



THE MEMPHIS DEPOT TENNESSEE

ADMINISTRATIVE RECORD COVER SHEET

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THE MEMPHIS



INTERVIEW WITH EUGENE BRAYON - RAB MEMBER



Eugene Brayon has been a member of the Restoration Advisory Board (RAB) for more than a year. He has lived in the Depot neighborhood for more than 31 years. He divides his time between his community and church activities and enjoying the company of his active young grandson. In a recent interview he shared his thoughts on the restoration activities at the Depot.

Q: How did you come to be involved on the RAB?

A: I was approached by my neighbors and fellow members of the Rozelle Community Club after our original representative stepped down from the RAB. We all believed our neighborhood should continue to be represented on the Board to discuss the Depot's environmental activities, and since I had been a chemistry and physics teacher as well as a school administrator, I believed I could assess and evaluate some of the work that was being done for others in my community. It is a duty and privilege to serve on this important community advisory group.

Q: In your opinion, what concerns the community most about the environmental issues at the site?

A: We worry about the number of people who have developed cancer in our community and if there is any possible link to the materials stored at the Depot. Some people think there is, no matter what the environmental testing shows. There has been such a distrust of government over the years that until an independent company performs the same tests, some members of the community will not believe the restoration work is being done well.

Q: What methods of communicating with the community do you believe work effectively? What other methods should we explore?

A: I have asked my neighbors if they are receiving and reading the Depot newsletter and update notices—they tell me they are. I think it is a good way for the Depot to stay in contact with the community and report on the environmental cleanup.

Another good way to provide information is through the radio stations. Many people get their community news over the radio. The Depot should ensure that community updates are delivered to the radio stations for airing.

Lastly, the community around the Depot is tightly connected by their churches. The Depot should correspond with the leaders of the various congregations and offer to be available to update the parishioners. The congregation will decide on the opportunity that is appropriate to each church.

Q: How do you think the RAB is operating? Is there anything you would like to change?

A: Recent presentations made at RAB meetings have been very informative and well-suited to the community interest. However, I believe there could be an appropriate role for the RAB in monitoring the decisions of the BRAC Cleanup Team. When ever possible the RAB members should be a major participant in the BRAC decision making process—there is progress made each month that I would like to hear reported at each RAB meeting. I would also like to know the results of the community's recent telephone health survey. Perhaps there will be an opportunity for the coordinators of that survey to speak about the results at a future RAB meeting. □

UPCOMING RAB MEETINGS

Restoration Advisory Board (RAB) meetings are open to all community members. You are invited to attend and learn about the environmental remediation program and to raise issues of interest or concern with members of the Board.

**RAB
meetings
are scheduled
on the 3rd
Thursday of
each month**

Meetings are held in the Commander's Conference Room, Building 144 at the Depot, 2169 Airways Blvd., Memphis, TN. Park at Gate 1 and enter through the side doors. The next meeting will be held on:

May 21, 1998

It will include a tour of Dunn Field.
Please wear appropriate footwear.

TDEC: PART OF OUR TEAM

The Tennessee Department of Environment and Conservation (TDEC), Division of Superfund (DSF) office is located at TDEC's Memphis Environmental Assistance Center, 2510 Mt. Moriah, Suite E-645 in the Perimeter Park office complex.

The State of Tennessee has been involved with the Defense Depot Memphis, Tennessee (DDMT) since 1984 beginning with the division of Solid Waste Management within the former Tennessee Department of Health and Environment. DDMT was declared a Tennessee Superfund site on May 23, 1985. Although DDMT was removed from the

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Depot Redevelopment Corporation DEVELOPING A VITAL BUSINESS AREA

In February, Executive Director Jim Covington and Project Manager Gene Burr of the Depot Redevelopment Corporation (DRC) updated the Restoration Advisory Board (RAB) on the accomplishments and the future activities of the

expecting to add another 50-100 production line jobs in the near future. The Police Department intends to occupy the site within two months, operating a full precinct with approximately 100 officers on staff.

The DRC proposes to treat the edges of the complex with substantial landscaping for an immediate visual improvement. Some landscaping will be completed in the first two years, while other improvements will be made over the course of the next five years.

In response to neighbors' concerns about heavy truck traffic, the DRC Board has required this type of traffic be restricted from entering or leaving the facility by either Perry Road and Ball, where most of the residences face the property. Access will be provided from Airways Boulevard and Dunn Avenue.

