



THE MEMPHIS DEPOT TENNESSEE

ADMINISTRATIVE RECORD COVER SHEET

AR File Number 188

MEETING MINUTES
Restoration Advisory Board
October 17, 1996
Defense Distribution Depot Memphis, Tennessee

The October Restoration Advisory Board Meeting was held on October 17, 1996 at the Defense Depot Memphis, Tennessee (DDMT) in the Commander's Conference Room. The attendance list is attached.

Welcome

Mr. Larry Smith, Community Co-Chairman opened the meeting by welcoming the RAB members, members of the community, and introducing Eric Holladay, Deputy Commander, who will be serving as the Facility Co-Chairman until a new Base Environmental Coordinator is named.

Mr. Holladay then thanked the RAB for their hard work and introduced Mr. Mike Dobbs, who is with DDRE in New Cumberland, Pennsylvania; he is temporarily serving as the Environmental Chief for the Depot. Mr. Holladay also gave an update on the jobs that are available in the Environmental Department; there are currently three jobs that have been announced, we hope to make a decision on these positions by the end of October and have these employees in place by the first of December.

Mr. Smith presented an overview of the evening's agenda. All RAB members should have received a copy of the EA on the Interim Master Lease in the mail, the comment period is open until November 4, 1996. You also have a letter from EPA in your information concerning the Federal Register announcement about RABs, please forward any comments to EPA.

Defense National Stockpiles--

Mr. Smith then turned the meeting over to Eric Holladay to discuss the stockpiles at Dunn Field. Mr. Holladay: I just thought we would discuss these stockpiles for a few minutes. On the table in front of you there are some jars with fluorspar and bauxite from Dunn Field. We have talked about these piles in the last meeting as well as sending out additional information in the newsletter. This past week we sent a letter specifically to the neighbors who live on Hays beside Dunn Field, a copy of which is located in front of you. This letter describes the fluorspar and bauxite that is stored at Dunn Field. The fluorspar is partially processed fluoride mineral and the bauxite's aluminum hydroxide in a raw state. The samples are harmless as you can see from the information provided. What is important for the RAB and the community to know is that initially when we were placed on the BRAC list, we were told by DLA that the piles would probably remain in place for many, many years; however, we have lobbied

very strongly with DLA to have the piles removed and one of the good things about the closing is that we are beginning to remove the piles. Two piles have already been removed and because of the world demand for fluorspar we expect that the agency will receive the authority from Congress to sell the remaining seven piles of fluorspar that is in Dunn Field. Since the fluorspar is partially processed and has been there for a long time it is in a very fine powder form; it is the one under the aluminized cover. The world market prices are very high right now and the government is trying to sell while the prices are high, so we expect that in the next year most of the fluorspar will be sold and removed. Fluorspar is sold on the stockmarket and various contractors around the country that have a use for processing and making acid and other products. When the fluorspar is removed from Dunn Field the subcontractor comes in and loads the material on the truck, takes it down to the port, and puts it on barges going to the south usually through New Orleans to the east and west coast.

There are two types of bauxite; metallurgical and refractory. Now I'm going to open it up for questions.

Mr. Clay, "Are you saying that it will be all gone in a year or so?"

Mr. Holladay, "We are hoping that the fluorspar is gone within a year to fifteen months; however, at this time there is not a good market for the bauxite. The bauxite is not as high quality as the fluorspar, so the bauxite will probably remain for a few years after the Depot closes. We see that it is an eyesore to the community and we would like to get it removed and, we are pushing our agency to get it out, but without any worldwide demand for the material it is unlikely that it will move quickly. There are other bauxite piles up and down the river, the stockpile was put into place after World War II, and during the Korean conflict; these are minerals and raw materials that the U.S. was short on from a natural resource standpoint, so the idea of the government was to mass a stockpile of materials inland so that we would have it if we needed it in another war. The material would allow us to make aircraft aluminum and other sheet aluminum and we would have the fluorspar to make steel and other things."

Cynthia Buchanan, "You mentioned there were seven piles of fluorspar, how many piles of bauxite are on Dunn Field?"

Mr. Holladay, "There are three large piles of bauxite. Fluorspar is the gray, chalky item, bauxite is the reddish-pink material. So to answer your question a lot of the bauxite will probably remain. There is bauxite up and down the river in Granite City, Illinois, east of St. Louis, across the river and in Gulf Port, Mississippi, and several other places along the river store piles of bauxite."

Mr. Clay, "There seems to be a problem with the bauxite blowing in yards and houses nearby, is there any chance that the bauxite piles might be covered?"

Mr. Holladay, "We can look into that, but I don't think there is a problem with dust coming from the bauxite. It is a stagnant item, the material has been there for a number of years. We have had some recent complaints, after we sent the letter about the stockpile out last week. We had a call from a neighbor on Hays talking about some of the dust that is coming up in the air. We went out and investigated and found that along Person Avenue there is some private construction which includes a large removal of dirt and some truck moving in and out of there. When we do remove the material from Dunn Field, as the letter states, we have asked the contractors to observe a 5 miles an hour speed limit on their trucks and we are going to wet the roads and the material down to minimize the amount of dust."

Ms. Bradshaw (member of the audience), "I've been over there and the dust is just flying everywhere, white dust, it's awful."

Mr. Clay, "The complaint I've had is from off of Hearst."

Mr. Garrison, "This complaint has been going on for years, since during the 1950's and 60's about the bauxite erosion."

Mr. Spariosu, "Where is that street again?"

Mr. Clay, "Hearst, just off of Hays, right about where the big bauxite piles are."

Mr. Smith, "One thought I had is, if it's legal to give it away, I'll have to run it by Jordan English of TDEC, to use as fill material, that would get rid of it quick."

Mr. English, "I would give away just for aluminum, if you are just going to give it away."

Mr. Holladay, "I don't know if that possible, quite frankly, the government is sure going to try to sell what they can, we can look into these avenues of removal."

From the audience, "Is there any possibility that if a cap is put on the piles and that the material could be used as part of the cap?"

Mr. Spariosu, "I can't tell you off the top of my head, it would depend on the permeability of the material characteristic, it might be a possibility. It would still have to be covered with a type of clay and then covered for suitable vegetation."

Mr. Clay, "What are you talking about caps?"

