



# THE MEMPHIS DEPOT TENNESSEE

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## ADMINISTRATIVE RECORD COVER SHEET

AR File Number 329



## INTERVIEW WITH

### Ms. Johnnie Mae Peters

- RAB MEMBER



Ms. Johnnie Mae Peters has been a member of the Depot's Restoration Advisory Board (RAB) since 1994. She also spends her time as an advisory committee member of the South Memphis Planning District Committee, the Mayor's Clean Memphis Task Force, The Walker Homes Neighborhood Association and the National Association for the Advancement of Colored People (NAACP). In her free time she enjoys visits from her five children, 13 grandchildren, and four great-grandchildren. Recently, she shared her thoughts about restoration activities at the Depot.

#### Q: How did you become involved with the RAB?

A: The T.E. Maxson Wastewater Treatment Plant is near my home and wastewater that leaves the Depot passes through my neighborhood. I am also concerned about waste from the factories between South Parkway and the Mississippi state line that surround the area where I live and worship. Shelby County Commissioner Dr. Cleo Kirk - who is also a member of the RAB - asked me to serve on the RAB board because he knows that I am concerned about my community.

#### Q: What would you like to see the community doing towards the cleanup efforts at the Depot?

A: The community needs to attend more meetings, tour various facilities and become more educated about environmental issues that affect all of us. I distribute newsletters and other information to people all of the time. I would like to see more ministers involved with environmental cleanup efforts. Ministers can reach a lot of people if they would provide information to their members and neighboring homes.

#### Q: In your opinion, how will the community benefit from the restoration activities at the Depot?

A: People want good paying jobs with good benefits from companies that will move to the Depot. New jobs will help ease some fears in the community. People want to know what types of companies will be coming into the Depot. My first husband worked at the Depot for 32 years, and my daughter retired in 1997 after 26 years of service at the Depot.

#### Q: What concerns you most about the environmental activities at the site?

A: I am concerned about Dunn Field. There is a lot of distrust and concern in the community about what is in the mounds at Dunn Field, how and if that site has affected the neighborhood, and what tests are being done to find out how Dunn Field has affected the neighborhood. □

## UPCOMING RAB MEETINGS

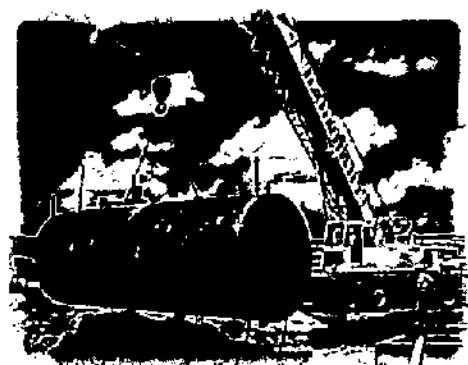
Restoration Advisory Board (RAB) meetings are open to all community members. You are invited to attend and learn about the environmental cleanup program and to raise issues of interest or concern with members of the Board.

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

Meetings are held in the Commander's Conference Room, Building 144 at the Depot, 2163 Airways Blvd., Memphis, TN. Park at Gate 1 and enter through the side doors. The next meetings are scheduled for:

**July 16, 1998 at 6:00 pm**  
and  
**Aug 20, 1998 at 6:00 pm**

## TANK REMOVAL



An underground storage tank at the Depot's former filling station was recently removed from the area where the Memphis Police have opened a new precinct. The tank did not meet 1998 environmental standards and was removed as part of the on-going cleanup work. Samples taken from soil around the tank showed the tank had remained intact. □

# DUNN FIELD UPDATE

The small metal canisters unearthed at Dunn Field have been identified as a component of a detector kit soldiers used in the field to test for chemical warfare agents. The canisters do not contain any chemical warfare agents; they contain a chemical, sodium pyrophosphate peroxide, commonly found in denture cleansers as well as household and laundry detergents.