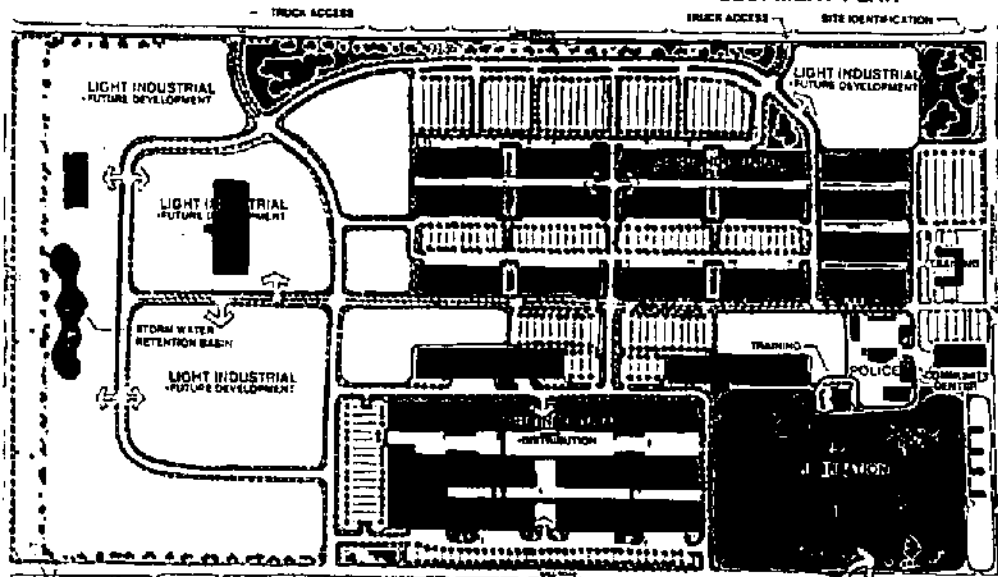
Facilities for the Homeless Service Agencies

The Depot has accepted proposals from local homeless service agencies for the use of the houses on site. Four duplex units at the east end of the Depot will be transferred directly to the Memphis Inter-Faith Association (MIFA) for use by the agency. Another building will be leased to the Memphis Leadership Foundation so that it can expand its pallet factory operation and hire homeless adults for jobs to which they may not otherwise have access.

Dunn Field

The environmental cleanup of Dunn Field will be a more lengthy process than the main installation. The Park Commission is interested in

Recommended Alternative MEMPHIS DEPOT REDEVELOPMENT PLAN



DRC. Their plans to bring new jobs and business expansion to the community are beginning to take form.

The Depot Redevelopment Corporation (DRC) is a joint creation of the City of Memphis and Shelby County. Redevelopment of the Depot property is undertaken on behalf of the two local governments.

The fundamental goal of all DRC activities is to bring new businesses and jobs into the community. Throughout the past year, there has been significant interest in the Depot property by many organizations. The DRC staff has been working steadily to balance the interests of the local neighborhoods with that of the new industries who are prospective tenants.

Public Agencies

The DRC has involved local public agencies in the redevelopment. One of the most significant additions to the site is the new southeast precinct of the Memphis Police Department, operating at the Airways Boulevard entrance to the Depot. Interest in the site has also been expressed by the Memphis Park Commission and State Technical Institute.

New Jobs

The DRC anticipates between 3,000-3,500 jobs will be generated at the site within the first five years. A total of 4,500 future employment positions are expected for the site.

McAuley's Potpourri, the first company to sublease, moved onto the site with 300 jobs and is

Existing Buildings

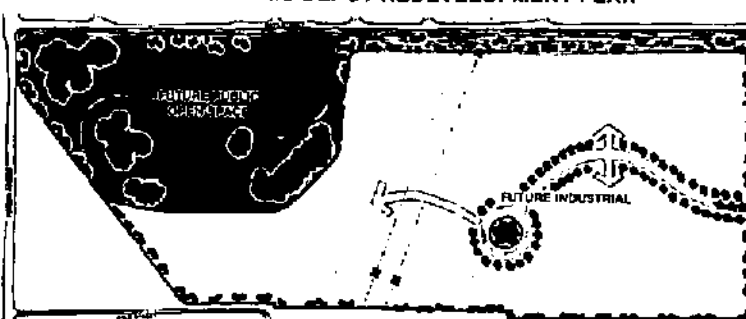
The challenge of redeveloping the Depot property is to effectively reuse the buildings that remain on site. Some structures were built specifically for rail access in 1942 and now pose certain limitations for access by truck traffic. Some buildings are now obsolete and are deteriorating due to the nature of their construction. Other structures, built after the 1950s, are more marketable for today's industrial standards and offer a great potential for new business to this community.

The first major construction project on the Depot property will be the establishment of an entrance off Airways Boulevard through the middle of the installation. This will result in the elimination of some warehouses for better truck access and closer parking for employees of new businesses. This construction project is expected to be completed within two years and will dramatically improve the appearance of the facility.