Mr. Spariosu, "A typical remedy for a landfill is to put a clay, dirt cap on it. What the cap does is to keep rainwater from filtering down through and carrying the contaminants down to the groundwater. If water can't penetrate it, then it keeps the contaminated soil from being exposed on the surface and that is a typical solution for sanitary landfills and sites where things are buried. It is a kind of standard remedial action, we don't know that this will be decided on in this case. If that was the case then if this stuff is still around it might make a suitable cap."

Mr. Clay, "So we are talking about capping the entire Dunn Field?"

Mr. Jordan, "We are not even talking about it."

Mr. Spariosu, "We are not even going to talk about it until they do the investigation and find out what's in the burial sites and what we need to worry about."

Mr. Smith, "Find out what's there first, then probably remove it."

Mr. Holladay, "From our standpoint that's what we asked them to do, we feel confident that they will remove as many piles as they can, we feel that is a positive step for the Depot. I hear Ms. Bradshaw and Mr. Garrison talk about dust, we try to monitor that when the wind are up and stormy weather, our Environmental Office goes out to look for dust. If you have incidents when you think the dust is particularly bad, would you please call the number that's on this letter and let us know. I have not personally noticed or been observant of any dust coming off the bauxite. All the bauxite piles around the country and, I think there are about 80 sites, none of those are covered. You can help us out by contacting us. We will ask headquarters if that is a possibility to do that and to try to get a better feel for how long the bauxite will be there. Basically, it's a supply and demand issue, right now the fluorspar is in demand; therefore they want to sell it. Bauxite is not in demand. We will also pursue your questions about whether we can take some other actions, such as giving it away; or the Environmental Professionals can tell us if a cap is required."

Memphis Depot Redevelopment Agency (MDRA) --

Mr. Smith then introduced Ms. Cynthia Buchanan, Executive Director of the MDRA. Ms. Buchanan updated the RAB on where the MDRA is at this time. The MDRA is at this time evaluating three alternatives for the best uses of this Depot. We are going to show you these alternatives with preliminary evaluations from our board about what meets our goals. At this time she introduced Gene Burr, Project Manager of MDRA to review the alternatives.

Mr. Burr, I would like to review the alternatives, but on October 24, 1996 the MDRA will have their second public meeting to present these to the public. At the first public meeting we presented the economic analysis that the consultants had developed on redevelopment possibilities; we presented facilities analysis including the conditions of the buildings with their environmental cleanup status and what their potential is for reuse in the Memphis regional market. We are moving rapidly on this process; this is what we call a fast track cleanup operation, it requires a lot of cooperation, an intense level of activity over a short period of time.

At this time I would like to look at the three alternatives. Although we say there are three alternatives, these are really three different mixtures of uses; they are not clear alternatives. We do not expect to choose one of these, but a mixture of all three. These three alternatives are known as Distribution, Manufacturing and Community Development uses. We did meet a month ago with the MDRA and consultants, we also have four committees that most of you are familiar with that are designed to expand the variety of interest, expertise, perception and experience of the people that make a decision making group that the board has direct access to. We have less direct access to groups like the RAB and the community in general, but we were very encouraged by the turnout at the first public meeting where over 200 people showed up. I think people felt very positive about the information that they were given at that public meeting and we hope they feel equally satisfied about the efforts next week which will be a less formal gathering.

Mr. Burr then went into more specifics about the alternatives. In a sense all of these alternatives are community development; job creation is community development. This is a different type of community development from allocating a park, for example. A city park is shown on the proposed alternatives, as most of you know the City Park Commission has shown as interest in taking over the golf course and the park, and we hope this materializes because we want that facility put into general use. There are other common elements of these alternatives; there is some manufacturing and distribution type functions which makes sense in that most of the buildings on the Depot are already designed for this. However, we know that manufacturing jobs normally have higher wages than distribution, but distribution jobs because of the Memphis market these facilities are more likely to be attractive to users that would come into the area because of the advantages of centralized location and transportation. Common activities being considered are a training activity which is indicated because of the need for job training to attract new jobs, and a police precinct is actively being pursued by the Memphis Police Department which will be an asset to the community, and also mentioned is a business and industrial incubator to assist in generating new businesses. The other uses that vary from one alternative to another are the amount of manufacturing use and distribution use at the facility. One of

the areas that we are concerned about is the southwest corner is at the intersection of Ball and Perry which is the closest to the residents, we don't feel that we should introduce anything that is not compatible with those neighborhoods, and raises the quality of life in this area; this is one of the big question marks about what it should be. In the Community Development alternative they are suggesting some type of residential development; however, there are some questions about the appropriateness of this suggestion because of the concerns about cleanup. We have to assume that if this suggestion is to work the cleanup would have to be to residential standards. We would have to evaluate the market and see if there is a need in this area for additional housing then we would look at this alternative.

Those are the three alternatives, of course this does not include Dunn Field. At the present time all we can say about Dunn Field is that we recognize the potential of public open space on the north end and, it looks like a park right now all we need to do is carry out some of the environmental objectives and get it to a point where it can be safely used. It would be an asset to the residents in the Hays Road area. What is not reflected in these alternatives is that there will be a wide green landscape buffer around the industrial area so that if you live nearby you may still see the Depot but you'll be looking through a screen of trees. We are anticipating some kind of industrial uses on Dunn Field after the cleanup.

The demolition of buildings is the last thing I want to mention. We are considering demolishing the sheds on the west end and also we will have to possibly remove some of the World War II warehouses because of modern trucking, they are too close and more room is needed between them. We don't want to remove more than we have to because they represent an important part of our industrial architecture and they are eligible for the National Register for Historic Places which is something we all recognize as being important. The other two facilities that are shown for demolition are buildings 359 and 559, there is a couple of reasons for that, one is for access to the southern most row of the Typical 20 Warehouses and also to create an opportunity for a major entrance drive off of Airways into the Depot facility. We recognize that exposure for the police precinct is important, and there is also a proposal for a clinic in connection to the precinct on one or two of the alternatives. This will allow improved accessibility for the Depot and an opportunity to improve the appearance.

Mr. Smith, "Before we get started let's set a time limit for questions, about ten minutes, then we need to move on."

