



# THE MEMPHIS DEPOT TENNESSEE

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## ADMINISTRATIVE RECORD COVER SHEET

AR File Number 480

# EnviroNews

Sept/Oct 1999



## The Road to Reuse

Many neighbors have expressed interest in how the Depot property will be transferred to the Depot Redevelopment Corporation (DRC) for future use.

The DRC is recognized by the Secretary of Defense as the entity created by state and local governments with the responsibility for developing and implementing the Memphis Depot Redevelopment Plan. Mr. Jim Covington is the executive director of the DRC.

Before the Depot property can be reused according to the Memphis Depot Redevelopment Plan, the federal government must ensure it is environmentally suitable for reuse. The environmental cleanup program and property

lease/ transfer program at the Depot is governed by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Under the provisions of this Act, the Depot environmental team must research and disclose all known historical uses, environmental issues associated with the property and cleanup activities to the lessee or buyer – in this case, the DRC. This information is contained in either a Finding of Suitability to Lease (FOSL) or a Finding of Suitability to Transfer (FOST).

Currently, the Main Installation has been found suitable to lease. The Base Realignment and Closure (BRAC) Cleanup Team will continue to evaluate the environmental condition until all property is in a transferable condition. □

## Steps to Transfer

A number of environmental clearance steps must occur before the property is leased or transferred to the DRC;

- ① Identify the environmental condition of the property.
- ② Conduct any necessary cleanup activity using Army policy and the Memphis Depot Redevelopment Plan as guidelines.
- ③ Determine any deed restrictions for the property (common real estate restrictions).
- ④ Prepare a FOST document (Finding of Suitability to Transfer).
- ⑤ Conduct a comment period for the Environmental Protection Agency (EPA), Tennessee Department of Environment and Conservation (TDEC) and the community.
- ⑥ FOST is signed.
- ⑦ Transfer documents, i.e. a deed, issued to new owner. □

## UPCOMING RAB MEETINGS

Join us at the next Restoration Advisory Board (RAB) meeting to learn about the environmental cleanup program and to raise issues of interest or concern to you. The RAB includes community members who gather to review proposed plans and actions and provide input on the environmental cleanup activities.

**Next meetings will be held**  
**September 16/99**  
**October 21/99**

Meetings will be held at 6 p.m. in the "J" Street Cafe at the Depot, 2163 Airways Blvd., Memphis, TN. Enter through Gate 2, proceed through guard entrance and follow the signs. □

# Dust Control at Dunn Field

S&W Asphalt and Paving has completed construction of a paved road, application of grass seed and installation of a temporary sprinkler system on more than 20 acres at Dunn Field as part of the dust control project

"S&W Asphalt and Paving of Memphis is also cleaning all of the concrete pads, and that will help eliminate dust at Dunn Field," said Kurt Braun, Project

Removal of the remaining fluorspar piles from Dunn Field

Manager with the Corps of Engineers, Mobile.

Removal of the remaining fluorspar piles (a mineral ore) is expected to be complete by the end of October □

## Two agencies working together at the Memphis Depot

### The Memphis Depot Caretaker Division and The Depot Redevelopment Corporation

The Memphis Depot Caretaker Division (MDCD) and the Depot Redevelopment Corporation (DRC) are located at the Memphis Depot to ensure the smooth transition from the cleanup activities to leasing and transfer.

The Memphis Depot Caretaker Division has the responsibility of cleaning up the facility, with assistance from the Environmental Protection Agency (EPA) and Tennessee Department of Environment and Conservation (TDEC). The Base Realignment and Closure (BRAC) Environmental Coordinator heads the Memphis Depot environmental team and is the facility co-chair of the Restoration Advisory Board (RAB). The BRAC Environmental Coordinator and his team work with the U.S. Army Corps of Engineers contractors to manage the most suitable and protective cleanup actions. MDCD is also responsible for facility and grounds maintenance.

The Depot Redevelopment Corporation is involved in an intensive effort to implement a comprehensive reuse plan for the Memphis Depot's conversion from a former Department of Defense installation into a private sector business and

industrial park. As part of this conversion, the DRC is demolishing buildings and constructing a new main entrance roadway.