Landscaping

As an industrial complex, the Depot does not provide the most pleasant view for the residential neighborhoods that have developed on the north, west and south sides of the facility since 1942.

Dunn Field MEMPHIS DEPOT REDEVELOPMENT PLAN



a small area of Dunn Field without environmental impacts. The DRC has requested that, as part of the public benefit transfer for community park space, the remainder of Dunn Field be retained by the Army until it is remediated. When it is cleaned to acceptable standards, the Army will make it available through a competitive public sale.

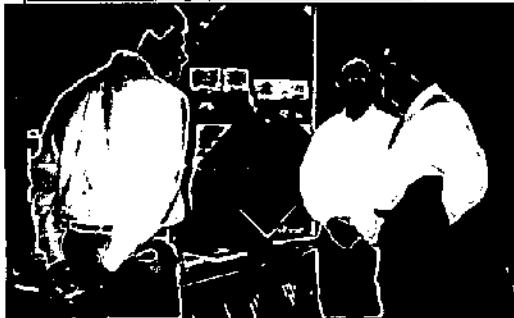
Next Phase

Marketing activities will continue throughout the site improvement activities. In the next phase of marketing, the DRC will be in contact with companies that desire business property on industrial-zoned property with easy access to the airport and Interstate 240.

The original projection for leasing was to fill one building with new tenants during the first year. The DRC is pleased to be ahead of their estimates for 1998, with McAuley's Potpourri already occupying two buildings. □

COMMUNITY INFORMATION SESSION

The Department of Community Information Session at Cory Junior High School on Thursday, February 19, 1993. The Depot Environmental Division was joined by representatives of a number of federal, state and local government agencies, along with our environmental contractors, to update the community on the overall progress of our



Rab member John Garrison (R) speaks with OHM Remediation staff.

environmental restoration program and to invite you to give us your candid feedback on our activities.

Here are some of the questions that your neighbors asked about the environmental and redevelopment activities.

Q: Why did the government identify the Memphis Depot as a site for environmental cleanup activities?

A: At the same time that Americans were becoming aware of the need to protect the environment, so was the government. In 1980 the Department of Defense (DOD) began the Installation Restoration Program in response to the Environmental Protection Agency's (EPA) Superfund Program. The Federal government was required to conduct an initial environmental assessment of each Defense facility in the country. Their initial investigation of the Memphis Depot showed there were areas of concern that needed further attention.

Scientists from the U.S. Army Toxic and Hazardous Materials Agency (USATHMA) conducted an investigation to identify the locations where waste may have been disposed (buried or spilled). They interviewed employees, reviewed site records, and examined aerial photographs for clues about the extent of the impacts to the soil, groundwater and air.

In 1991, the EPA completed a Hazard Ranking System (HRS) survey of the Depot. The groundwater migration pathway score, the surface water overland/flood migration component and the surface water migration pathway score resulted in an overall HRS score sufficient for EPA to propose the Depot for placement on the National Priorities List (NPL).

In October 1992, the EPA added the Depot to the NPL to ensure that the Depot would receive the assistance and guidance needed to conduct a thorough cleanup.

Q: What is being done to clean up the groundwater contamination at Dunn Field?

The groundwater pump and cleanup project is in progress. Environmental field workers have been installing a system at Dunn Field that will pump the affected water in the affected area so that the impacted water can be collected and removed for treatment. There will be seven pumping wells (also called recovery wells). The City of Memphis has agreed to pipe this water through the sanitary sewer lines to the water treatment facility, where it will be cleaned through the facility's normal waste water treatment procedures.

Q: I am concerned about the use of pesticides on the golf course area when it was in use. Was my family exposed to something dangerous?

A: The pesticides formerly sprayed on the grass at the golf course included a compound called Dieldrin. Soil sampling revealed low concentrations of Dieldrin in the top soil on the east side of the Depot that are above the EPA's allowable levels for residential areas. The BRAC Cleanup Team and the Tennessee Department of Health are reviewing the testing procedures and results to determine the appropriate follow-up activities.

Dieldrin is a compound that attaches to soil and grass. It is not expected to have spread off the Depot because the property is well-wooded with little erosion. The Depot Environmental Team are

Denise Cooper, Depot Environmental Team Member, discusses the site cleanup process.



interested in any information that neighbors can provide about their memories of the spraying - what people saw, experienced or heard about from others - to help them understand how it was applied and determine if the cleanup efforts should be expanded in this area.

Q: How can residents help the Depot, when they don't know what to look for?

