

RESTORATION ADVISORY BOARD

FORT McCLELLAN, ALABAMA

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Taken before SAMANTHA E. NOBLE, a Court
Reporter and Commissioner for Alabama at Large, at
Building 215, 15th Street, Fort McClellan, Alabama, on
the 18th day of October, 1999, commencing at
approximately 6:30 p.m.

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1 MR. PETE CONROY: Let's call this
2 meeting to order. And I want to apologize first for
3 not having been here the last several meetings, but
4 it's nice to be back and it's nice to see this
5 beautiful space we have here.

6 DR. MARY HARRINGTON: It is nice.

7 MR. CONROY: Let me go ahead and
8 call the roll. Ron Levy?

9 MR. RON LEVY: Here.

10 MR. PETE CONROY: Ike Brown?

11 MR. IKE BROWN: Here.

12 MR. PETE CONROY: James Buford?
13 Barry Cox?

14 DR. BARRY COX: Here.

15 MR. PETE CONROY: Don Cunningham?
16 Jerome Elser?

17 MR. JERRY ELSER: Here.

18 MR. PETE CONROY: Alan Faust? Mary
19 Harrington?

20 DR. MARY HARRINGTON: I'm here.

21 MR. PETE CONROY: Ron Hood?

22 MR. RON HOOD: Here.

23 MR. PETE CONROY: Ed Kimbrough?

1 Margarette Longstreth? James Miller? Jimmy Parks has
2 resigned. Fern Thomassy? Charles Turner? Tom
3 Turecek?

4 MR. TOM TURECEK: Here.

5 MR. PETE CONROY: Bobby Weston?

6 MR. BOBBY WESTON: Here.

7 MR. PETE CONROY: Bart Reedy?

8 MR. BART REEDY: Here.

9 MR. PETE CONROY: Chris Johnson?

10 MR. BART REEDY: Chris was -- I was
11 under the impression he was supposed to be here.

12 MS. MIKI SCHNEIDER: My e-mail
13 today said he would be.

14 MR. PETE CONROY: Has he been to
15 this building before?

16 MR. RON LEVY: I think so.

17 MR. PETE CONROY: Everybody find
18 the place okay?

19 DR. BARRY COX: No.

20 MR. PETE CONROY: No?

21 DR. BARRY COX: We're still lost.

22 MS. JOAN MCKINNEY: I put out bread
23 crumbs this afternoon, but I think the birds got them.

1 MR. PETE CONROY: Well good, at
2 least you're feeding the right animals. We had a good
3 visit today from Senator Roger Bedford. He was in
4 town and you might hear about it tomorrow. He's
5 chairman of Finance Committee in Montgomery. And I
6 know the JPA is very interested in his assistance and
7 the assistance of everyone in the community.

8 Miki, do you want to mention
9 anything about what happened today just as an update
10 to this group?

11 MS. MIKI SCHNEIDER: Well, sure.
12 Senator Bedford came. He's, as Pete said, chairman of
13 the budget and finance. And the JPA is in a little
14 bit of a quandary regarding our finances for the
15 upcoming FY2000 and need to make sure that our state
16 funding is in place so that we'll have a match for our
17 federal funds. We asked Senator Bedford to come and
18 tour the Fort. We took him to -- up around Buckner
19 Circle, some of the officers quarters, to Remington
20 Hall, and then drove him around some of the buildings
21 and sites that we have had the most interest in so
22 that he could relate to what business and industries
23 are looking at the Fort as a possibility of locating

1 here.

2 One of the things he said after we
3 sat down for lunch and had some time to talk was that
4 he had no idea the complexity of what was out here
5 from an infrastructure standpoint and the buildings,
6 and was amazed at how beautiful this piece of property
7 was. He gave us -- correct me if I'm wrong, Pete --
8 but he gave us his commitment towards funding us for
9 the next two years, to do everything he could to
10 support us, which was good news for us. And we'll
11 keep in touch with him. The Lieutenant Governor is
12 coming on Friday and will be touring the Fort this
13 Friday with the JPA staff again. So, that's about
14 all.

15 MR. PETE CONROY: As it relates to
16 reuse, you just can't underestimate how important it
17 is to have someone see the place. I mean, you can
18 read about it, but Roger Bedford was saying that he
19 would have voted against any funding for this project
20 just because it kind of fell under the category of,
21 well, that's their problem, and tough luck for
22 Anniston, isn't it.