*Samples from the detector kits that were removed from Dunn Field.*

Dorothy Richards, the US Army Corps of Engineers Project Manager who is overseeing the Depot cleanup project, told the Restoration Advisory Board at the June meeting that the US Army's Center for Health Promotion and Preventive Medicine identified the canisters as replacement parts for detector kits. She demonstrated how one of the kits would be used by soldiers in a battlefield situation to determine if chemical warfare agents were present and it was safe to remove their gas masks.

The canisters, slightly larger than a 35 mm film canister and containing four small glass bottles, were stored at the Depot before being shipped to troops in the field. Chemical agents were not tested at the Memphis Depot.

Ms. Richards told RAB members that a representative of the Corps' Ordinance Group viewed the canisters when they were unearthed and determined they did not contain chemical agents. Chemists and chemical engineers at the Corps also reviewed photographs and technical information on the kits and determined that the substances contained in the canisters are not harmful. □



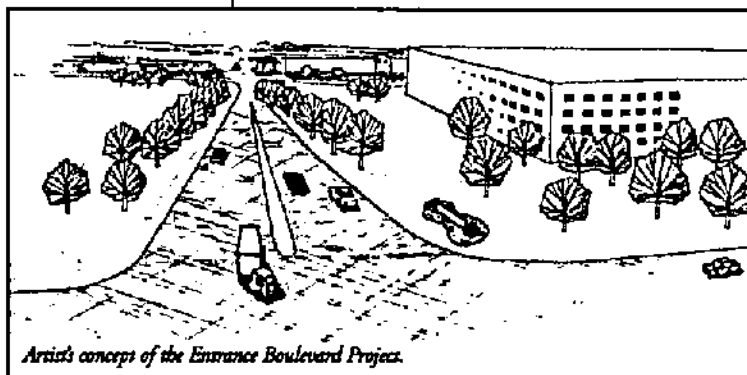
## Entering the Future

The Memphis Depot Redevelopment Corporation (DRC) has unveiled plans for the Entrance Boulevard Project – a \$3.7-million road construction project that will be the traffic "spine" for new development on the property.

The boulevard project initiates the planned 15-year capital improvement program to Depot roads, utilities and buildings. The improvement program will cost \$42.6 million and will make the facilities useful, code-compliant and marketable. "One of the redevelopment challenges for this property is that many of the buildings and warehouses were designed for rail access only," said Gene Burr, Project Manager for the DRC. "This poses certain limitations on access to the buildings by vehicles such as trucks."

The boulevard project will address this problem while improving general traffic circulation and overall property appearance. The new road will

enter the property from Airways Boulevard and run east to west. Obsolete and deteriorating buildings will be removed to make way for the new road, which will serve as the central traffic circulation and utility distribution spine of the redeveloped property.



*Artist's concept of the Entrance Boulevard Project.*

The DRC expects the boulevard project to be completed within two years. The Economic Development Administration's Defense Adjustment Program will contribute \$1.5 million toward the cost. The DRC anticipates the balance of this cost to be generated by revenue bonds sold by the city that will be reimbursed from leasing revenue. □

**You Asked!** In the May issue of *EnviroNews*, we answered several questions that were asked by your neighbors who attended the Depot's Community Information Session in February. Here are more of those questions and answers.

**Q:** What guarantees do we have that the City water pipes will not burst, allowing contaminated water to spill out onto the streets?

**A:** The city pipes are made to last for more than 100 years of use. According to Jerry Collins of the Memphis Public Works Department, the city carries out a comprehensive maintenance program designed to monitor the condition of the sewer line. The line flows downhill assisted by gravity. The sewage does not go through the line under pressure. Should a pipe crack, it is more likely

that soil debris will enter the pipe than it is for sewage to flow out. New pipe connecting the wells to the city's line will be plastic, selected for this project because of its strength and resistance to breaks or leaks. The Depot's pump system must meet the city's strict safety and engineering codes.