A: The Depot environmental staff are asking area residents to consider what they remember about activities on or near the Depot. There are stories about dumping of materials off-site, but no one has been able to confirm where this activity may have taken place so the Depot staff could begin to investigate. Residents could assist by informing the Depot staff of anything they witnessed or heard in the past about bad environmental practices. Residents could also contact ATSDR, EPA or TDEC with information or questions.

Q: Are any companies offering employment to former Depot employees? Are incentives offered to these companies to re-hire former employees?

A: According to Gene Burr, Program Manager of the Depot Redevelopment Corporation (DRC), the Private Industry Council received a federal grant for retraining former Depot employees. It was a significant incentive to help redirect federal employees into new jobs which will become available. The Private Industry Council will continue to work with the new industries as they come on-site to consider and contact former Depot employees for new jobs. □

TDEC: PART OF OUR TEAM

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Tennessee List of Inactive Hazardous Substance Sites (the Superfund list) on November 10, 1996 (because of the RCRA Part B Permit exclusion rule), TDEC/DSF continues to actively participate in the environmental cleanup and reuse project underway at DDMT.

The Division of Superfund reviewed two previous phases of the Remedial Investigation at DDMT, in 1990 and 1993. The third phase of the Remedial Investigation is currently underway. TDEC provides oversight to the DDMT cleanup project through a Federal Facilities Agreement (FFA) among the Defense

Logistics Agency, EPA and TDEC, which was implemented on March 6, 1995.

- Jordan English serves as the TDEC representative on the BRAC Cleanup Team (BCT). Mr. English is also a member of the Restoration Advisory Board (RAB).
- Terry Templeton assists the BCT by serving as the State's Project Manager for the Depot project.

Mr. English and Mr. Templeton ensure the Depot complies with relevant laws and procedures by providing state regulatory oversight. Their responsibilities include review and comment on all types of investigation and cleanup related documents. They also visit the Depot to observe field activities, to take

photographs and to collect duplicate samples to verify procedures and laboratory determinations. Both Mr. Templeton and Mr. English participate in BCT meetings. TDEC also provides oversight and assistance for non-Superfund issues and activities such as asbestos, lead-based paint, and petroleum, oil and lubricant contamination and cleanup. TDEC also provides assistance with BRAC issues such as Depot reuse and parcel categorization. TDEC is committed to the proper cleanup of DDMT to ensure the community and the environment will be protected and the facility can progress towards productive and expeditious reuse. □

FOR YOUR INFORMATION.....

The Information Repositories are at the following locations:

The Depot, 2163 Airways Blvd.,
Memphis, TN (901) 544-0618
The Community Outreach Room is located in Building
144 within the Environmental Division offices. Park at
Gate 1 and enter through the front door. Hours are from
8 a.m. to 4:00 p.m. Please call ahead to ensure we are
available to help you.

Memphis/Shelby County Health
Department, Pollution Control Division
814 Jefferson Ave., Memphis, TN
(901) 576-7775
The Pollution Control Division is open Monday
to Friday from 7:30 a.m. to 4:30 p.m.

Memphis/Shelby County Public Library,
Cherokee Branch, 3300 Sharpe Ave.,
Memphis, TN (901) 743-3655
The Cherokee Branch is open Monday to Wednesday
from 10 a.m. to 6:30 p.m., Thursday from noon to
6:30 p.m., and Saturday from noon to 6 p.m.

Memphis/Shelby County Public Library,
Main Branch, 1850 Peabody, Memphis,
TN (901) 725-8877
The Main Branch is open Monday to Thursday from
9 a.m. to 9 p.m., Friday and Saturday from 9 a.m.
to 6 p.m., and Sunday from 1 to 5 p.m.

HOW TO REACH US....

The Depot's Environmental Restoration Program is being coordinated through the Base
Realignment and Closure (BRAC) process. Guiding the program is the BRAC Cleanup Team (BCT)
that is comprised of representatives from the Department of Defense, the United States Environmental
Protection Agency, and the Tennessee Department of Environment and Conservation (TDEC).

If you have any questions or comments about the Depot's Environmental Restoration Program,
please feel free to contact any one of the following BCT members:

Ramon Torres
United States Environmental
Protection Agency (EPA)
61 Forsyth St.
Atlanta, GA 30303
(404) 562-8513

Jordan English
Tennessee Department of
Environment and Conservation
(TDEC)
2510 Mt. Moriah, Suite E-645
Memphis, TN 38115
(901) 368-7953

Shawn Phillips
BRAC Environmental
Coordinator (Acting)
2163 Airways Blvd.
Memphis, TN 38114
(901) 544-0611



Envirenews is published by the Memphis Depot
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Restoration Program. If you have comments,
questions, or suggestions for future articles,
please call Ms. Denise Cooper at (901) 544-0610.

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