23 MS. MIKI SCHNEIDER: Uh-huh.

1 MR. PETE CONROY: But after having
2 seen the place, he says he has a very, very different
3 impression. That's why we need to get these folks on
4 the ground and we need to show them the things that we
5 think they need to see.

6 MS. MIKI SCHNEIDER: That's true.
7 And we need to let our representatives, both in the
8 state and federal level, know how important this
9 project is to us in the community and that they have
10 our support. The turkeys and the deer cooperated and
11 were all out where they needed to be. Thank you,
12 Colonel Treuting.

13 COLONEL TREUTING: You're welcome.
14 You didn't shoot any, though, right?

15 MS. MIKI SCHNEIDER: No, sir.

16 MR. PETE CONROY: That was not the
17 human kind, either.

18 MR. TOM TURECEK: I heard your game
19 warden jumped ship on you.

20 COLONEL TREUTING: He got hired.

21 MR. PETE CONROY: We have some
22 minutes before us. Has everybody had a chance to look
23 at them?

1 MR. RON LEVY: We've got eleven.

2 MR. PETE CONROY: We're okay. Any
3 comments with regard to these minutes? All in favor
4 of approving them? Opposed? Okay. We're for the
5 minutes, as written.

6 Old business. Bylaws, I guess we
7 have enough folks to sign these things, now.

8 MR. RON LEVY: Joan, do you want to
9 tell us where we're at with that? The bylaws, all we
10 needed was Pete's signature.

11 MS. JOAN McKINNEY: For Pete to
12 sign them. Did you bring them, Pete? We had mailed
13 them to you. I think Michele called you and said we
14 were mailing them and you said you would bring them.

15 MR. PETE CONROY: It's amazing how
16 well prepared I thought I was up until about a minute
17 ago.

18 MS. JOAN McKINNEY: Am I incorrect?
19 Did I have other information?

20 MR. PETE CONROY: I haven't seen
21 them, yet. They very well could be up there.

22 MS. JOAN McKINNEY: Okay, shall we
23 table it until next month?

1 MR. RON LEVY: I guess so. We've
2 been doing this for the last four months.

3 DR. MARY HARRINGTON: One more
4 month is not going to hurt.

5 MR. PETE CONROY: Do we have a copy
6 here, at all?

7 MS. JOAN McKINNEY: I have a copy.

8 MR. RON LEVY: I've got a copy,
9 too.

10 MR. PETE CONROY: Is this something
11 we can sign, now?

12 MS. JOAN McKINNEY: I think so.

13 MR. PETE CONROY: Why don't we just
14 do that?

15 MS. JOAN McKINNEY: I think I have
16 a copy here. Let's just see if I do in this folder.
17 Do you have a copy in your --

18 MR. RON LEVY: Yeah, but it doesn't
19 --

20 MS. JOAN McKINNEY: I think that's
21 the corrected copy.

22 MR. RON LEVY: Yeah, the place for
23 signatures --

1 MS. JOAN McKINNEY: There is no
2 place for signatories or anything on it.

3 MR. RON LEVY: The original date
4 was '96, and then the amended date, March 1999, which
5 was what the committee chairperson would sign. So,
6 Pete, you want to just sign that, we'll use that. You
7 sign it down here.

8 MR. PETE CONROY: Okay.

9 MR. RON LEVY: We got a signature.
10 Let's call this complete.

11 MS. JOAN McKINNEY: Yeah, just
12 leave it in your book for us.

13 MR. RON LEVY: I got it. It's part
14 of the minutes. The community chairperson has signed
15 the amendment to the bylaws.

16 MR. PETE CONROY: Happy to have
17 that behind us. Moving on to new business. Ron.

18 MR. RON LEVY: Okay. A couple of
19 things. First off, welcome to Fort McClellan's U.S.
20 Army Garrison, the Environmental Office, which is part
21 of the U. S. Army Garrison. We are no longer a
22 separate directorate. We are an environmental office
23 part of the garrison command here. Again, Colonel

1 Treuting being the Garrison Commander. You're sitting
2 in our -- what was this? This was --

3 COLONEL TREUTING: The maintenance
4 shop.

5 MR. RON LEVY: This was the
6 maintenance shop. You're sitting in what was once all
7 shop areas. In fact, throughout this building used to
8 be shops. And what we've done is converted these
9 buildings for office space to bring in what's left of
10 the transition force for Fort McClellan. Our mission
11 being to close out the property and turn in property
12 and close out facilities and do the transfer of
13 property to the community.