**Q:** There are houses that will be used by MIFA in the area of the dieldrin. What do you propose to do to cleanup this area for the residents who will move into the homes?

**A:** Four duplex houses will be transferred to the Memphis Inter-Faith Association (MIFA). The organization is very eager to have these homes prepared for tenants as soon as possible. The need for low-cost housing is urgent, so the BRAC Cleanup Team (BCT) approved this area as an early removal site.

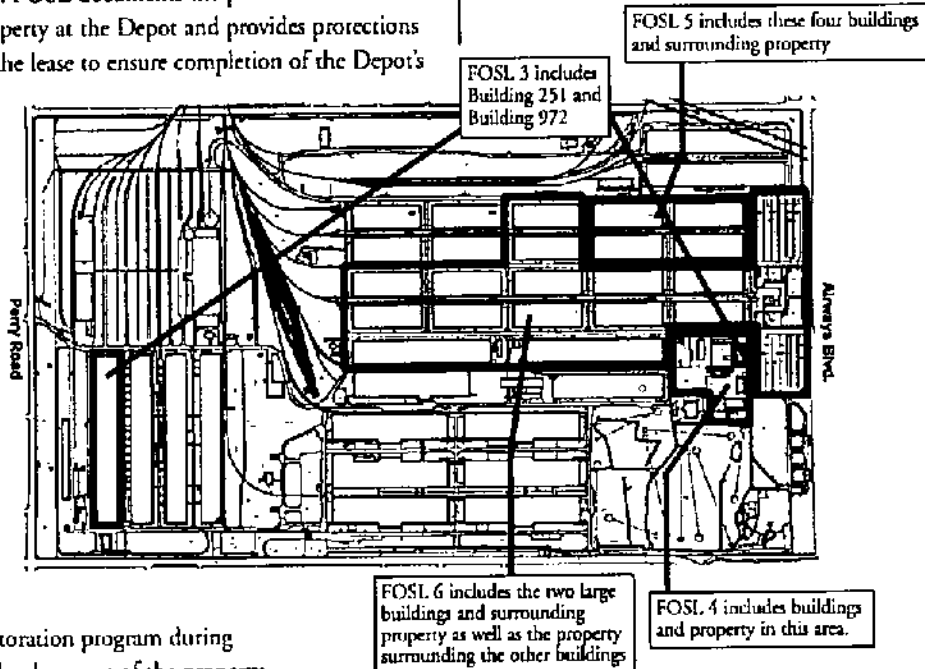
# ON THE ROAD TO REUSE

## FOSLs Open Gate to Reuse

Work continues on the remaining Finding of Suitability to Lease (FOSL) documents. Once completed, the Memphis Depot Redevelopment Corporation (IDRC) can begin improving property and leasing buildings to attract businesses and create new jobs.

A FOSL documents the past uses of the property at the Depot and provides protections in the lease to ensure completion of the Depot's

area of the Depot for reuse. It covers 16 of the 20 World War II-era buildings (20 Typicals), the former hazardous materials warehouse, the former vehicle maintenance building and the land around the former military family housing units. Prospects are hot for leasing the 20 Typicals.



restoration program during redevelopment of the property.

Recent FOSL documents 3, 4, 5 and 6 resulted in the creation of several hundred jobs. With these FOSLs, the Memphis Leadership Foundation leased Building 972 and the Memphis Police Department opened the new precinct July 1, 1998. Because of these FOSLs, work will begin soon on the Entrance Boulevard Project.

