going to work, and I am sure they
23 will be glad to clarify that.

24 In about 10 minutes I will ask you to

1 come back, and we will entertain your comments.
2 They will also be recorded. And we will take care
3 of that part of the meeting.

4 I would like, before we break, though, to
5 show you two of the slides that I put up before.
6 The first one is on the opportunity to -- do you
7 have the ones I had before that, the opportunity to
8 comment, those two?

9 If you want to talk about restoration,
10 please come to one of the Restoration Advisory
11 Board Meetings or talk to the one of the
12 representatives of that group and give them your
13 input on how you think the restoration process
14 should move forward. We are not able to take
15 comments on that tonight because that does not
16 address what we are here to look at, the transfer
17 and the reuse of the Depot.

18 Cleanup is a separate activity. Also,
19 the planning process, what should be the new uses
20 for this Depot. If you have ideas on that, please
21 attend one of the MDRA public meetings. All of
22 their meetings are open to the public. And let
23 your views on that be known.

24 The other slide on the opportunities

1 of chemicals, because this area is surrounded by at
2 least 10 plants that produce bad air where people
3 are having problems with having cancer. They are
4 having problems with breathing, and stuff like
5 that. So we don't need any other thing like that.

6 I would like to see a company maybe that
7 was a big shipment company that would use a big
8 portion of it. Like we have some buildings there
9 that have never been used. I think they should
10 immediately get those into use. And I would like
11 to see as many companies come and use that land and
12 hurry up and get some jobs into the area because so
13 many people has already lost their jobs.

14 And I was wondering how much an acre that
15 land is going to cost. Is the government really
16 going to collect any money off of it to pay for all
17 these different meetings and different colonels and
18 captains that they are having to send to Memphis to
19 help close it?

20 It looks like they are going to spend
21 more money than they are going it get out of it
22 just for the closure. And I would really wonder
23 when they say like reuse of the land, they say
24 transfer, selling and buying, you know, just how

1 this is going to be.

2 And I hope the government will be
3 responsibility to the people by making sure, at
4 least for the next 10 years while they are going
5 through the process, because usually the process
6 for the government is slow. So I would like to see
7 it kind of speed it up where some companies could
8 use those buildings that are already ready.

9 And I would hope there would be some way
10 to clear Dunn Field so that some day it could be
11 used for something, not like a park for children or
12 build houses on it, but I would like to see some
13 company use it that wouldn't have to worry about
14 some things, because I know it is a possibility
15 that chemicals that are in the earth they say has
16 gone down almost to the water levels.

17 And with all the wells that we have
18 there, you know, I hope that the government will
19 continue to make a real good cleanup so that we
20 will have good air to breathe and we won't have to
21 worry about what is going to happen to that land,
22 because I wonder, you know, will any, the small
23 businesses be able to acquire any of the land, or
24 will it be that expensive that only somebody like

1 Federal Express could get it. I hope the land will
2 be so that small companies or small agencies will
3 be able to use some of that land.

4 I am really glad that you are having
5 people here to get an understanding of what is
6 going on and how the reuse process goes. And I
7 hope it won't be a lot of government red tape that
8 you will have to go through with in order to
9 acquire some of the land.

10 So make it so that any citizen who wants
11 to start a business will be able to acquire some of
12 that land. Thank you.

13 MR. MAGNESS: Thank you, Mrs. Peters. As
14 I said before, these comments do help us to focus
15 our analysis on issues of concern to the
16 community. And as you will notice, many of the
17 ones that you are bringing up were on the list that
18 Paul showed you when he showed you the list that we
19 would be considering.

20 What I do want to urge people, and this
21 is those people who have spoken already and those
22 who might be speaking, is not to let this be your
23 only opportunity for participating. A number of
24 the things that Mondell said and that Mrs. Peters

1 said, they were also things that the Redevelopment
2 Authority needs to hear, the types of jobs that
3 might be coming in.

4 And so make sure you participate in their
5 public involvement process as well. Kenneth
6 Bradshaw, you are next.

7 MR. BRADSHAW: My name is Kenneth
8 Bradshaw, K-E-N-N-E-T-H, B-R-A-D-S-H-A-W. I have
9 two major concerns. One is with the reuse of the
10 land and the other is the environmental impact of
11 the land.

12 For the reuse of the land, I think it
13 should be some heavy black participation, not only
14 with leasing, but some type of permanent
15 arrangements made so that black people have a quota
16 of that land. And the Federal Government should
17 provide them business loans to start or keep a
18 business going.

19 And it shouldn't be a big company like
20 Federal Express come in, acquire at least half of
21 the land, and then eventually acquire the other
22 half in a couple of years after the small
23 businessmen go out.

24 The other concern I would like to address

1 is the environmental concern. As everyone knows,
2 the Defense Depot is not a manufacturing company.
3 Its main use was to store and ship goods for
4 servicemen. Now the base is closing. It is not
5 closing because it wasn't run efficiently. It is
6 not closing because the base was losing money. The
7 reason the base is closing is because it posed a
8 major environmental hazard as far as the ground
9 water in the aquifers and things like that.

10 And I would like to have a comparison of
11 the water quality from the Allen Well Field and a
12 comparison from the Shaw Field that is out east,
13 because the black people that is getting water from
14 the Allen Well Field, we don't think it is as high
15 a quality, and we think that the contamination from
16 the Defense Depot has leaked into the aquifer.

17 And we would like another, a more
18 competent, person to do the health assessment and
19 the geological assessment because I found a lot of
20 major errors in both the health assessment, which
21 practically wasn't anything but a letter from
22 Atlanta and the geological which contained many
23 errors. And the man who did it, I think his name
24 is Jeff Kelvin, Ph.D., geologist, he failed to

1 consult all of the previous water studies,
2 geological studies on the aquifers in the Memphis,
3 Tennessee area. And I think that should be a
4 reason for them to redo the whole thing. And that
5 is all I got.