Mr. Williams, "As I understand it, about the Environmental Assessment for the Master Lease, I understand that Dunn Field is not part of the Master Lease, it won't be turned over to MDRA and I was just wondering why you are talking about development."

Mr. Burr, "That's long term."

Ms. Peters, "My question is, when you talk about the industrial site, and that's a part of 600 acres, why would you talk about a park, houses, and an industrial area. It's not good to put houses, and factories on the same site. If you are going to have an industrial area I don't know why you would suggest putting houses on it?"

Mr. Burr, "If we were talking 100 years ago, I would agree; at that time all the industry it was smoke stacks, environmentally dangerous to people to live next door to it. We are talking about 1996."

Ms. Peters, "I can understand that, I don't want nothing within five miles of my house in 2001, you aren't going to tell me that this is not going to cause environmental problems. I wouldn't even consider buying one of these houses, and I wouldn't let my children play on Dunn Field a hundred years from now."

Mr. Burr, "Does anybody live either on Ball or Perry, or close to that area?"

From the Audience (Ms. Bradshaw), "I live close to, but not on it."

Mr. Burr, "You live in that area now Doris, assuming what I mentioned earlier about the level of environmental cleanup, knowing there are going to be some attempts to make appropriate transition between office, industrial and residential uses, and we don't jam them together; tell me honestly how you feel about the ideal of residences on that corner of the Depot property?"

Ms. Bradshaw, "I don't feel that it is safe anywhere on the Defense Depot because as of now we don't even know what the Depot cleanup is about. That's what I'm telling everyone, I can't see past the cleanup. I wouldn't want anyone to live across the street from the Depot and they are living there with all this contamination on it. We have had enough, if they are going to put industrial, they need to make the whole area industrial and just cleanup the whole area. Now that's how I feel"

Mr. Burr, "I respect that, Kevin did you have questions?"

Mr. Clay, "I have a couple of questions. The police precinct you are talking about is that a full precinct or mini precinct?"

Mr. Burr, "I don't know the difference, but I understand they are talking about a full precinct."

Ms. Buchanan, "At this point in time, we're not, we can't say that anyone is going to do anything. All we are saying at this point is that the police are interested in having a presence."

They have to go through all kinds of red tape before they do anything, but we think it's a valuable asset, but we really can't say this is what is going to happen because we are really in preliminary activities. At this point we think a police precinct or a police presence will be a valuable asset. I just want to make one other statement about the housing, we are not advocating for the housing, I want everyone in this room to know that, the housing alternative came out of one of the groups on our housing/community committee, which is representatives from the community. One of those groups said absolutely no housing, the other group said let's consider some housing that's why it's on one of the alternatives, it is because we said OK, we'll consider it. We know that there are a lot of things that go well with housing, we have the same concerns that Doris and Johnnie Mae have, but it's on there to be considered. We want to hear what your comments are because that's going to have a lot to do with what ends up being on the Depot."

Mr. Burr, "Thank you, let me inject this. The way we are trying to evaluate this is to set aside our own preconceptions of what ought to be there and trying to look at it systematically so we are looking at a projection of five year employment, how many jobs does that particular alternative produce under these market conditions, we are looking at the annual wages that would be produced by each alternative, we are looking at the amount of capital investment that it will stimulate on the part of users, we are looking at community compatibility, that's a more difficult thing to measure, but involves some of the things I've discussed. We are also looking at how well that particular solution will generate cash flow because you know with the amount of space we've got out here and the number of buildings to maintain it's going to require a lot of money to operate the facilities, we are looking at the demolition costs for each alternative, at the construction costs and what each agency decides to invest in new roads, utilities, etc. , O.K., other questions?"

Mr. Clay, "I'm fairly new on the board, but I think the board should really consider putting a stop to any sort of reuse thoughts, plans, or whatever, until we have a guarantee that this place is going to be cleaned up, including Dunn Field. I think if we go on and start reusing this place we are never going to get Dunn Field cleaned up, the houses won't materialize, the police station won't materialize. The only thing that's going to happen is that Federal Express or UPS are going to get those warehouses left standing. I don't think it's right, I think we need to stop everything until we get something cleaned up."

Mr. Burr, "Well, that would be all right if the problems would disappear, but as planners we are not even going to have access to the facility for purposes of transferring the property until September of next year. In the mean time if we don't put our heads together and plan how it's going to be used we'll never find a way."

Mr. Clay, "If we don't put our heads together and talk about cleaning it up, including Dunn Field, all of this is just an exercise in futility and I think anything less than complete cleanup would be unacceptable."

Mr. Smith, "Kevin, I hear what you are saying, you are verbalizing the fears that everyone else has, but this is the best process we have and staying involved with this cleanup is important."

Mr. Clay, "I wish we would spend more time talking about cleaning it up."

Mr. Smith, "This was a mix, part of this is my fault, I have urged them to try to coordinate and talk to use about the reuse, so we would be working together."

Mr. Clay, " I just think the board should think about the cleanup. We all know it needs to be cleaned up."

Mr. Smith, " The next thing we are going to go into is about the cleanup, Mr. Garrison, do you have a comment?"

Mr. Garrison, "Evidently, Kevin, you weren't at Wilson World on the 19 of last month when Cynthia Buchanan told the people from Washington that we won't have it until it's clean."

Mr. Clay, "What I did hear her say is that she's not interested in Dunn Field. Did you not say that?"

Ms. Buchanan, "No, because Dann said I wasn't interested and that's not right. It's not that we are not interested in Dunn Field, we don't want it until it's cleaned up, so for the long term we are interested, but short term we are not interested in it for reuse, we are interested in it as far as cleanup."

From the Audience, "What about the areas outside of the confines of the Depot?"

Ms. Buchanan, " In terms of what?"

From the Audience, "Bridgeport Drive, Rozelle, etc. what do you intend?"

Ms. Buchanan, "That's not the reuse. I would just like to say in response to Kevin's concern about stopping any reuse until it's cleaned up. I guess I look at it just the opposite, if we push for reuse we are going to motivate them to clean it up faster. The City and County have said they are not taking it until it's clean."

Mr. Clay, "Who are we trying to motivate?"

Ms. Buchanan, "The Army and DLA."