### Final FOSL Signed

Finding of Suitability to Lease (FOSL) 8 has been signed by the Army Materiel Command and is now accessible at each of our Information Repositories (locations listed on back)

FOSL 8 is a significant milestone in the closure and property reuse program - it includes all remaining areas of the Main Installation that are not included in previously signed FOSLs. Additionally, all these areas are now part of the Master Interim Lease held by the Depot Redevelopment Corporation, allowing any part of the Main Installation to be subleased to prospective tenants.

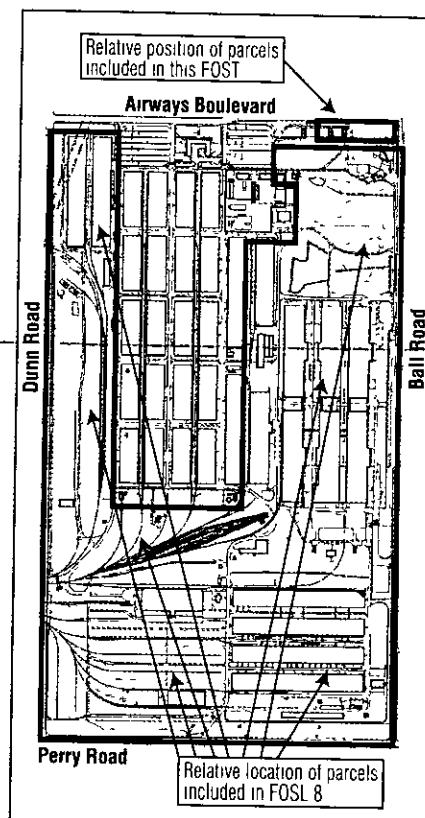
### FOST Process Begins

The Defense Logistics Agency and the Memphis Depot have documented the first FOST (1) document for the former military family housing area. It is currently available at the Information Repositories for a 30-day public review and comment period, beginning September 1 - September 30, 1999. We encourage you to take a look at this document and how it details the land use protection provisions □

## Definitions

**FOSL:** Finding of Suitability to Lease - serves to document the environmental condition of the property prior to leasing, and provides environmental protection provisions that must be included in a lease.

**FOST:** Finding of Suitability to Transfer - discloses all known historical uses of the property, including what materials were stored, used or spilled on site, and details the environmental condition of the property. In order to transfer the property to the DRC, it must be approved by the Environmental Protection Agency (EPA). A FOST also provides assurances that the property is suitable for transfer and includes any necessary deed provisions □



## You Asked . . .

Throughout the summer months, many community members participated in the review of two Engineering Evaluation/Cost Analysis (EE/CAs) and submitted questions at public meetings, in writing or by phone to the Depot environmental team. Here are a few of those questions that relate to the recommended cleanup alternatives for the Paint Shop and Maintenance Area and the recommended removal of chemical warfare materiel (CWM) at Dunn Field.

**Q: "Why does an environmental cleanup have to happen in order to transfer the Paint Shop and Maintenance Area?"**

**A:** The Depot Redevelopment Corporation (DRC) has identified this area as a priority for transfer. Under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the National Contingency Plan, the Defense Logistics Agency (DLA) has the authority to perform an early cleanup action to aid in the transfer of this property to productive reuse. The cleanup

action would probably be required regardless of leasing or transfer of this area. The interest in reusing this area has merely raised this cleanup in the list of priorities.

**Q: How will we know that the property is clean? Who/what will decide what is clean, what is not and what is acceptable?"**

**A:** The Environmental Protection Agency (EPA) and Tennessee Department of Environment and Conservation (TDEC) are involved in the Depot cleanup process as regulatory agencies to ensure that all federal and

# RAB Interview - Stanley Tyler

## Why did you want to become involved with RAB?

I joined the RAB because I was concerned about the contamination to the water supply and why there was a need for so many monitoring wells at Dunn Field. If the water supply is threatened, I wanted to know about what was going on throughout my neighborhood at Dunn Field. I felt as though I owed the neighborhood my help and assistance on this issue. People still take pride in their neighborhood. This is a hard-working, honest, Christian, tax-paying, home-owning neighborhood. I also joined the RAB to know the truth about the level of contamination in our water supply and to voice my opinion that the mustard gas buried at Dunn Field should be removed in a safe, orderly fashion with public notice about emergency procedures and worst-case scenario contingency plans. I'd like to thank my employer, the University of Tennessee, and my supervisor, Ms. Mary Nease, and her assistant, Ms. Carolyn Mixon, for supporting my efforts as a community RAB member.