6 MR. MAGNESS: That was excellent, and I
7 thank you very much. That definitely focuses us on
8 something that we need to look at, and that is
9 previous studies done on the aquifers that are in
10 question. We will definitely take a look at that
11 in our analysis. Doris Bradshaw.

12 MS. BRADSHAW: My name is Doris
13 Bradshaw. I am with the Defense Depot Memphis,
14 Tennessee Concerned Citizen Committee, which is an
15 environmental group in the Defensive Depot area,
16 covering east, west, north and south side of each
17 area, a mile and a half radius.

18 My concern is the way that the majority
19 of the studies, I note that you stated that these
20 studies will be available to the public. And my
21 concern now is that the studies that have already
22 been done is not available to the public because
23 they are in libraries.

24 And I feel like that we should set up

1 another point, figure out another way of getting
2 the studies to the community, because the majority
3 of the people in our community, the libraries are
4 outside of the community, and they are not in the
5 community. We have to go a long ways to get
6 there.

7 And when we get there, a copy of one of
8 the reports, if we have to get copies of the
9 report, it costs 20 cents a copy. And some of the
10 reports are 300 or more pages long. And we are not
11 allowed to take these studies outside the library.
12 So I would like to see that more available in the
13 community like churches, schools, somewhere in a
14 public place that people can get to.

15 And, also, I think that the comment time
16 also is just not enough time. We need a little bit
17 more time on the comment time if we can ask for
18 that.

19 And I also feel like you stated also
20 earlier that you want to hear our comments and then
21 you all was going to discuss this. And I feel like
22 that someone from these groups in the community
23 should be at the table with all decisionmaking, all
24 discussion, we should be right there, not just one,

1 two or three or four people out of the different
2 groups so that we will know exactly what is going
3 on so we can bring it back to our community,
4 because as far as communication goes, I feel like
5 the Defense Depot do not know how to communicate
6 with the community. Thank you.

7 MR. MAGNESS: Thank you, Ms. Bradshaw.
8 Again, excellent points on a different aspect of
9 the challenge in front of us here. And they are
10 good points. I cannot tell you exactly how those
11 things will be addressed, but they are points that
12 we can address. And as soon as I can get you
13 information on how that process of greater
14 accessibility to the reports and better
15 opportunities to participate in the review, we will
16 do that. Peggy Brooks.

17 MS. BROOKS: Good evening. And I
18 apologize for being late in coming. Peggy Brooks.
19 I live on Hays Road. And I am your front line you
20 might say of defense. I am the first person to
21 receive problems from Dunn Field. My house faces
22 Dunn Field where the mounds of contamination are
23 located.

24 So this is a real concern for those

1 residents on Hays Road. And I am speaking for, not
2 only myself, but the residents on Hays Road, those
3 of us who directly face Dunn Field, especially the
4 area where the mounds of contamination are.

5 Whatever you do, if it is going to cause
6 any kind of contamination to the air, whether it is
7 from the mounds, that process, or whether in
8 transporting, whether there will be large number of
9 trucks. I noticed today there are several trucks
10 that are excavating those mounds on the back side,
11 whatever that contamination is in the air, and it
12 is coming directly to those of us on Hays Road,
13 Hays near Dunn, and we are getting it.

14 So whatever you do, if you could, please
15 take into consideration that if it is going to be
16 bad, if the transport trucks are going to have a
17 lot of pollution from exhaust fumes, plus the
18 pollution from the mounds, plus the pollution from
19 heavy traffic, plus the fact that I might not, and
20 the residents might not, be able to get out of
21 their driveways because of transport or whatever
22 else is going on, if it comes to that point, would
23 you please kindly consider just buying us out, just
24 those few houses especially.

1 I don't know about anybody else, but I
2 know that I, and maybe some of the others, rather
3 than die from pollution and contamination, the
4 houses aren't valued extremely high. So it
5 wouldn't take that much, but I would appreciate it
6 if you would just buy me out. Thank you so much.

7 MR. MAGNESS: I don't want to say I am
8 not in the real estate business, Peggy, but I can't
9 pass up that opportunity. No, that is a good
10 point. I saw the trucks out there loading today,
11 and I am aware that that is a process that is going
12 to be ongoing. And I am sure the base will address
13 that, and we will certainly take it into
14 consideration as we put together our report.

15 During the break I believe Vernua
16 Hanrahan.

17 MS. HANRAHAN: And I will spell it.
18 V-E-R-N-U-A. Last name is Hanrahan,
19 H-A-N-R-A-H-A-N. The main thing that I have been
20 talking to some of the people about, because I work
21 with neighborhood associations, is that I am
22 concerned about the fact that we do not need
23 another potential Brown Field. We don't need the
24 process like Ms. Mae has talked about dragging out

1 a long time, about the reuse and the transfer.

2 The second thing is that we need to make
3 sure that the people that used to work at the base
4 that have knowledge that could help you rather than
5 you all spending a lot of time trying to research
6 documents and tracing them back, that you contact
7 those former employees that are still in the
8 community that have retired that have a knowledge
9 of the materials that were there and the way that
10 they were handled, the way some of it was buried,
11 and where the things are located.

12 Don't misuse and don't not use that
13 resource like Mr. Garrison and different ones that
14 worked at the base.

15 MR. MAGNESS: That is an excellent
16 suggestion. And part of our process does involve
17 working with people who do have first-hand
18 knowledge, interviewing former employees, people
19 that know where things were buried.

20 This concludes the list of names that
21 have signed up to speak, but in fairness to anyone
22 here that would like to make a comment, I don't
23 want you to feel that we are cutting you off.

24 Is there anyone else who does desire to

1 make a remark, make some remarks here tonight?

2 Well, I want to thank you very much on behalf of my
3 company and certainly on behalf of the Army who has
4 asked us to put this study together, to the Depot
5 for hosting the meeting and giving us this
6 opportunity to gain this input that we need to put
7 together our environmental assessments.