Mr. Holladay, "I think the guarantee of the government is out there and what we have been about for 8 years and 4 years since the NPL designation was made is the full and complete cleanup of the installation. That's what the purpose of our environmental program is, and that's the purpose of this board to assist from a community's stand point and advise the Depot on the cleanup. I think you have the government's full faith and commitment that this what they intend to do. We have in writing that the purpose is of the Depot is to completely cleanup and remediate the installation. Now, if you are asking for guarantees, I don't know what else you can have other than the guarantee and the full faith of the U.S. government. I know that a lot of people do not trust the government at all levels at local, state, and federal levels but its been in black and white in the newspapers. It's the law, there is a Federal Facilities Agreement in which three separate parties talk about that process, there are signatures to those parties. The governor of this stated signed this agreement, he's the guy who is committed to and I think we are all committed, it's not going to happen overnight, but the commitment is there so I don't know what else we can offer."

Ms. Peters, "I want to ask one question, if the Depot had not closed and they had left this Depot open, would the people continue to work here or would you be having problems with them?"

Mr. Holladay, "No, the people would continue to work here as they always have."

Mr. Smith, "The cleanup started before the closure."

Mr. Holladay, "The cleanup started before that occurred."

Ms. Peters, "What I'm saying is if we sit here and say do not use any of this property until we cleanup Dunn Field, then by the time we do get ready the government will have changed the law where they won't have to do as much cleanup as they are going to do right now. Because the federal government is trying to change the laws, so we better try and get as much done as we can now. I know there will be a lot of people who will be out of jobs and those brand new building that costs millions of dollars cannot be contaminated. I'm concerned about the grounds around those building because I feel like the one building I went into as huge as it is some company could use it. I just don't think that building should be in the same classification as Dunn Field. I think that it ought to be separate, as long as you group all of this 600 acres you'll never use any of this place. Some of those brand new buildings could be used and somebody could get a job because I believe some of this land is not contaminated. My daughter worked here for 25 or 26 years and if they had kept this place open she would have had to worked until she was 55 before she could have retired and I don't believe she was going to leave unless she had too. My husband also worked here 30 years and if

the Depot was that dangerous how could he have continued to work here?"

Mr. Holladay, "That's my point, the Depot is not that dangerous, we work here every day. Don't get confused about the closure of the Depot."

Ms. Peters, "I think there should be some different language used, like a separation of states, the land should be separated to determine what is what here rather than every time we meet we are going to get on this spot over here. I believe that this should be an industrial place and a place where you would never consider houses. I think the wells nearby should be closed so that no one gets any part of this over here, even though they say no one gets anything from the water. That's how you get contamination is through the water."

Mr. Smith, " Ms. Peters, I think we need to move on down the agenda."

Mr. Williams, "I just want to say something then we can go on. At this table, I'm talking to the RAB members now. At this table we must show respect to each other at this table. If we don't show respect then we won't get nothing done either and the way certain things have gone, I do not like it. I don't know who is chairing, you or who. I think everyone who is speaking should be recognized by the chair and the way this thing is going I don't like it. I'm just speaking my personal opinion now."

Mr. Smith, "I'm sorry, I'm trying to keep us on schedule. The next thing we are going to talk about is about how we are going through this process of clearing the buildings. So I apologize to you Mondell, do you have anything else?"

Environmental Baseline Survey & CERFA Categories--

Mr. Smith then introduced Mr. John Martin of Woodward Clyde and Ellis Pope of the Corp of Engineers, Mobile. We are going to review the process of how these building are classified into CERFA categories.

Mr. Martin: One comment to make relevant to the reuse question, this is the fourth round of BRAC, nationwide screening installations for closure. We have been working on a site in Charleston for over three years working through this EBS process and just last week we have finally gotten permission to go final with their EBS. The difference between that round of BRAC and this round of BRAC is that President Clinton ordered this round of BRAC Fast Track. So basically in ten months we have completed our field work for an EBS in comparison to three years. The whole driver behind making the paper work that fast is the potential for reuse of the installation. It's Clinton's big push so that it won't be as much as an economical impact associated with the installation anymore, and the loss of jobs. So I think

the key is to getting this place cleaned up in a timely manner is to hang with the reuse plan, with the potential to create new jobs way out in front of the plan.

Tonight we are going to discuss how we have transferred some of the building that were listed in the Draft EBS as a CERFA category 7 to other categories. There are seven CERFA categories. They are: category 1 - areas where no storage, for one year or longer, release, or disposal of hazardous substances or petroleum has occurred. Additionally, includes areas where no evidence exists for the release, disposal, or migration of hazardous substances or petroleum products; however, the area has been used to store less than reportable quantities of hazardous substances. Category 2 - areas where only storage of hazardous substances in amounts exceeding their reportable quantity or petroleum products exceeding 600 gallons has occurred, but no release, disposal, or migration has occurred. Category 3 - release has occurred, but concentrations do not require a removal or remedial action. Category 4 - release has occurred, and all removal or remedial actions have been completed. Category 5 - release has occurred, and removal or remedial actions are underway, but all required actions have not yet been implemented. Category 6 - release has occurred, but required removal or remedial actions have not yet been initiated. Category 7 - areas that are not evaluated or require additional evaluation. Category 1,2,3, and 4 are suitable for transfer or lease; categories 5,6, and 7 are suitable for lease, but not transfer.

When the EBS is done we review the records, interview current and former installation employees, and check computerized databases that are maintained by EPA and TDEC that contain notices of spill reports, notices of violations, and some other types of records. After we review all of this information then we lump these facilities into different CERFA categories.

When we completed the Draft EBS we lumped all of the parcels into CERFA category 7 except one and that was because we had not reviewed all the information that was available. At the beginning we looked at areas that could be in Category 1, we found that areas around this facility could be considered as a Category 1 since nothing had been stored on the ground. But, because of interviews with employees we found that a potential problem could occur with residual pesticide applications for many years, that is a concern, but it does not fit into one of these categories. A lot of the real property can be in placed Category 1, although the buildings have been used for storage the ground outside these buildings have not. Again strict interpretation of these Categories would have most of the Depot in Category 1, but the BCT said that these parcels need to be reviewed for pesticides in soils and a lot of other things so they were placed in Category 7, which means that the area requires additional evaluation. The only building that was a Category 1 was building 360 because it has never been used.