14 So, the staff is located in this
15 section. There is several people off to this door on
16 my left hand side, and there is folks behind me. My
17 office is behind me and down that hallway, so if
18 you're looking to come find me, I'm down there on the
19 left hand side of the hallway. Come in any time and
20 come talk to me if you want, just want to know what's
21 going on.

22 This is the environmental section.
23 There is a real property section next to that. There

1 is a -- there is legal section across, there is a
2 public affairs, there will be some supply folks
3 upstairs where the command section where Colonel
4 Treuting and the operations folks sit up there. So,
5 that's if you come in the middle part of the building.

6 But when you come to RAB meetings,
7 if you'll just continue to come into this door and
8 we'll have them in here. If this gets too large or we
9 have too many folks show up from the community, we
10 have another location we can go to, that's Lidie
11 (phonetic) Hall, which is bigger, and we'll just move
12 over there. We'll have to give you a whole different
13 set of instructions on how to get to that location.

14 I think that this is okay, unless
15 somebody is going to have an objection --

16 DR. MARY HARRINGTON: It's very
17 good.

18 MR. RON LEVY: -- to this. Just a
19 little bit more cozy and we're just all under one
20 roof.

21 I might mention another thing, if
22 you need to go to the bathroom, you got to go --

23 COLONEL TREUTING: It's a

1 labyrinth.

2 MR. RON LEVY: You got to go all
3 the way straight through this hall and keep following
4 straight until you get out to the middle section and
5 take a right, and the women's bathroom is on the right
6 hand side and the male's bathroom is on the left hand
7 side. So, if you can't find your way, we'll send
8 somebody with you.

9 New business. One of the things
10 that we do is provide to the community the findings of
11 suitability to transfer and the findings of
12 suitability to lease from a review standpoint. What
13 you have in front of you is a draft copy of the
14 finding of suitability to lease. Everybody might want
15 to pull that out. This is the first time you're
16 seeing it, so, it's going to be a little difficult to
17 elicit any response from you, but you might want to
18 take a little time to look at it now and see whether
19 you can't come up with some initial questions.

20 Part of that we provided as well is
21 a lay down or a map of what facilities are defined.
22 Now, let me tell you, this FOSL consists of eight
23 hundred and fifty-three buildings and --

1 MS. MIKI SCHNEIDER: Three
2 thousand.

3 MR. RON LEVY: -- a total of three
4 thousand, one hundred and five acres of property under
5 a master lease for the Joint Powers Authority to work
6 for its customers coming in, for people coming into
7 the installation so they can turn around and sublease
8 to them. It's a means for generating revenue. It's a
9 means for providing property up front. Although it's
10 not transferred, it's there for lease purposes so that
11 they can get into the facilities as quickly as
12 possible. And it's kind of a one-over-the-world lease
13 where we try to gather as much of the category one
14 property -- and all of you know what the category one
15 property is, that's the property that's -- that has no
16 environmental constraints associated with it.

17 Now, I will tell you this much:
18 There is changes that come into this document. There
19 are going to be comments. The document went out to
20 EPA and ADEM. We mailed it on the 1st. I believe it
21 was probably by Fed Ex. I believe it was probably
22 delivered on the 2nd. They have thirty days in which
23 to comment. And I know, Bart, you're visually looking

1 at it and your staff, and I know Chris is doing the
2 same thing, too.

3 But really, the document reflects,
4 as I said, property that should not have environmental
5 conditions or constraints associated with it.

6 Now, from a community perspective,
7 you want to go back and take a look at that. If you
8 have any information or any concerns as you look at
9 the document, we would really like you to bring it
10 back up to us. Part of our mission, part of the
11 Restoration Advisory Board's mission is to advise the
12 Army on your concerns. And I take each and every
13 concern singularly as opposed to as a group. And we
14 will consider your comments on the document and
15 incorporate them as appropriate.

16 So, category seven --

17 MR. BART REEDY: Yes, there is
18 category seven.

19 MR. RON LEVY: Yeah, there is some
20 property in there that will actually be taken out,
21 because it's really not category one. As I mentioned,
22 there is some changes coming. This is the actual
23 document that went out to the regulatory community, as

1 well. You might want to just take a minute to look at
2 it. And I'm open up to any questions now, if we want
3 to discuss the FOSL, anything particular about it or
4 the process that we follow in terms of getting to a
5 finding of suitability to lease.

6 DR. MARY HARRINGTON: I would have
7 to see it first.

8 MR. RON LEVY: One of the things
9 that we did -- and Miki Schneider from the JPA was
10 intimately involved in developing this with my staff
11 -- is they actually broke it up into three different
12 areas. And it's reflected in the draft. And I'll try
13 to remember where -- the area is not reflected on that
14 map. The old map had the areas on it, didn't it?