8 You have all been very helpful, and I
9 look forward to comments that people might want to
10 mail in to us, and we will certainly take them into
11 consideration. We are going to be coming to some
12 of you. I can't promise every one of you, but we
13 need to get that input to follow-up on some of
14 these things that you have said. So we will be
15 contacting you later on as our study goes forward
16 to get clarification or to provide information if
17 we have promised to get back to you on something
18 that I couldn't answer tonight.

19 Remember that this opportunity to comment
20 is still open, and it will remain open throughout
21 this process. We will keep you apprised of how it
22 is going. And we ask you to be active participants
23 in it.

24 We have talked a little bit earlier about

1 the repositories where the information, the
2 reports, other reports, related reports, and
3 sometimes unrelated reports, were located. And the
4 comment on making these reports more accessible and
5 some of the things that we might be generating more
6 accessible to the community, we will certainly look
7 into.

8 But let me mention right now where these
9 repositories are. If someone wants to go out and
10 look at some of the reports that the Depot has put
11 into the repositories, the locations are: The
12 Memphis Shelby County Public Library, the Main
13 Branch, the Government and Law Section on Peabody
14 Avenue in Memphis; Cherokee Public Library, 3300
15 Sharp Avenue in Memphis; the Memphis Shelby County
16 Public Health Department, the Pollution Control
17 Division at 814 Jefferson Avenue in Memphis.

18 I do have here, and I will be around
19 after this meeting if anybody wants to check on the
20 times and the phone numbers of those locations.
21 And we will see if we can help you there. Yes,
22 ma'am.

23 MRS. BRADSHAW: Since the information
24 can't be accessible in the community, why can't,

1 why do we have to pay for these reports?

2 MR. MAGNESS: That is one of those
3 questions I can't answer right now. I know that
4 sometimes in some situations there are things done
5 to make the reports more accessible. What we have
6 to find out is how they are going to work it in
7 this particular case.

8 It is one of those things I have to say
9 stay tuned, but we will get back to you with an
10 answer specifically to you on what they can do
11 about that. I don't mean to put you off. I just
12 don't have the answer. If anybody here in the room
13 does, if they would get ahold of us before we leave
14 tonight, we will try to see if we can help you with
15 that situation.

16 Anybody else have any comments? Well, I
17 thank you again very much for attending. You have
18 been most helpful, and we hope we can give you a
19 report that answers your questions.

20 (Whereupon, at 7:11 p.m., the public
21 scoping meeting was concluded.)

22 --oOo--
23
24

CERTIFICATE OF REPORTER

I, Barbara W. Barron, do hereby certify that the foregoing proceedings were taken by me in stenotype and thereafter reduced to typewriting under my supervision; that I am neither counsel for, related to, nor employed by any of the parties to the action in which these proceedings were taken; and further, that I am not a relative or employee of any attorney or counsel employed by the parties hereto, nor financially or otherwise interested in the outcome of the action.

Barbara W. Barron

Barbara W. Barron
Notary Public in and for
the State of Tennessee

My Commission Expires:
March 16, 1999'

APPENDIX B

Newspaper Display Ads

SCOPING MEETING DISPLAY ADS

Memphis Defense Distribution Depot Memphis, Tennessee

The Commercial Appeal 7/11/96 edition (pg. A14)

LEGAL NOTICE

LEGAL NOTICE

DEFENSE DISTRIBUTION DEPOT MEMPHIS, TENNESSEE

PUBLIC SCOPING MEETING

Under the process established by the Defense Base Closure and Realignment Act of 1990 and the National Environmental Policy Act, the U.S. Army will conduct a Public Scoping Meeting to solicit public input on the potential environmental effects of the proposed disposal and reuse of the Defense Distribution Depot, Memphis, TN.

The meeting will be held at 6:00 p.m. on July 23, 1996, at the Sheraton Four Points Hotel, 2240 Democrat Road, Memphis, TN 38132. If you will be attending and require a sign language interpreter, please contact Ms. Melissa Bowen at 703/385-6000.

If you cannot attend the meeting, you may send written comments to Mr. Jerry Jones, U.S. Army Engineer District, Mobile, 109 St. Joseph St., Mobile, AL 36602. Written comments should be received by August 6, 1996.

SCOPING MEETING DISPLAY ADS

Memphis Defense Distribution Depot Memphis, Tennessee

The Commercial Appeal 7/16/96 edition (pg. A4)

LEGAL NOTICE

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SCOPING MEETING DISPLAY ADS

Memphis Defense Distribution Depot Memphis, Tennessee

Tri-State Defender 7/12-17/96 edition (pg. 11A)

DEFENSE DISTRIBUTION DEPOT MEMPHIS, TENNESSEE

PUBLIC SCOPING MEETING

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SCOPING MEETING DISPLAY ADS

Memphis Defense Distribution Depot Memphis, Tennessee

Tri-State Defender 7/20-24/96 edition (pg. 7B)

DEFENSE DISTRIBUTION DEPOT MEMPHIS, TENNESSEE

PUBLIC SCOPING MEETING

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APPENDIX C

Scoping Meeting Flyer

DEFENSE DISTRIBUTION DEPOT MEMPHIS, TENNESSEE PUBLIC SCOPING MEETING

Under the process established by the Defense Base Closure and Realignment Act of 1990 and the National Environmental Policy Act, the U.S. Army will conduct a Public Scoping Meeting to solicit public input on the potential environmental effects of the proposed disposal and reuse of the Defense Distribution Depot, Memphis, Tennessee.

The U.S. Army encourages the participation and input of interested federal, state, and local agencies, private organizations, and individuals in this effort. Interested parties are invited to submit data, information, and comments identifying relevant environmental and socioeconomic issues.

The meeting will be held at 6:00 p.m. on July 23, 1996, at the Sheraton Four Points Hotel, 2240 Democrat Road, Memphis, TN 38132. If you will be attending and require a sign language interpreter, please contact Ms. Melissa Bowen at 703/385-6000.

If you cannot attend the meeting, you may mail or fax written comments to Mr. Jerry Jones, U.S. Army Engineer District, Mobile, 109 St. Joseph Street, Mobile, AL 36602 (Fax. No.: 334/694-3815). Written comments are requested by August 6, 1996.