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

I would like all information in the Information Repositories put on the Depot website. Senior citizens, other taxpayers and homeowners who don't have time to come to RAB meetings can get on the Internet and read information about the cleanup efforts at the Depot and have their questions and comments heard via e-mail. All cleanup notices and processes should be posted on the Internet and updated regularly. If knowledge is power, then information is fuel and the Internet is the information super highway!

## In your opinion, how will the community benefit from the cleanup activities at the Depot?

The cleanup will restore trust and confidence in the Depot community, if it is done properly and above EPA standards. It is the government's and the Depot's responsibility to make every effort to ensure that the Depot is clean, safe and that possible future contamination is prevented. Also, the history of the Depot has not been one of openness and truthfulness about what was stored, buried or dumped specifically in Dunn Field.

## How is the RAB functioning? What is its value to the community?

Being a new member, it is my opinion that we have devoted and dedicated individuals on the RAB. We sometimes may not see eye-to-eye, but we are concerned about the greater good of the community and health concerns of the community and former workers. □

*The opinions of the RAB member interviewed do not necessarily reflect the opinions of the RAB or the Defense Logistics Agency*

Stanley Tyler checks out the new Depot website in the Information Repository located at Building 144 of the Main Installation. We thank Mr. Tyler for his assistance in the development of the website.



## We're On The Web!

You can find information about the Memphis Depot Caretaker Division's environmental restoration program at:

**[www.ddc.dla.mil/memphis](http://www.ddc.dla.mil/memphis)**

New content is being added on a regular basis.

Your feedback is important. Please tell us what information you would like to access through this website.

state environmental criteria are met. Together, using scientific risk assessment calculations, the BRAC Cleanup Team will work to determine the cleanup objectives for concentrations of compounds requiring action.

On a site-specific basis, these cleanup levels will be verified through soil sampling as the cleanup progresses. Once the cleanup levels are met, the property may be found suitable for transfer. EPA must agree that the cleanup levels have been met and that the property is suitable for transfer.

## Q: How will you protect the neighboring community during the removal of chemical warfare materiel (CMW) at Dunn Field?

**A:** Prior to any CWM removal work at Dunn Field, the Army Corps of Engineers must prepare a Site Safety Submission as part of the planning and coordination process. This document is a plan that details the steps necessary to ensure the safety of the surrounding neighborhood, the Memphis community and the workers involved in the removal of CWM.

It also outlines roles and support functions to be provided by the Local Emergency Response Management Team (hospitals, doctors, fire, police and ambulance services), so that a priority is placed on the safety of our neighbors.

After the Site Safety Submission has been approved by the Department of Army, the Department of Defense Explosive Safety Board and the Department of Health and Human Services, the plan will be available to the community for review in mid-2000. □

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The Memphis Depot  
Bldg. 144, Suite 137  
2163 Airways Blvd.  
Memphis, TN 38114

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## DATED MATERIALS - PLEASE DELIVER THIS IMMEDIATELY

### FOR YOUR INFORMATION.....

The Information Repositories are at the following locations:

The Depot, 2163 Airways Blvd., Bldg. 144,  
Suite 137 Memphis, TN (901) 544-0613  
The Community Reading Room is located in Building  
144 within the Environmental Division offices. Enter at  
Gate 2. Hours are from 8 a.m. to 4 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 p.m. 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 Memphis Depot, the United States Environmental Protection Agency (EPA), the Tennessee Department of Environment and Conservation (TDEC) and the Restoration Advisory Board (RAB):

**Shawn Phillips**  
The Memphis Depot  
2163 Airways Blvd.,  
Bldg. 144, Suite 137  
Memphis, TN 38114  
(901) 544-0611

**Turpin Ballard**  
United States  
Environmental  
Protection Agency  
61 Forsyth St., SW  
Atlanta, GA 30303  
(404) 562-8553

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

**Mondell Williams**  
RAB Community  
Co-Chair  
667 Mallory Rd.  
Memphis, TN 38106  
(901) 946-9751



Jackie Noble  
Command Affairs Officer  
Defense Distribution Command Center  
(717) 770-6223

EnviroNews 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.



**FINAL PAGE**

**ADMINISTRATIVE RECORD**

**FINAL PAGE**