15 MS. MIKI SCHNEIDER: The FOSL --
16 the text of the FOSL is divided up, though, into the
17 areas.

18 MR. RON LEVY: Yeah. So, when you
19 look at it, you'll see there is three different areas.
20 But you should be able to trace back by building, you
21 know, what we're talking about, in terms of defining
22 the property description.

23 What else can I tell you about the

1 FOSL? Of course, as you know, these are required by
2 guidance and by law for us to produce these.
3 Essentially tells the community what the conditions of
4 the property are.

5 In this case, we've defined ones
6 that should be easily worked, because we want to try
7 to get this property back into the community's hands
8 for use immediately. And I don't know, Miki, if you
9 want to say anything further about that since you
10 represent the JPA.

11 MS. MIKI SCHNEIDER: I think that
12 it, from a timing standpoint, everybody needs to
13 understand that getting the property back in the
14 community's hands means only for lease purposes, for
15 the existing buildings. We can't build any new
16 buildings or build new homes or anything like that on
17 the vacant land that you see identified on the map.
18 This will be just going in and leasing existing
19 buildings to bring jobs into the area as quickly as
20 possible. We have a number of buildings that people
21 are interested in. Some of the buildings that are the
22 most interesting to people are still cat seven
23 buildings, but we're working with Ron's staff and with

1 Bart and Chris to get those straight as soon as
2 possible.

3 MR. RON LEVY: I might point out,
4 too, that when you look at the map, what's backed out
5 is not necessarily category seven property, but it's
6 also that property which has been already defined from
7 another reuse. Alabama National Guard, the Center for
8 Domestic Preparedness, Department of Justice.

9 MR. BART REEDY:: Those --

10 MS. MIKI SCHNEIDER: Army
11 transition.

12 MR. BART REEDY: Is Army National
13 Guard property addressed in the lease as being leased
14 to JPA?

15 COLONEL TREUTING: No.

16 MR. BART REEDY: So, I'm just
17 trying to track with you. So, actually the only thing
18 that is in this lease that we know right now is coming
19 out is --

20 MR. RON LEVY: That which was
21 defined by JPA, in terms of what they wanted.

22 MS. MIKI SCHNEIDER: That is coming
23 out, based on what you have in front of you now, is

1 where there is a mistake, it's a seven and it
2 shouldn't be.

3 MR. BART REEDY: Right. The only
4 thing that we know right now is the category sevens
5 that are in here will come out?

6 MS. MIKI SCHNEIDER: Right, will
7 come out, correct.

8 MR. BARRY COX: Thank you.

9 MR. RON LEVY: I misunderstood the
10 question. I'm sorry.

11 COLONEL TREUTING: Wrong key punch.

12 DR. BARRY COX: Ron, what about
13 pending PBC? For example, 1881 is on the list, and
14 that's a PBC.

15 MR. RON LEVY: I can't tell you. I
16 can't tell you the status, because I don't truly know
17 the status of the PBCs. In fact, you know, the JPA
18 would be -- you know, they're handling the PBCs
19 themselves, in terms of what's moving forward and
20 what's not.

21 Miki, you might want to address
22 that, as well.

23 MS. MIKI SCHNEIDER: We have put as

1 many of the buildings in that were included in the
2 PBCs. And if it turns out it's a building that is
3 going to be transferred as a PBC, it will come out of
4 our lease, the one you're speaking about.

5 MR. BART REEDY: Miki, do you
6 envision that coming out before this goes final or --

7 MS. MIKI SCHNEIDER: I hope so.

8 DR. MARY HARRINGTON: I think it
9 will have to.

10 MR. BART REEDY: I was just
11 thinking on the question that you had asked me
12 earlier.

13 MS. MIKI SCHNEIDER: The
14 negotiation with the PBCs is very -- we've been
15 working a Long time with the entities. And it's very
16 complicated. And we're trying to come to a solution
17 as quickly as possible. We'll know more after the
18 board meeting tomorrow morning.

19 MR. BART REEDY: Okay.

20 MR. MOORE: What's a PBC?

21 MR. RON LEVY: A PBC is a public
22 benefit conveyance. That's property that was asked
23 for by -- help me out here.

1 MS. MIKI SCHNEIDER: By an
2 educational institution.

3 MR. RON LEVY: Not necessarily an
4 educational --

5 MS. MIKI SCHNEIDER: Or a
6 governmental entity, public --

7 MR. RON LEVY: Under a different
8 program, which can come in and ask for it during a
9 screening process for federal property, because they
10 happen to be some sort of government agency. An
11 example of a PBC would have been the hospital.