After this was presented in July, the BCT began reviewing the parcels, they walked into each building, reviewing information and changed 58 buildings that could be Category 1. The 58 buildings that were changed to Category 1 are buildings like this building, the golf course club house, the military family housing, the rest of the buildings are brand new buildings like guard shacks and bus shelters; again I think we just didn't give you enough information about the changes. These building have never been used for storage of hazardous materials. We are not trying to take warehouses that have had hazardous materials in them and say these building are clean. This week we have begun a sampling analysis program to get more information about these facilities and run them back through this process and take them from category 7 because we will have enough information to properly categorize them.

Mr. Clay, "Is that the most current map? Are there 58 building on there in category 1?"

Mr. Martin, "Actually 38 are Category 1, the other 20 are Category 2-4."

Mr. Clay, "You have actually been through all 58 buildings to an extent enough to recategorize them."

Mr. Pope, "Yes, one of the things we have actually done just this week is to take some in the opposite direction. This building up here was Categorized as a 2, the building is OK, but it was built on an actual storage area. After reviewing historical records we felt we needed to go underneath the building and look at the soil and see if there is problem from the past usage. As you can see the map can constantly change based on review of new information."

Mr. Clay, "The balance of the buildings are still gray they have not been evaluated as close as those that have been moved up to 4 or higher?"

Mr. Martin, "The reasons for that is these parcels are scheduled for sampling by the BCT."

From the Audience (Mr. Bradshaw) - Are these buildings used for the same purpose in peace time and war time because I've got a diagram that shows that over half of these buildings were used as chemical warfare storage. I ask the Lieutenant Colonel specifically before the DERTF meeting on the tour if chemical warfare materials were stored on this base and he told me no. He was quite sure about this, I don't know where this diagram came from because it shows half of these place have chemical warfare."

Mr. Holladay, "I'm the guy that answered that. We have not stored chemical warfare weapon materials here at this Depot."

Ms. Bradshaw, "But it was a map that had it on the side of where Perry and Ball in that residential area."

Mr. Holladay, "If you can give us the document that you have we would like to see it."

Mr. Bradshaw, "I had this problem before because where you are saying is clean all those building had chemical warfare, they had a name chemical warfare building on them."

Ms. Bradshaw, "That's what they were called."

Mr. Garrison, "I think I can clarify that, starting in about 1974 through 1979 we were designated to store chemical warfare protective material here, like the clothing, in all the textiles buildings since the we have mass transported them to Ft. Howard."

Mr. Holladay, "We still do stock chemical warfare protective suits, but we do not nor have we ever stored chemical warfare materials."

Ms. Bradshaw, "We still have a map."

Mr. Smith, "Just Xerox the map and send it to me if you don't want to send it to them. I would like to see it."

Mr. Bradshaw, "It's a diagram."

Mr. Holladay, "We have been a Depot for 55 years stockpiling subsistence materials; food, clothing, things of that nature, never weapons or warfare materials."

Ms. Bradshaw, "Well, there was also a flame thrower building area where they tested flame throwers in that area down there, that's what I'm saying we've got maps and charts that saying one thing and you are saying something else."

Mr. Smith, "Just bring them to the Center"

From the Audience (Ms. Mills), "Let me say this Mr. Holladay, we had a meeting back in the Spring of the year where people came in and showed every warehouse and what was stored in it and they had flame throwers by some buildings. Now, I work myself in 529. Building 529 was a building for storage of bulk hazardous materials, 629 was venerable hazardous materials. A couple of months ago we had a presentation about these same buildings 629 and 529 and you said that these buildings were going to be destroyed, now these buildings have been upgraded. Do you know what upgraded these buildings? A brand new, shinny water fountain. I don't know what these meetings are about, every third Thursday I come here, nothing is discussed about our health, nothing is discussed about the water. Everything that is discussed is about the reuse of this property. Someone in this room is responsible for me as a co-worker here, Ms. Bradshaw as a

neighbor, and the community neighbors outside the Depot. I don't understand why we just sit here every month and discuss the same things over and over. You had people come here now from everywhere to give presentations. What are we accomplishing? What have we accomplished? We had superfund money that came in, that money went to Audabon Park."

Mr. Smith, "No, it didn't, no it didn't."

Ms. Mills, "They said they pulled a name out of the hat and money was used to cleanup the lake at the park because of a fishing rodeo."

Mr. Smith, "No, it did not."

Ms. Mills, "Yes, Mr. English and his friend said that there was no discrimination used. That this was dropped in the hat and this was the name they came up with it, that was in February or March."

Mr. Smith, "As God is my witness, I don't know anything about that."

Ms. Mills, "I do, I'm just saying why are we coming here every month talking about the same thing. Cynthia we've heard how you are going to reuse and reuse and nothing is in concrete yet."

Ms. Buchanan, "We are not cleaning it up."

Ms. Mills, "No, no this board is suppose to be about the community involvement along with the federal government involvement and when the community rise up or the employees rise up it is always squashed."

Mr. Smith, "I agree it's slow, I agree that's it's frustrating, I don't agree that nothing been done. I don't think anything would have been done if we weren't here."

Ms. Mills, "I seen them sampling, will we get an actual report about sampling?"

Mr. Smith, "I've got information about sampling, come by the Center anytime you want, sit in the quiet, no one will bother you, I have the reports you can sit at a table and review all the reports." I have the back copies of any reports that you would like to see."

Ms. Mills, "Dan is anything ever going to be done about the employees health around here?"

Mr. Spariosu, " Yes."

Ms. Mills, "When? What type plans do you have?"

Ms. Spariosu, "Well, we have been preoccupied over the last few months with two things; one is getting the Interim Remediation at Dunn Field going, the other is for the main installation meeting the BRAC requirements in classifying the environmental conditions of those buildings. We have been talking about cleanup plans, we have been planning the sampling program, and that's going about as fast as it can possibly go and I want to correct one thing. The cleanup here is not funded by Superfund, it is funded by the Department of Defense and the Defense Logistics Agency, so it's not Superfund money. Superfund money is for sites that have been abandoned where there are companies that have gone bankrupt or have left the site and can't pay for the cleanup. Here DOD is the one that occupied it, contamination came from their activities while it was a DOD site so they are paying for the cleanup, it's not the Superfund. I'm not going to sit here and tell you a lot of promises I know what's going on because I'm here quite a bit."