APPENDIX D

Attendance Sign-In Sheets

**PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE**

JULY 23, 1996

ATTENDANCE

Name	Mailing address
<u>THOMAS LANGSTON</u>	<u>MEMPHIS INTERNATIONAL AIRPORT</u> <u>P.O. Box 30168</u> <u>MEMPHIS TN 38130</u>
<u>LTC PETER TUEBNER</u>	<u>HQ DA BRACO.</u> <u>600 ARMY PENTAGON</u> <u>WASHINGTON, DC.</u>
<u>Karen Moran</u>	<u>2208 S. Culpeper St.</u> <u>Arl VA 22206</u>
<u>James Davidson</u>	<u>Army Materiel Command</u> <u>5001 Eisenhower Ave</u> <u>Alexandria, VA 22353</u>
<u>JORDAN ENGLISH</u>	<u>TDEC</u> <u>2510 NW. MARIAN E-645</u> <u>Memphis TN 38115 -1511</u> <u>901-368-7953</u>

PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE

JULY 23, 1996

ATTENDANCE

Name

Mailing address

Michael A Dobbs

DDRE

Fred Murphy

NEW Cumberland Rd 17170

1857 H East 38114

JAMES CARR

DLA OGC

Ft. Belvoir, VA

Vernon E. Hanchen

Center for Neighborhoods

619 N. Seventh

Memphis, TN. 38107

Gene Burr

MDRA

2163 Airways Blvd.

38104

PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE

JULY 23, 1996

ATTENDANCE

Name

Mailing address

Charles W. Patterson

732 E. Dempster Ave.
Memphis TN 38106

Cindy Buchanan

Memphis Dept Redevlopment Agency
2163 Airways
Memphis 38114

Jo Leann GARRETT

MSCA
P.O. Box 38168
Memphis TN 38116

Frankie Porter

1543 Gold ave
Memphis, TN 38106
1489 Sparks Ct.

Beverly Jackson

Memphis TN 38106

PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE

JULY 23, 1996

ATTENDANCE

Name

Mailing address

Lucille Little's

11932 Barksdale

Tommy Boyer

1940 E Person

Johnnie Mae Peters

3286 NORTON RD
MEMPHIS TN 38109

Doris Bradshaw

1454 E Mallory
Memphis TN 38106

Kenneth Bradshaw

1454 E. Mallory
Memphis TN 38106

PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE

JULY 23, 1996

ATTENDANCE

Name

Mailing address

VERONICA SMITH

2593 LOWELL

MPHS, TN 38114

VERNES ROGERS

← 2744 Jolson Av

Mphs TN 38114

Betty Mills

5618 Santa Barbara
MPHS TN 38116

Mo. Barbara Everett

1537 WHITMORE
Mphs, TN 38106

Edna M. Everett

1537 Whitmore
Memphis TN 38106

PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE

JULY 23, 1996

ATTENDANCE

Name

Mailing address

Rufus Harris

1848 Lapsaloma
Memphis, TN. 38114

Pauline A. Harris

1903 Freemanont ave.
Memphis, TN. 38114

Tanya Mitchell

1501 Merlen 38106

Elizabeth Miller

1808 State St 38114

PEGGY BROOKS

1924 HAYS RD
MEMPHIS, TN. 38114

PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE

JULY 23, 1996

ATTENDANCE

Name

Mailing address

Carolyn Featherstone

1311 Milestone Cir
Collierville, TN 38017

Almeda Shields

2702 Byrd Ave.
Memphis, TN 38114

John DeBack

2463 Airways Blvd PO Box 5271
Memphis TN 38114

ATTENDANCE

<u>NAME</u>	<u>ADDRESS</u>
Mondell B. Willin	667 Mallow mph. Zn. 38106
John L. Garrison, Jr	10251 Laiting Rd Cordova Tenn 38045
Terri C. Gray	7282 Kingcrest Olive Branch, Ms.
Vick L. Zamboni	2860 Redwing, Memphis TN 38118
Wayne Roberts	5200 Duplane, Mph, Ta. 38175

APPENDIX E

Speaker Sign-In Sheets

**PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE**

JULY 23, 1996

SPEAKER SIGNUP

Please list your full name, city of residence, and the topic on which you wish to speak. A time limit of 3 minutes per speaker will be imposed.

Name

City of residence

Donald H. Williams Memphis

Topic: _____

Johnnie Mae Peters

Topic: Chemical

Kenneth Bradshaw

Topic: Environmental Hazards at DDMT

Doris Bradshaw

Topic: Illness in Community

Topic: _____

**PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE**

JULY 23, 1996

SPEAKER SIGNUP

Please list your full name, city of residence, and the topic on which you wish to speak. A time limit of 3 minutes per speaker will be imposed.

Name

City of residence

PEGGY BROCKS

MEMPHIS, TN (HAYS RD.)

Topic: ROAD/STREET TRANSPORT DURING
THE PROCEDURE

Topic: _____

Topic: _____

Topic: _____

Topic: _____

**PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE**

JULY 23, 1996

SPEAKER SIGNUP

Please list your full name, city of residence, and the topic on which you wish to speak. A time limit of 3 minutes per speaker will be imposed.

Name

City of residence

Vernon Hanrahan

Memphi

Topic: Revue / Pontchartrain Brownfield

Topic: _____

Topic: _____

Topic: _____

Topic: _____

APPENDIX F

Scoping Meeting Agenda and Action Summary

**PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE
JULY 23, 1996**

AGENDA

INTRODUCTION

Mr. Tom Magness (Moderator)

DEPOT COMMANDER'S WELCOME

Colonel Michael Kennedy, USMC

**EXPLANATION OF THE
NATIONAL ENVIRONMENTAL
POLICY ACT (NEPA) PROCESS**

Mr. Paul Wilbur

COMMENT PERIOD

Mr. Tom Magness

There are two ways you can comment on this action.