12 MS. MIKI SCHNEIDER: And park and
13 recreation.

14 MR. RON LEVY: Park and recreations
15 property, which is the City of Anniston's Parks and
16 Recreation folks asked for it, and they asked for it
17 through the department of interior for purposes of
18 using that as parks and recreation.

19 MR. GEORGE MOORE: I sit on the
20 board of the ARC, which is A local organization here
21 that does business with the mentally retarded, and I
22 understand they've done quite a bit of work in trying
23 to get a building out here, along with a group of

1 other agencies in the same category. And after a year
2 or so, it was denied. And I never really found out
3 the real crux of why it was denied. Is anybody here
4 that can address that?

5 MR. RON LEVY: I'm not sure what
6 building or what facilities we're talking about here.
7 Can you be more specific?

8 MR. GEORGE MOORE: I don't know the
9 building number or anything of that nature. I do know
10 we expended -- for the ARC, expending a few thousand
11 dollars is a big thing. And quite a bit of money was
12 expended, along with the interfaith ministries and
13 some other organizations of the same type. I think
14 there was about eight of them that was going to try to
15 get one building to put everything into one nest. And
16 it was later denied by the JPA, I think.

17 MR. RON LEVY: The Army recognizes
18 the JPA here, in terms of handling those issues, in
19 terms of property. And that would be an issue with
20 the JPA as opposed to the Army. We don't make any
21 decisions or --

22 MR. GEORGE MOORE: Oh, okay. So,
23 I'm really talking to the wrong group.

1 MR. PETE CONROY: Yeah, probably
2 so. But I think that decision was actually made
3 before the formation of the JPA.

4 MR. GEORGE MOORE: Yeah, I think it
5 was. Well, I don't know about that.

6 MR. PETE CONROY: And I apologize,
7 but what is your name for the record, please?

8 MR. GEORGE MOORE: George Moore.

9 MR. PETE CONROY: Mr. Moore, nice
10 to have you here.

11 MR. GEORGE MOORE: I got an
12 invitation two months in a row, and so I decided,
13 well, I'd better go out and find out what it's for.
14 And the reason I got it is I'm currently the local
15 president of The National Association for Retired
16 Federal Employees, Chapter 353, which is local here,
17 and I thought maybe there was some significance as to
18 why I was invited.

19 MR. RON LEVY: There is a standard
20 mailing list that we send it out to all these agencies
21 and Joan --

22 MS. JOAN McKINNEY: Right, yeah.

23 MR. RON LEVY: -- handles that.

1 MS. JOAN MCKINNEY: Organizations
2 such as yours that might have an interest in
3 attending, we like to let folks know.

4 MR. RON LEVY: But we do welcome
5 you here. If you have any questions related to
6 clean-up, we would certainly like to hear them.

7 Do you want everyone to introduce
8 themselves?

9 MR. PETE CONROY: Yes, sure. I was
10 going to do it at the end of the program, but be happy
11 to do it now. If you don't mind, we'll go around the
12 room and introduce ourselves, if you haven't already
13 been introduced.

14 And before I do that, for the
15 record, I wanted to introduce and welcome James Buford
16 and Margarette Longstreth, who just joined us a few
17 minutes ago and found it.

18 MS. MARGARETTE LONGSTRETH: Thank
19 you.

20 MR. JAMES BUFORD: Thank you.

21 MR. PETE CONROY: Starting with
22 you, sir.

23 MR. GEORGE MOORE: With me? I've

1 already --

2 MR. PETE CONROY: No. Actually, I
3 was going to move down one. We already got you.

4 MR. GEORGE MOORE: Oh, okay.

5 MR. JOE BURN: I'm just Joe Burn.
6 I'm with George. I'm from the Retired Federal
7 Employees and Knights of Columbus.

8 MR. GEORGE MOORE: Joe is
9 ninety-one years old and he spent forty some years
10 with civil service, retired from Anniston Army Depot
11 in the '70s, so he knows a lot about ammunition.

12 MR. JOE BURN: I was the one
13 responsible for storing all this ammunition we having
14 trouble about.

15 MR. RON LEVY: Were you responsible
16 for shooting any of it out here?

17 MR. PETE CONROY: Got a walking
18 archive right here.

19 MR. JOE BURNS: I retired in 1970,
20 so I'm not up to date on it, but I've stored every
21 round. Responsible for storing it, I didn't store it.