Ms. Bradshaw, "But the community don't know and the employees don't know. The community is frustrated because the BRAC team got this fast cleanup and we feel like they are shoving it down our throat and it's your decision, it's not the community's decision which it should be."

Mr. Holladay, "The community here is represented by the State of Tennessee in the signature of the Federal Facilities Agreement."

Ms. Bradshaw, "But the community is the people that live in the impacted areas, the stakeholders and from a meeting that I had in San Francisco this RAB Board is not set up properly like it should be. Because it's the community's decision all the agenda and everything is shoved down the community's throat, deciding the presentation. The community want to talk about things about what we want done. We haven't had that opportunity."

Mr. Bradshaw, "I got a question. You keep referring to the Federal Facilities Act."

Mr. Smith, "It's an agreement, a contract between the state, EPA and the facility."

Mr. Bradshaw, "They discussed this at length at the DERTF meeting their main concern was that the governor of the state would make a backroom deal with EPA and the other. If this was a Superfund site would you go out there and clean it up? They wanted to know who would be responsible for additional contamination if it occurred. Would the government be responsible or the new tenants be responsible for it? The question I'm really getting at is this, if the Governor wouldn't have signed the Federal Facilities Agreement."

Mr. Smith, "We wouldn't be doing a cleanup. We would be doing anything."

Mr. Bradshaw: "Would the Defense Depot be liable for the environmental acts they transgressed?"

Mr. Smith, "They are paying for it now."

Mr. Holladay, "The Defense Depot and the Defense Department is responsible for the cleanup of the facility. We need to get back to the agenda and stick to the point of the meeting."

Mr. Smith, "Kenneth, I don't know what to tell you, come to the Center and we'll talk, please."

Mr. Holladay, "There is an item on the agenda at the end that Larry's going to talk about."

Mr. Smith,, "I can't think of a better time than now. What we have talked about all of us doing some type of self evaluation, the RAB members. What we are doing, are we wasting time, are we accomplishing anything, what would happen if we weren't here, what would happen if we didn't have access to everything; there is a whole list of things, just because you don't see the whole place cleaned up immediately we don't always agree. It's for us to take some time and maybe come up with some type of form or something. I just thought I would throw this idea out, maybe a questionnaire, maybe something along that line. We can just take a few minutes to look at the RAB process. Some of us have been on here for nearly four years, look back over what has gone on, the information we have learned and kind of what we are going to do with it. Are we getting out in the community enough, what's going on? Self evaluation or questionnaire, whatever we want to call it."

Ms. Young, "I think that is a good idea Larry. Even though Kevin and I came on the Board at the same time there are a lot of things that I listen to that I've heard for the first time that are self explanatory to me. This does not necessarily mean that my counterpart understands what's going on. So there is going to be questions, I can't see that a lot has been accomplished these three or four months that I've been on the Board. There seems to be a whole lot of confusion. I don't know if what the cleanup team is doing has been explained to the fulfillment of the community, the Board may understand, but the community still has questions and I think that if maybe sometimes a little more time needs to be taken to explain certain issues, what's being done, not just give them the issues, but this is what we are doing about this. But, when you make a presentation and people don't understand what it is you are doing next then it's almost like every month we repeat the same thing and they don't know during that process what has been accomplished. I feel like something's being done but if I had to sit here and put it on paper."

Mr. Smith, "I think the reuse has confused things."

Ms. Young, "Yes, I really do. It's almost like you forgotten about cleaning up and all we are talking about is about what we are going to put in its place. But you can't do it until cleanup takes place, but you need to keep saying that."

Mr. Smith, "I was thinking of some way of writing out, I guess a questionnaire is the best word for it where we all look at how the RAB is run, I mean everything. Is it run all right or too autocratic or not autocratic enough. I don't know, just all of us need to sit down and discuss this,"

Ms. Young, "I think people should be allowed to speak but their should be a gatekeeper, sometimes meetings get out of hand, you loose your focus. I think that with a meeting that last an hour and a half a time limit should be put on things because you'll get to a place where you won't have anyone attending because they are too long and drawn out and nothing is being accomplished."

Mr. Smith, "What is too long, I personally two hours is more than enough for a board meeting, maybe an hour and a half."

Ms. Willett, "I can concur with what she said. I also have often wondered why the media is not here and why we can't provide more information to the community."

Ms. Peters, "Larry can I ask a question? You know we received information in this envelope, I would love for the community to receive this information. It tells you why you have a RAB, how a RAB came about, what a RAB does, how RABs operate, how far a RAB can go, another words what RABs mean to the community. Maybe it's because they don't have the same information that the Board has, and when you receive a packet like this three days ago the RAB hasn't read it all either. I glanced through all of this, but I really need to read this about what a RAB is about and what accomplishments they make. We need to separate the cleanup and identify the buildings that were never contaminated because people make spills today and they clean them up that day and that means that building did not get contaminated. My husband worked in medical and they broke boxes of medications and stuff all the time if they had let it lay there then it would have contaminated that spot, but it was cleaned up that day. So what I'm saying is that I can't speak for all buildings, but I know they cleaned up what they spilled everyday. You also need some way to identify everything instead of lumping everything together. When you are going to talk about environmental you are going to talk about the water, the contamination. It is never separated. Let's just have a meeting on one or the other how it's going to be cleaned up or how we are going to use this land. We should not listen to all of this together, it's confusing."

Mr. Smith, "You just gave me four questions I'll put on this questionnaire."

Ms. Peters, "I'm just trying to help."

Mr. Smith, "I know."

Mr. Williams, "I appreciate you opening the floor, I really do, but we need to get back to this agenda, we are going to pass two hours here in a minute."

Mr. Smith, "On the self evaluation I'll send everyone a draft and we can talk about it and add to it and then we'll go on from there."

Mr. Williams, "We'll call a special meeting for that."

Mr. Smith, "All right."

Mr. Holladay, "Kevin, one of the reasons that we put that back on the agenda is the questions you ask at the RAB last month. Does that satisfy your curiosity or explain it."

Mr. Clay, "I'm at a high level of confidence about what you are talking about. You did a good job bring me up to speed on it."