- 1. VERBAL** You may speak during the comment period portion of this meeting. A time limit of three minutes per speaker will be imposed in order to allow everyone a chance to speak.
- 2. WRITTEN** Everyone attending this meeting received a *Comment Card*. Feel free to fill this sheet out and place it in the return box at the registration table at the conclusion of this meeting. Or you may mail or fax it to: Mr. Jerry Jones, U.S. Army Engineer District, Mobile, 109 St. Joseph St., Mobile, AL 36602 (Fax. no. 334/694-3815). If you prefer you may put your comments in letter form. Written comments about the Leasing Environmental Assessment are requested by August 6, 1996. Written comments about the Disposal Environmental Assessment are requested by September 30, 1996.

BRAC '95 ENVIRONMENTAL EFFECTS ANALYSIS DISPOSAL AND REUSE OF DEFENSE DISTRIBUTION DEPOT MEMPHIS, TENNESSEE

In September 1995, Congress accepted the 1995 BRAC Commission recommendation for closure of the Defense Distribution Depot Memphis, Tennessee. The Army proposes to dispose of surplus property made available as a result of the 1995 BRAC Commission recommendation. Implementation of the proposed action would permit transfer or conveyance of the property to new owners and redevelopment of the site. The purpose of the proposed action is to implement the BRAC Commission recommendation, and the need for the proposed action is to transfer installation property to new owners.

As provided for by the National Environmental Policy Act and implementing regulations issued by the Council for Environmental Quality, the Army will prepare an analysis of the potential environmental effects of the disposal and of reasonably foreseeable reuse by others of the property no longer required by the Army.

In accordance with federal law, methods available to the Army to dispose of the property include transfer to another federal agency, public benefit conveyance, economic development conveyance, negotiated sale, or competitive sale.

Upon disposal, the Defense Distribution Depot Memphis property may be redeveloped. The Memphis Depot Redevelopment Agency will solicit expressions of interest from state and local entities, providers of assistance to the homeless, and other parties for reuse of the property. The Memphis Depot Redevelopment Agency will also prepare a plan for reuse of the installation. In light of past and present uses of the property, it is anticipated that mixed use consistent with light industrial activity would be a leading alternative for reuse.

Alternatives to be examined in the environmental analysis include encumbered disposal of the property, unencumbered disposal of the property, and no action. Encumbered disposal refers to transfer or conveyance of the property having restrictions on subsequent use as a result of any Army-imposed or legal restraint. Under the no action alternative, the Army would not dispose of property but would maintain it in caretaker status for an indefinite period.

Disposal of Defense Distribution Depot Memphis is the Army's primary action. Reuse of the property is a secondary action, one that will be taken by others. The environmental analysis will also analyze the potential environmental effects of reuse by means of evaluating intensity-based probable reuse scenarios. Appropriate to the Defense Distribution Depot Memphis are medium-low, medium, and medium-high intensity reuse scenarios reflecting the range of activities that could occur after disposal of the property. This analytic approach would incorporate consideration of the reuse plan adopted by the Memphis Depot Redevelopment Agency.

Related to the Army's preparation of the disposal and reuse environmental effects analysis, the Defense Logistics Agency will conduct an analysis of environmental effects associated with leasing of portions of the Defense Distribution Depot Memphis prior to disposal. This analysis will lay the foundation for the Memphis Depot Redevelopment Agency's early opportunities for creation of a variety of jobs.

APPENDIX H

Overhead Slides Tom Magness Presentation

AGENDA

- Introduction - Mr. Tom Magness
- Depot Commander's Welcome -
Colonel Michael Kennedy, USMC
- NEPA Process - Mr. Paul Wilbur
- Comment Period - Mr. Tom Magness

BRAC PROCESSES

- ➔ **Environmental Analysis of Transfer and Reuse (NEPA)**
 - **Environmental Cleanup/Restoration**
 - **Reuse Planning**
-

OPPORTUNITIES FOR COMMENT ON CLEANUP AND REUSE PLANNING

- **Restoration Advisory Board Meetings**
 - **Memphis Depot Redevelopment
Agency (MDRA) Public Meetings**
-

OPPORTUNITIES FOR COMMENT ON THE NEPA PROCESS

- **Tonight** (following the presentations and break)
 - Verbal
 - Written
- **After the meeting**
 - By mail or fax

MEETING ADMINISTRATION

■ Speaking procedures

- Sign up roster for speaking
- Microphone
- 3 minute limit

■ Written comments

- To Mr. Jerry Jones, U.S. Army Corps of Engineers
109 St. Joseph Street, Mobile, AL 36602
Fax: (334) 694-3815

- Requested by

August 6, 1996 (leasing EA)

September 30, 1996 (transfer and reuse EA)

APPENDIX I

Overhead Slides Paul Wilbur Presentation

DEFENSE DISTRIBUTION
DEPOT
MEMPHIS, TENNESSEE
PUBLIC SCOPING MEETING

July 23, 1996

WOMT - 1-6-1996
Scoping meeting

PURPOSE OF MEETING

- **Receive input on and identify potential environmental effects of**
 - **Transfer**
 - **Reuse**
 - **Leasing**

NATIONAL ENVIRONMENTAL POLICY ACT

(Public Law 91-190)

- A federal law that requires the identification and analysis of potential environmental effects of certain proposed federal actions and alternatives before those actions take place.
 - A "full disclosure" law with provisions for public access to and public participation in the federal decision making process.
-

REFERENCES & AUTHORITIES

- **National Environmental Policy Act (NEPA)**
(Public Law 91-190; 42 U.S. Code 4321-4347)
 - **Council on Environmental Quality Regulations**
for Implementing the Procedural Provisions of
the NEPA (40 C.F.R. 1500-1508)
 - **Army Regulation 200-2**
 - **Defense Base Closure and Realignment Act**
(BRAC) of 1990 (Public Law 101-510)
-

LEASING, TRANSFER, AND REUSE

PROPOSED ACTION

- Transfer of Depot property due to BRAC Commission directed closure
- Reuse by others of transferred property