22 MR. PETE CONROY: Glad you could be
23 here.

1 MR. BILL SHANKS: I'm Bill Shanks
2 from the Fort McClellan Environmental Office.

3 MR. PAUL JAMES: Paul James from
4 the Environmental Office.

5 MS. LISA KINGSBURY: I'm
6 Lisa Kingsbury from the Environmental Office.

7 COLONEL TREUTING: I'm
8 Colonel Dave Treuting. I'm the Garrison Commander for
9 Fort McClellan, the last one.

10 MS. DONNA FATHKE: Donna Fathke.
11 I'm with the East Alabama Regional Planning
12 Commission.

13 MR. RON LEVY: That's it. Joan is
14 back there, too.

15 MS. JOAN MCKINNEY: Yeah. And you
16 all know I try to put this thing together every month.

17 MR. RON LEVY: We're still taking
18 questions as relates to the FOSL on the JPA master
19 lease. Understanding that you're going to want to
20 take this back and take a look at it and we can
21 continue this discussion at the next RAB meeting.

22 MR. BOBBY WESTON: Category one
23 property, how do you determine who gets -- if for

1 instance the two of us were wanting the same piece of
2 property, how do you determine who gets it?

3 MR. RON LEVY: Category one has
4 nothing to do with who gets it, it's just --

5 MR. BOBBY WESTON: It's up for
6 lease.

7 MR. RON LEVY: It defines what the
8 condition of the property is and makes it suitable --

9 MR. BOBBY WESTON: Right.

10 MR. RON LEVY: -- for lease
11 immediately. Who makes that decision? Truly all
12 property would be leased to the JPA who turns around
13 -- and I hope I got this right, you're subleasing it
14 based off of the master lease.

15 MS. MIKI SCHNEIDER: Right. And
16 the JPA Board has to approve the sublease, and the
17 Army, Army Corps of Engineers works with us on the
18 leases, as well.

19 Ron, can I make just one comment
20 about the map? As they're going through the map, you
21 will see references on the map to buildings that start
22 with a T. The T stands for temporary. But in the
23 text of the FOSL, they dropped the T, so the T is not

1 there. Just forget the T and just use the numbers.

2 MR. RON LEVY: T means that it's a
3 World War II wooden building. And the Army produced
4 those in great numbers, and they're considered
5 temporary, even though they've been around forever.

6 MR. PETE CONROY: So, Ts on the
7 map, no Ts in the document?

8 MS. MIKI SCHNEIDER: No Ts in the
9 document, and it would be confusing.

10 MR. PETE CONROY: Ron, is there
11 anything you want to direct us towards? This is
12 another nice big document for us to read at bedtime,
13 but are there areas of this that you would like to
14 direct our ---

15 MR. RON LEVY: No, nothing
16 particular about it that I could point out.
17 Certainly, you might want to go through the first
18 part, which is most of the narrative, because the rest
19 -- a majority of this is tables that will just drive
20 you nuts. So, you might want to just, you know, focus
21 on the narrative. And then if you have a particular
22 interest for a particular building or a particular
23 location, then you can go back and look at the tables

1 and look at the information that goes along with that
2 building or site. Comment on that at that point.

3 MR. PETE CONROY: Okay.

4 MR. BART REEDY: Congress actually
5 saw wisdom in the master lease approach, and that is
6 to get the Army, Navy, whoever it may be, Air Force
7 out of the property management business. You do not
8 want to be -- he does not want to be a property
9 manager, I don't believe. And that gets it closer
10 back into the community. And that's the goal behind
11 that. And it actually works pretty darn well.

12 MR. RON LEVY: It takes no
13 responsibility away from the Army, in terms of
14 liability --

15 MR. BART REEDY: No.

16 MR. RON LEVY: -- and clean-up, so
17 we still continue on with those programs. All this is
18 is a lease.

19 MS. MIKI SCHNEIDER: Do you want to
20 explain the categories at the top of the chart to
21 people so they understand what the abbreviations are,
22 because it's not in the text?

23 MS. LISA KINGSBURY: She's talking

1 about the As --

2 MR. RON LEVY: Are you talking
3 about the tables in the back?

4 MS. MIKI SCHNEIDER: The As, the Ls
5 --

6 MS. LISA KINGSBURY: The As, the
7 Ls.

8 MR. RON LEVY: There should be a
9 --

10 MS. LISA KINGSBURY: There is not.
11 That was a comment that needs to be repaired.

12 MR. RON LEVY: Off the top of my
13 head, I'm sure, asbestos, lead-based paint, radon.
14 And I can't remember what the P stands for.