The latest FOSL document 7, which is currently undergoing review by the BRAC Cleanup Team (BCT), will open up a substantial

Next, the Depot will begin developing Finding of Suitability to Transfer (FOST) documents as the base closure process continues. The Depot will provide a 30-day public comment period on draft FOST documents. Notices announcing public comment periods, or announcing the availability of signed FOSLs for public review, will be placed in the Tri-State Defender, the Silver Star News and the Depot EnviroNews. The BCT will also update the Restoration Advisory Board (RAB) on FOSL and FOST documents. □

On the advice of EPA and State of Tennessee toxicologists and the Depot's environmental engineering consultants, CH2M Hill, the top 12 inches of soil and vegetation around the houses will be removed. The BCT expects the dieldrin to be in this top layer of soil. Sampling will be conducted to ensure enough soil was removed. Clean topsoil will be added, and final landscaping will complete the project. The removed soil will be sampled and sent to the appropriate disposal facility.

**Q: Why are public questions limited to the end of the Restoration Advisory Board (RAB) meetings?**

**A:** The RAB voted in February to review the meeting procedures. Questions and comments used to be taken throughout the meeting. However, questions and

comments moved beyond meeting topics extending the meeting late into the evening. At that point, the RAB agreed to hold public comments to the end of the meeting in an effort to have as much information presented as possible.

Recent changes to the RAB charter will allow public comments immediately after presentations. The RAB community co-chair will ensure that public questions and comments relate to the presentation and remain brief. The RAB may vote to continue the meeting until no more community questions are put forward for public discussion. Representatives of all levels of government remain after the meeting to continue one-on-one discussions with community members. □

## Meet Alma Black Moore: The Community's bridge to the Depot



"In the neighborhood - that's where you'll find me, not behind a desk," says a cheery Alma Black Moore, the new full-time Community Relations Specialist for the Memphis Depot's community outreach program.

Alma Jo Black Moore, who grew up on Sparks Street near Ball and Perry, has a deep concern for what happens to the neighborhood. She wants to make sure the community she grew up in has input on the future of the Depot.

Alma's role is to be a bridge between the Depot and the community.

"I'm here for the people," said Alma. "I'm here for my parents, my daughter, nieces, nephews, friends, parents' friends. I drink the same water, and breathe the same air. Providing factual information to all in a timely concise manner - that is my top priority. My moral values would let me do no less."

When asked about growing up in the neighborhood, a warm smile spread across her face. "Friendship, a real sense of community, everyone played with everyone," said Alma. "We would walk from Holiday Heights to Elliston, to Nobhill, to Orkin Homes, all around the Depot. My parents and many of my friends' parents are still here."

Alma, who is also involved with the Memphis Black Business Association, said she has two immediate goals. "We've got to take what the experts say and put it in plain language," she said. "If people understand what is being said, they may be more inclined to get involved. Next, we need more numbers, more involvement at the meetings."

Alma's eagerness to get involved in the community shines through. "If you have any questions about what is going on, when the next meeting is, you're having a meeting and would like me to attend or you just have a suggestion, please call me at 544-0613."

Come meet Alma at the next Restoration Advisory Board meeting on July 16, 6 p.m., at the Depot. □

## FOR YOUR INFORMATION.....

The Information Repositories are at the following locations:

The Depot, 2163 Airways Blvd.,  
Memphis, TN (901) 544-0613

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....

If you have any questions or comments about the Depot's Environmental Restoration Program, please feel free to contact any one of the following representatives from the Department of Defense,

the United States Environmental Protection Agency (EPA), the Tennessee Department of Environment and Conservation (TDEC) and the Restoration Advisory Board (RAB):

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BRAC Environmental  
Coordinator  
2163 Airways Blvd.  
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Tennessee Department  
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Conservation (TDEC)  
2510 Mt. Moriah,  
Suite E-645  
Memphis, TN 38115  
(901) 368-7953

Dann Spariusu  
United States  
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Protection Agency (EPA)  
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Mondell Williams  
RAB Community  
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667 Mallory Rd.  
Memphis, TN 38106  
(901) 946-9751



Envirnnews is published by the Memphis Depot to update the public on the Environmental Restoration Program. If you have comments, questions, or suggestions for future articles, please call Ms. Alma Black Moore at (901) 544-0613.

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