RELATED ACTION

- Lease portions of the Depot to assist economic recovery pending transfer

ENVIRONMENTAL ASSESSMENT (EA)

STEPS

- **Identify issues to be analyzed (scoping process)**
 - **Clearly define proposed action and alternatives**
 - Leasing, Transfer, Reuse
 - **Assemble data, analyze potential effects, consider alternatives**
 - **Prepare EA - available for agency and public review**
 - **Results**
 - Finding of No Significant Impact
- OR**
- Notice of Intent to prepare an
Environmental Impact Statement
-

TYPICAL AREAS FOR ANALYSIS

- **Land Use**
 - **Air Quality, Noise**
 - **Water Quality, Geology**
 - **Infrastructure (i.e., roads, buildings, utilities, etc.)**
 - **Hazardous & Toxic Materials**
 - **Permits and Regulatory Authorizations**
 - **Biological Resources and Ecosystems**
 - **Archaeological and Cultural Resources**
 - **Environmental Justice**
 - **Economic Development**
 - **Installation Agreements**
-

PURPOSE OF SCOPING

- **SCOPING:** An early, open, public participation process to:
 - Identify all relevant environmental issues associated with the proposed actions
 - Scope of the study to be performed

 - **PURPOSE:**
 - Army gives information to community
 - Community provides comments/concerns
-

SUMMARY

- This is a public scoping meeting
- Prepare environmental effects analysis of leasing, transfer, and reuse
- Take comments until
 - August 6, 1996, for leasing EA
 - September 30, 1996, for transfer and reuse EA
- Prepare report of scoping meeting

APPENDIX J

Comment Letters/Cards



PO BOX 11428
MEMPHIS, TN 38111-0428
901-452-6997

July 22, 1996

Mr. Jerry Jones
US Army Corps
109 St. Joseph Street
Mobil AL 36628

faxed to 334-694-3815 mailed same day

Re: comments for Memphis Depot NEPA record

Dear Mr. Jones;

The closure and reuse of a facility the size of the Memphis Depot situated in the middle of tens of thousands of people will be a major federal action significantly affecting the environment. The potential uses are endless. Many of the uses that can be imagined are not necessarily good for the nearby community. While we have good people in positions of responsibility now, this may not last as the reuse plan is implanted through time. Additionally, the responsibilities of cleaning up Dunn Field will keep the federal government involved for many years to come, so this in effect ties the federal government to the entire site through much of its reuse stage.

The proposed scoping meeting for July 23rd 1996 is to look at "potential environmental effects of the proposed disposal and reuse of the DDMT". It seems difficult for the public to comment on what these impacts may be when they don't know what the proposed reuse might be. We raised this at the RAB meeting you attended and it was answered with many different interpretations. In my opinion the public will not be clear on what they are to comment on. If the public is to come and simply offer comments on what they don't want at the Depot, then this could appear to create a speak now or forever hold your peace atmosphere. This interpretation will create resentment and tension in the community for years to come.

The Local Redevelopment Agency (LRA) has not yet put forth their plan for reuse, but plans to within the year. Rather than give the

public the universe and ask them to either comment on what they do or don't want, another NEPA meeting should be scheduled after the LRA has finished their recommendations. I have enclosed a copy of a recent article that outlines the schedule for the LRA.

The first LRA meeting is to be held in late August 1996, the second meeting will show the 3 best alternatives, and the 3rd and final meeting will show the reuse plan. The Corps should fully integrate its NEPA process into the LRA's series of meetings. The Corps should then solicit comments for the Corps environmental assessment at another NEPA meeting held after the LRA plan is finished. This approach will insure the meaningful public participation NEPA is meant to provide.

I am asking that a second NEPA scoping meeting be held at the end of the LRA process and that the Corps fully utilize the record produced by the LRA meetings and incorporate it into the NEPA process, and only then should a draft EA be produced and not until then.

In this manner the federal government will get the best information from the public and conversely back to the public in the form of a draft EA.

Please include this letter and the enclosed article in the record for this site.

Sincerely,



Larry J. Smith Co-Chair RAB-MDDMT

enclosures:

Memphis Business Journal article on LRA meetings



...eks a Nuclear Camera at The Sutherland Clinic.

...n ...ts \$1.2 Million into Scanning Systems

y that we couldn't get before." ...ear cardiac stress test is one in nuclear medicine technology is measure the strength and per- of the heart. The procedure when a small amount of radioac- orial, known as a tracer, is in- into the patient. After a pres- amount of time, the patient lies d a high-tech camera is moved id around the body to take i images of the heart. The n can use those images to find s or malfunctions in the heart

s simply one of the tools we use ading our patients," Kreth says. use it as a therapeutic evalua- to determine the effectiveness y." Sutherland Clinic started a cardiology program five years at that time, the clinic purchased

cameras and equipment that were con- sidered state-of-the-art. The lease on that equipment was scheduled to end this summer and officials had a decision to make — they could extend that lease or purchase all new equipment.

"We decided that it made sense to get all new equipment," Kreth says. "The technology had advanced so far in just five years. The new equipment reduces the time and inconvenience for the patients and it reduces our cost."

With the older technology and related protocol, patients would undergo two 30-minute scans approximately three-four hours apart. When the prescribed time of exercise on a treadmill and the time for the tracer material to reach its destination was taken into account, the total time out of a patient's day might be anywhere from five-seven hours. Using the new technology and related

See CLINIC, Page 17

Defense Depot Seeks New Uses for Old Property

By Jonathan Scott

IN THE NOT-TOO-DISTANT FU- ture, the one-time Memphis Defense Distribution Depot may house a job training center. It will have traded delivery of military supplies for delivery of highly skilled employees to area manufacturers.

Then again, the facility may be Memphis' version of a Hollywood film studio where big-budget motion pic- tures are shot in state-of-the-art sound stages.

Or, it could be the community's latest location for an inner city industrial park, a place where light manufacturing and assembly is conducted, computers are repaired and/or hundreds of people work as part of a communication com- pany's call center.