15 MS. MIKI SCHNEIDER: PCBs.

16 MS. LISA KINGSBURY: PCBs. And
17 then the X is UXO.

18 MR. PETE CONROY: Where are we
19 looking right now?

20 MS. LISA KINGSBURY: You're
21 looking in table one where it says non-CERCLA issues.

22 MR. PETE CONROY: Sure.

23 MS. LISA KINGSBURY: Anybody need

1 us to repeat that again?

2 DR. MARY HARRINGTON: We've got a
3 book of it, we'll go over it.

4 MR. RON LEVY: These also relate
5 back to the environmental baseline survey, which most
6 everybody received a copy of. So, the information is
7 -- was not just generated, it was taken from the
8 survey that was done during the EBS process. And it's
9 a compendium or it's a roll-up of whatever information
10 was available on the documents that we generated to
11 look at environmental conditions across the
12 installation.

13 MR. PETE CONROY: Do you want to
14 run through that one more time? A, L, R, P, X.

15 MR. RON LEVY: Asbestos, lead-based
16 paint, radon, PCBs, and X for UXO. PCBs generally
17 known in transformers.

18 MR. PETE CONROY: Good.

19 MR. RON LEVY: If you want, you can
20 also take -- the CERFA parcel numbers are in there.
21 They go directly back to the maps that are in the EBS,
22 as well. So, you could bounce that off of the parcel
23 numbers that are listed in your environmental baseline

1 survey.

2 MR. BART REEDY: And you can take
3 that list and the EBS and get into the text and
4 actually find the dialogue that was generated by
5 whoever did that particular building survey, be it
6 Army or us or ADEM or the Army contractors?

7 MR. RON LEVY: Right.

8 MR. BART REEDY: So, it all fingers
9 together.

10 MR. RON LEVY: Any other questions?

11 MR. PETE CONROY: Maybe after we
12 read it. Joan, you ready to tell us about our search
13 for some new members?

14 MS. JOAN MCKINNEY: Yes. Thanks,
15 Pete. I think the only thing that I wanted to ask the
16 RAB is to let me know and let the rest of you know
17 what process you want to use to replace. We have
18 about three names in the files. We can ask each of
19 you to take an application and maybe nominate one or
20 we can go out with that full scale mailing, which we
21 did, again.

22 I recommend -- just if I am allowed
23 to do that -- that you just take the three names that

1 we have in the file, let me call them, see if they're
2 still interested, and then you all give me some other
3 names. I have two others that were handed to us last
4 week. And then let me prepare the names, the
5 packages, and give them to you at the next meeting.

6 MR. PETE CONROY: Sounds
7 reasonable.

8 DR. MARY HARRINGTON: That sounds
9 good, because we did the mailing before, right?

10 MS. JOAN McKINNEY: Oh, we did a
11 mailing. It took months.

12 DR. MARY HARRINGTON: I thought so.

13 MS. JOAN McKINNEY: Since we
14 already have a file that's rather recent, you know,
15 just within the last six months, I think that we would
16 not be subject to criticism if we went ahead and just
17 did it this way. Okay, good. Thank you. That will
18 make it easier.

19 MR. RON LEVY: Stay up, Joan. I
20 want you to talk about the next topic, the
21 accessories.

22 MS. JOAN McKINNEY: This is
23 show-and-tell. Did you want to open it up and tell

2 MR. RON LEVY: One of the things
3 that you should be aware of and that I've talked about
4 in the past is that the RAB actually has money
5 dedicated to the RAB. We get twenty-four thousand
6 dollars a year for the RAB. A lot of that money goes
7 for paying for minutes, for bringing people in, but
8 there is dollars in there to do other things. And
9 it's to support the RAB's mission. We all know none
10 of you get paid for what you do. You absolutely get
11 zero. So, I mean, this is something you give back to
12 the community and we understand that. And we overload
13 you, just absolutely overwhelmed you with documents
14 and information. And given that, I thought maybe we
15 could purchase something so that you have some place
16 to collect your stuff and keep it all together. And
17 Joan is going to talk to you about that. This is a
18 decision on the part of the RAB. Whether you want to
19 go forth and do this is up to you.

23 DR. MARY HARRINGTON: Are you going

1 to get me a storage house?