Mr. Holladay, "The idea is that it is permeable, it can go to a higher category or to a worse category."

Mr. Clay, "It looks like the final map still has gray."

Mr. English, "I don't know if I need to say anything about this or not. I was going to give a few specific examples about the decision making that went on. The map that you didn't see was basically a white sheet of paper. It follows the strict interpretation of the CERFA Categories with regards to areas where no storage, for one year or longer, release, or disposal of hazardous substances or petroleum products has occurred. They followed the letter of the guidance at that time and they presented that to the BCT. The BCT took it and said wait a minute, that maybe what the letter of the guidance said but we are not sure the areas are clean. I've been in the environmental business over ten years and we don't like it when we think we might have a problem and somebody says there is no report that says there is a problem. We call that the head in the sand attitude. What we like to do is to say we think there has been a problem, we want to screen and sample to understand whether there is a problem or not. This is why we moved most of those parcels from white (no problem) to gray, which says we are going to screen these out or in, which ever way they go. They are going to go to wherever they need to go for further action. Gray or Category 7 means you are going to look at it, or screen it. To screen it mean that you are going to look at it in a biased way where you are looking for the problem. There is a margin of error. Let's take an example, you go to a machine shop where materials were probably spilled or stored. You go to those areas and look for the contamination there. If you don't find contamination at a hazardous materials warehouse at the door

where the stuff was probably swept out there is a good probability that there is not any there. Those are the types of screening that we are talking about. These are not areas where we know we have problems, these are areas where we suspect we might have problems. Using a common sense approach to save your tax dollars because we all pay money into DOD through our taxes. If we find out we have a problem we move them to a higher level of investigation in categories 5 or 6, where a release has occurred and we'll start investigations to fully define it and understand it. This is what happen when you see this map go from gray to some white buildings. We have reviewed these buildings and changed them into the appropriate category. Some of these areas that were changed to Category 4 were battery charging stations, the spill is when corrosion occurs around the top, that is a spill. We looked at these areas, they were clean, the only areas we were concerned about was the doorways next to these areas where something could have been swept out. These areas are still going to be investigated. Those buildings, however, we do not believe are a problem, they have clean, shiny concrete floors, the material has been cleaned up. That's how we went from a really white map which you guys never saw to where the BCT said they were going to walk through and try to determine if some buildings can be used. The areas around buildings are where we are concerned not the buildings themselves. In the last few days we believe that an area was overlooked that had open storage, building 925 and 949, we decided it was important to investigate those as category 7 contamination and that's what we intend to do. We changed these buildings from a blue, Category 2 status, at least 925 to a gray, category 7. That's the way the process works, tomorrow we may get new information and we may change another facility."

Mr. Williams, "It might have been helpful to the us to have a map of the Depot with the different colors of the warehouses that might have been better than just the definitions."

Mr. Martin, "It's in the handout that was given at the last RAB meeting."

Mr. English, "I want to make a comment while I have a chance here. I think it is important for the RAB members, and I'm a RAB member, to be introspective and look at ourselves and see if we are doing our jobs right. I think you will find that this information that you received discusses how RABs perform and function. Part of what a RAB is designed to do is to take the information back to the community that you serve. When you became part of this RAB there was an application that listed what community interest you serve and you were allowed to fill out those different boxes as many as you like, for what group you think you represented. Well when you signed on to do that you also signed on to take that information back and in my opinion you didn't sign on to take your own opinion back to the community. I'm not saying you do or don't, I'm saying you signed on to take the information that was presented back to your

community. You are also there to take your community concerns and bring them back here, that's what the RAB process is designed to do. To that end I'm not sure that we are being as effective as we need to be. Now I'm a little different I'm a state worker, if you consider that the government workers are all in this together then I'm sorry, I can't help you. I'm here to tell you, we're not the same entity. We work together to try and reach a common goal that is to cleanup the Depot and turn it over for reuse. I represent the State of Tennessee, I was doing environmental work long before the Depot became an environmental problem. Dann works for EPA and he represents a different agency. There are three different agencies here that are working to do this, we have disagreements. We have had disagreements today, we had disagreements yesterday about how things are to be done. I kind of wish there was a way for a RAB member to spend a day in one of our knit picking sessions that we spend here all day when we try to figure out the best way to deal with this stuff."

Mr. Williams, "I volunteer."

Mr. Clay, "I have one comment, I think I have been fairly respectful of other people; however, we have financial limits, I don't mind giving my time, but I don't think we have the budgets to photocopy this and hand it out, we can't stay on the phone all night with everybody. If there was any assistance along those lines it would be extremely beneficial to us getting the work back to the community. At some point this room would not be big enough if we were getting the information to them because they are all going to want to come and partake of the information themselves."

Ms. Estes, "Then we'll move the meeting, if this occurs. This was the RAB's choice to meet here and if it becomes too crowded then we can move to another location."

Mr. Clay, "One more comment and I'm ready to go. We probably need to have an organization meeting, or training or retraining. I think I would benefit from it, because I have ton of questions. We have all the consultant here I don't know where they are coming from or how they were selected. I've got other consultants I would like to be considered to do these same tasks."

Mr. Spariosu, "Put that in the questionnaire. I think that would be most helpful. One of the things I've been planning is when we determine cleanup levels I would like to spend one RAB meeting discussing that. If there is anything else that people feel they could use, I can't tell from my perspective, you would have to tell me I'll do my best to discuss it."

Mr. Garrison, "I've got one quick thing about the community talking about they weren't notified. Without a doubt every meeting has a legal notice in the paper."

Mr. Clay, "You can't expect the whole community to take the newspaper and read the notice."

Mr. English, "Well that is what this board is designed to communicate with the community. You are concerned about not having the material available. I know the Depot has volunteered on many occasions to provide you with materials to take to your community organizations. It may have occurred, I'm not saying it hasn't but I haven't seen any visible outpouring of, Hey, I need this to take to my group here or there. I have volunteered my time, I will still volunteer my time to explain things to people to the best of my ability."

Ms. Bradshaw, "The first thing you need to understand is, no disrespect to you, in 1985, the community was at a meeting and asking questions because they had health problems back then. After they ask the Defense Depot if something happened, it's in evidence that the Defense Depot caused these people to have cancer, and other diseases that was over in the community. They said no. O.K., then you come back and five, six, seven years later and said there is a contamination problem. So, people don't trust DOD, the community don't trust, you done lost that trust and until you build that trust back people are going to reject it and when you talk to them about DOD and they are going to do what they want to do."