If not that, perhaps you can picture the depot as an international distribu- tion center focusing on trade with Cen- tral and South American nations.

Or, it could be some combination of those ideas.

So who knows what the shape of things to come will be at the Defense Distribution Depot? It may be you.

Members of the facility's Local Re-use Authority want to hear suggestions from the public about what to do with the sprawling 640-acre facility. The property contains about 5.5 million square feet of covered warehouse space and another 3.5 million square feet of open space.

The possible uses mentioned above have already been proposed. And plenty more suggestions are sought by the re- use authority.

"We've gotten a number of ideas from various parts of the community," says Cynthia Buchanan, director of the Memphis Depot Redevelopment Agency. "At this point, it is open for dis- cussion."

This future-use planning process got underway in earnest last week, and the first of at least three public hearings is being scheduled for August.

"We will look at a broad range of pos- sible uses and we are taking a look at the buildings that are here, the lay of the land, the circulation system, the pos-

See DEPOT, Page 19

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can have it
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OPUS



U.K.-based location and with the Netherlands' distribution attributes, we looked at setting up an operation over here," he says.

It's primarily focused on American-based companies in expansion phases, he adds.

"As part of the total logistics offering,

especially important that Memphis area businesses know more facts about the benefits of choosing Holland as their gateway to the European marketplace."

Jacobus Andriessen, former Dutch minister of economic affairs, says half of the goods exported to Europe go through a gateway in the Netherlands.

formed with local business people so he could take a more minor role and redirect more of his time to running his two small businesses.

Buchanan says that while such an international distribution center could fit in with preliminary future use plans for the Depot, the Local Re-use Authority would prefer to put in a variety of uses.

ISDN stands for Integrated Services Digital Network.

"There is an abundance of advice and expertise available to make investing in Europe a low-risk strategy," says Bird.

"American business has every chance to succeed there."

DEPOT

Continued from Page 3

ability of new sites, take a look at the Memphis market, consider the various possibilities and come up with a strategy," says Buchanan. "We invite the public to be a part of this discussion."

Some eager, amateur economic development-minded citizens decided not to wait for the official invitation to come up with future use ideas.

For instance, Carbond Reed, the operator of two minority businesses here, has contacted high level politicians and other federal officials about his plan to transform the Depot into an international distribution center.

"We have over 40 Central and South American nations interested in using this facility for distribution throughout North America," says Reed, president of International Foods & Marketing. "This would immediately translate into jobs for 2,000 people in Memphis. Such a distribution center would not just serve Memphis, but the Mid-South region."

In a recent letter to Vice President Al Gore, Reed briefly outlined his

proposal. The two main features of the plan are: to use the Depot as the Mid-America International Distribution Center for Latin American and Caribbean-based countries; and to use it as an incubator for businesses in the Mid-South that want to "enter the global economy by exporting, particularly to Latin America and Caribbean nations."

Reed went on to ask Gore to assist with securing a lease on the Depot so it could be used for these purposes and to organize a conference with the governors of Tennessee's neighboring states to participate in planning for this international distribution center.

The Office of the Vice President forwarded Reed's letter to the Defense Logistics Agency. Frederick N. Baillie, executive director of business management for the agency, asked Reed to meet with the Local Re-use Authority and Buchanan.

"Now that we have our directive, we want to sit down with those in charge of the re-use of the facility as well as other figures who can help make this a reality," says Reed, who adds he would like to see a coordinating committee

As part of the overall examination of the property, re-use officials are considering whether all 26 miles of rail line on the site are necessary.

The first community meeting — which will probably be held in late August — will let the public know what the Depot site offers, some possible opportunities, and receive suggestions

Call for Technical or Programming Assistance at no charge.

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06 THU 08:37

**PUBLIC SCOPING MEETING
MEMPHIS DEFENSE DISTRIBUTION DEPOT
MEMPHIS, TENNESSEE**

JULY 23, 1996

COMMENT CARD

My name is Terri Gray and I am a newly elected member of the RAB for the Memphis Depot. The Public Scoping Meeting held in Memphis was very informative and I appreciate the opportunity to comment on the process. Your request for comments presents a very open attitude as to the condition and future use of the Depot land.

As you heard at the meeting, several citizens are concerned about the future use of the area and when opportunities for employment will become available. At the meetings in which I have participated, the main theme has been that the Depot should be leased or sold to companies that will bring in an environmentally safe business and provide employment for the citizens of Memphis.

The people living adjacent to the property have heard bits and pieces of news about the condition of the land in respect to contamination. The RAB has worked hard to communicate to the local citizens reports concerning the condition of the area. Information has been made available to the public as reports have been completed. Persons involved in the closing and restoration have been very open on all counts. However, people living in adjacent neighborhoods fear that there is significant hazardous contamination than has not been reported and that the new businesses leasing or buying parts of the Depot will bring more hazardous situations into their area. I feel that although the area is zoned "Light Commercial," the types of businesses allowed to lease/purchase land from the Depot should be screened to prevent the citizens' fears from materializing. If this effort is made, the citizens will be more receptive to the new businesses coming into the area. I understand that every person will not be happy with the results, but if a plan is outlined and conditions for approval are stated, there should be less resistance.

Replacement of lost jobs is also a major concern. The skill-pool available locally should be taken into consideration when determining the best-fit for industries. One speaker at the meeting stated that he would like to see training centers opened on this site. When considering types of businesses to bring into the area, ask what the business is willing to give back to the local community. Acceptance of the use of the land will ensure that the final stages of the process move ahead more smoothly. If industries are brought in that require a work force that has to be moved into the Memphis area, you can expect rejection of the plan.

The plan developed for leasing/buying can determine the future of this project. A plan that has taken into consideration the community's requests, is communicated to the public, is beneficial to the area, and is completed as presented (no major mid-stream changes) will be supported by the citizens in the area.

Terri Gray
7/25/96

August 1, 1996

Mr. Jerry Jones
U.S. Army Engineer District, Mobile
109 St. Joseph Street
Mobile, Alabama 36602

Subject: Comments Relative to the Defense Distribution Depot, Memphis, Tennessee
"Public Scoping Meeting"

First, I would like to compliment Mr. Tom Magness and Mr. Paul Wilbur of Tetra Tech, Inc., for their very informative and highly professional presentation at the "Public Scoping Meeting," held on July 23, 1996 and their explanation of the "National Environmental Policy Act" ("NEPA") (Public Law 91-190) process.

I am a member of the "Restoration Advisory Board" at the Defense Depot, Memphis. I retired from the Depot on July 3, 1986, after many years of highly dedicated work for the U.S. Department of Defense. In regard to environmental issues, I feel that I worked there during the good times and the bad times, during a lengthy period before "EPA" and "OSHA" were created and also a lengthy period afterwards. During the early years in the work place, both the U.S. Government and the private sector did things in a primitive way. Then it was an accepted, common practice to burn material in open, and also bury hazardous material in the soil. Even today, one of the most hazardous dump sites in all of Shelby County (presently inactive) is owned and operated by both the City of Memphis and Shelby County Government.

To be candid concerning the environmental conditions that exist at the Defense Depot Memphis property, I have been a good listener, with an open mind, and at meetings I continue to hear citizens of the Depot Community make statements as follows:

- Contamination from the Depot Property has poisoned their water.
- The Defense Depot has created a cancer cluster area in their community.
- The Defense Department is holding back information from the community, as if to say they are not telling the truth.
- Some citizens are saying that government is not listening to what they have to say.
- What liability will the Federal Government assume about the high rate of cancer reported in the area?
- Should one continue to raise a garden?

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- Some wish to be bought out.
- Some are asking about relocation costs.
- Seemingly, some are seeking assistance under President Clinton's Executive Order 12898 "Environmental Justice."

Frankly, these statements are of great concern to me, and many times I feel possibly that citizens of the Depot community are in a state of dismay and have a perception.

Based upon current population data for the Memphis Defense Depot Community, the minority population percentages for an area from "zero" to "one mile" is 93%, poverty level is 35% and high school incomplete is 51%. When the "BRAC" commission placed the Defense Depot Memphis on the closure list, the Lamar-Airways corridor was already a highly economically depressed area.

The "Defense Environmental Response Task Force" (DERTF) is responsible for recommending ways to expedite the environmental cleanup of closing installations. The "Base Cleanup Team" (BCT) will implement the plans for fast-track cleanup.

Scoping Comment Summary:

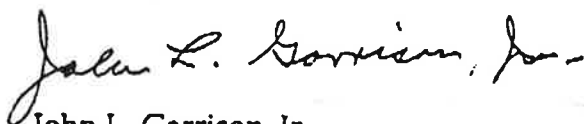
- Request the Department of Defense to provide a high level of funding to accelerate the environmental cleanup of the Defense Depot Memphis property in order to make it available for transfer to the local community quickly and return it to productive use, and also to set a goal to have OU-2 through OU-4 environmentally cleaned up by September 1, 1997.
- Provide the "Memphis Depot Redevelopment Agency" (MDRA) a level of funding to fully implement their reuse plan and goals.
- Adopt an alternative plan to lease or transfer by a deed all property deemed environmentally clean in order to provide employment of former Depot employees, also any citizen of the immediate community. (For this reason alone, the "DOD" is highly indebted to this minority community because it is an area that is highly economically depressed).

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- Provide a lease transfer to any African American, providing the applicant meets the criteria of the "MDRA" agreement.
- Future use of vacant property in the open field area is ideal for the development of an office park.
- Property located in the Southeast corner is ideal for a community center; it has easy access to the public, also all of the basics are in place (golf course, tennis court, swimming pool and club house).

In closing, I consider it admirable that the U.S. Department of Defense has taken the initiative in a very positive way and put all of the facts on the table to determine the extent of contamination at the Defense Depot Memphis property, also with a highly viable plan in place to clean it up environmentally. I trust that the residents of the Depot community will face reality and accept the reports and scientific data compiled by the Environmental Protection Agency, Tennessee Department of Environment and Conservation and the Agency for Toxic Substance and Disease Registry. I am,

Sincerely,



John L. Garrison, Jr.
10251 Latting Rd.
Cordova, Tennessee 38018-5503



Memphis Depot Redevelopment Agency

2163 AIRWAYS BOULEVARD

MEMPHIS, TENNESSEE 38114

PHONE (901) 942-4939

August 23, 1996

Jerry Jones, Environmental Engineer
U.S. Army Corps. of Engineers, Mobile District
109 St. Joseph Street
Mobile, AL 36628

Dear Mr. Jones:

This letter is in response to your request for comments on the NEPA requirements for Disposal and Reuse Actions at the Defense Depot Memphis. This agency has two main concerns with the process:

1. **Expeditious Completion** - We agree with the Army that changing from the Environmental Impact Statement process to using the Environmental Assessment process is preferable as it is considerably shorter as long as there are no significant impacts. We have been assured that this is the case by Jim Davidson and members of Tetra-Tech, the Army consultant on the project. If significant impacts are found, an EIS will be required delaying any possible transfer we believe by six months past the date an EIS would have been completed if the Army had kept on that track. In addition, there is reason to believe changes in use will affect air quality which will create a significant impact. This is particularly the case if the baseline Depot use intensity is based on 1995 employment and activity as proposed. The use intensity at the Depot the day the closure announcement was made would be reasonable only if compared to the first year of reuse, not the ultimate build out plan.
2. **Public Perception** - Our planning process will be open to the public in order to reach a consensus on reuse. The EA process requires no public involvement and this agency is concerned about a negative perception of the EA closed process on the redevelopment project. We would recommend one additional public meeting for comments on the draft EA disposal document.

Thank you for the opportunity to comment on the NEPA process. We look forward to working with you and Tetra-Tech in this redevelopment project.

Sincerely,


Cynthia A. Buchanan
Executive Director

cc: Jim Davidson
Colonel Pete Tuehner

a:jones.wpd