Mr. Smith, "Part of the process is what we are going to try and see what we're suppose to be doing and get that information out. Whether they trust us or not, I don't know. "

Ms. Bradshaw, "What I'm saying is the Board needs from the community standpoint."

Mr. Smith, "Now we need to go on to Julian Savage of the Corp of Engineers in Huntsville to update us on the on-site sampling program."

On-Site Sampling--

Mr. Savage--I'm going to talk about on-site testing that is going on right now. We have a three phase approach that we are looking at. We are looking at the BRAC sampling, the screening sites, and some area sampling. The BRAC sites are the remedial investigation sites that the state and EPA in agreement with the Depot chose to be sampled. The screening sites are where we think there has been some contamination and we want to look at them. The BRAC sampling has started this week; they are taking soil samples now and they are going to analyze those samples for contamination. The next phase is, if in the event there is some type of contamination; if they'll do more sampling and they'll determine the extent and they'll remove the soil and deem the site to be clean. They will then produce a final report with a map of the sites where the test were taken and it will be available for you to review.

Mr. Smith, "On that, it reminded me of something, Doris, if you have that map would you please provide that map to us."

Ms. Bradshaw, "It was in the library."

Mr. Smith, "You got it, make a copy and bring it to them."

Ms. Bradshaw, "I have a question. When you doing these samples are they done by an independent lab or just CH2M Hill? We want to know what that independent lab is."

Mr. Savage, "CH2M Hill and also a quality analysis and quality control check that is done by another lab which is South Atlantic Division, that is a Corp of Engineer's lab."

Ms. Bradshaw, "They are related."

Mr. Savage, "No, no, they are an independent laboratory. Two totally different laboratories."

Mr. Spariosu, "And EPA will come in sometime during the process and do an independent check using our laboratories too."

Ms. Bradshaw, "I was just wondering what the checks and balances are."

Mr. Smith, "Let me get Kevin first, then Kenneth."

Mr. Clay, "I've just got one thing to Mr. Garrison, I'm very sorry for snapping at you."

Mr. Garrison, "About the newspaper."

Mr. Clay, "I'm from the community here and I know that not everyone takes the newspaper, I'm a former paperboy so I know. I don't know if it's insensitive or just something else probably for you to think that everybody takes the newspaper and read it. We take the newspaper on Sundays and look at the sales and death notices primarily. I just wanted to say I'm sorry that I snapped at you."

Mr. Smith, "Kenneth, go ahead."

Mr. Bradshaw, "O.K., I've got a couple of questions. Do these labs do blind testing or what?"

Mr. Smith, "Yes."

Mr. Bradshaw, "How did this place get to be an NPL Superfund Site if it is clean as you say it is."

Mr. Smith, "They haven't tested it yet Kenneth. That's what they are doing. They are on the NPL because of Dunn Field, they know

it's dirty. They know about the problem at Dunn Field, what may end up happening is that the problem may expand if they find something in these tests, so you got to let the man do his tests."

Mr. Bradshaw, "It's not an NPL Superfund site now?"

Mr. Smith, "It is, yes."

Mr. Bradshaw, "How did it get that way?"

Mr. Smith, "Because of Dunn Field."

Mr. Bradshaw, "It wasn't any contamination over here?"

Mr. Smith, "They don't know, that's why they are doing the tests to find out. I've been pushing for them for two to three years."

Ms. Bradshaw, "I though tests already been done on this site?"

Mr. Smith, "Some, but not enough."

Mr. Bradshaw, "We have reports of storm run off."

Mr. Smith, "I know, I was right there when he drilled the hole. I asked him to do it, this is more."

Mr. Martin, "Just a quick comment about how a site gets on the National Priorities List, it is with a records search and EPA has a protocol where they go through all the records, they don't do any sampling. They look at all the records then they add up the score and they have relative scores and it's based on the scores. They look at the whole Depot as one piece of property and that score ranked high enough for the whole Depot to be placed on the list. If they looked at Dunn Field separately from the main installation; the main installation would not be on that list."

Mr. Smith, "Let's go ahead and adjourn, we've lost half of our member anyway."

The next RAB meeting will be on Thursday, January 16, 1997, at 6:00 p.m. in the Commander's Conference Room

Restoration Advisory Board Members

Mr. Larry Smith	Community Co-Chair
Mr. Eric Holladay	Defense Depot Memphis
Mr. John Garrison	Citizen Representative
Mr. Dann Spariosu	EPA
Ms. Elizabeth Young	Citizen Representative
Mr. Jordan English	TDEC
Mr. Dave Bond	Citizen Representative
Ms. Veronica Smith	Citizen Representative
Mr. Mondell Williams	Citizen Representative
Ms. Karen Blanks-McGlown	Citizen Representative
Mr. Kevin Clay	Citizen Representative
Ms. Willie Mae Willett	Citizen Representative
Ms. Johnnie Mae Peters	Citizen Representative

Others in Attendance

Colonel M.J. Kennedy	DDMT
Ms. Denise Cooper	DDMT
Mr. John DeBack	DDMT-BRAC Transition Coordinator
Mr. Mike Dobbs	DDRE
Ms. Cynthia Buchanan	MDRA
Mr. Gene Burr	MDRA
Mr. Jeff Waugh	Army Environmental Center
Mr. Julian Savage	Corps of Engineers - Huntsville
Mr. Terry Williams	Corps of Engineers - Huntsville
Mr. Ellis Pope	Corps of Engineers-Mobile
Mr. Kurt Braun	Corps of Engineers-Mobile
Mr. John Martin	Woodward-Clyde
Ms. Sue Estes	ME3, L.L.C.
Mr. Mark Corey	Ch2M Hill
Mr. Kenneth Bradshaw	Citizen
Mr. Russell Ray Anderson	Citizen
Ms. Lessie Brady	Citizen
Ms. Doris Bradshaw	Citizen
Ms. Betty Mills	Citizen
Mr. Roscoe R. McWilliams	Citizen
Ms. Hattie Chism	Citizen

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