2 MR. RON LEVY: I don't know that we
3 can do that.

4 MR. PETE CONROY: Mini-warehouse.

5 MS. JOAN MCKINNEY: Well, Ron and I
6 talked and he kind of gave me direction of what he was
7 looking for. And I've gone to several business office
8 supply places. And what we have come up with is, we
9 know that first of all, instead of you trying to get
10 your mailing and bringing it in in the envelope, we
11 ought to get you a portfolio. Now, this is similar to
12 what we're looking at. But the one I'm really looking
13 at, I couldn't get a sample. But it has nice little
14 handles and it does have all of the envelope pockets
15 and everything in it so that you could put it all in
16 here.

17 Then the other part we thought we
18 needed is since you got a FOSL, this next year you're
19 going to have all kinds of stuff, to also get you some
20 sort of a bag, also.

21 So, each one of these runs about
22 thirty dollars a piece. They'd be, you know, with the
23 name on them. We'd have them kind of embossed.

1 Personally, we think that maybe it would make your
2 life just a little easier when you have to carry all
3 of this stuff for us.

4 MR. RON LEVY: And we wanted to get
5 your thoughts on whether or not you would support
6 that, because again, it is a decision on the part of
7 the RAB. The dollars are there to support us. And it
8 is within the guidance that we've got, in terms of
9 supporting the RAB, to provide this type of -- there
10 is a real strict limitation in terms of what we can
11 spend the dollars on. Like if you wanted somebody to
12 come in and talk to you about, you know, chemical
13 warfare material, we can pay for and use RAB dollars
14 to do that.

15 In the case of supplies and
16 equipment, printing, publication, all that's also
17 supported with RAB dollars. And this is one of those
18 things that I think would benefit your ability to, you
19 know, carry things around and do your reviews, as you
20 get it.

21 So, if we can get some sort of
22 consensus or agreement, we would like to move forward
23 and purchase this for you all. How do you want to do

1 that.

2 MS. MIKI SCHNEIDER: JPA has done
3 that.

4 MR. RON LEVY: Yeah. I don't know
5 that that's something the RAB would do or pay for. In
6 fact, I'm pretty sure that wouldn't be within our
7 requirements.

8 What we're trying to do here is
9 support the RAB. And I really believe that this is
10 very little in terms of doing things to support the
11 RAB. But what --

12 MR. PETE CONROY: What do you
13 think? It is appropriate or inappropriate use of the
14 funds? Ike, what do you think?

15 MR. IKE BROWN: I don't think it's
16 necessary.

17 MR. PETE CONROY: I personally
18 don't need something like that. But, you know, maybe
19 some folks do. Barry, what do you think?

20 MS. JOAN MCKINNEY: Would you need
21 a tote bag, rather than the portfolio?

22 DR. BARRY COX: What about a file
23 cabinet?

1 MS. MARGARETTE LONGSTRETH: I know
2 you said you didn't know the length of time that would
3 be expended before the RAB would be terminated as a
4 group, so my question is: All the materials that have
5 been, you know, sent to us and collected, are we
6 supposed to keep it and return it at the end or
7 termination of this group?

8 MR. RON LEVY: No. That's for your
9 use. We don't expect to see that back. I mean,
10 unless you just want to give it back.

11 MS. MARGARETTE LONGSTRETH: Well, I
12 was just about to say, we would need a filing cabinet.

13 MS. JOAN McKINNEY: Cheaper.

14 MR. RON LEVY: You know, if that's
15 what we're talking about here, I'm sure we could look
16 into the expenditure of purchasing filing cabinets.
17 We're talking about a lot of documents. It will fill
18 up a filing cabinet most quick.

19 MR. IKE BROWN: You're going to
20 fill up those portfolios pretty quick.

21 MR. RON LEVY: Well, what the
22 intent there was to carry around those documents that
23 you need and bring them to the meeting that way, as

1 opposed to -- it wasn't meant to keep everything, you
2 know, just to take it back and forth to the meeting.
3 You can pull from what you've got.

4 But, you know, again, it's not
5 something that we're just going to do. It's really up
6 to the members of the RAB, in terms of what they want
7 to do here.

8 MS. MIKE SCHNEIDER: A memento of
9 your service to the community.

10 MS. LONGSTRETH: I would like one.

11 MR. RON LEVY: It's a functional
12 item, as opposed to a memento. There is no pay-offs
13 here, guys.

14 MS. MIKI SCHNEIDER: I wasn't
15 suggesting that.

16 MR. PETE CONROY: Yeah, I don't
17 think anyone would suggest that, to be honest.

18 MS. MIKI SCHNEIDER: No. But they
19 sit here month after month after month and help.

20 MR. RON LEVY: What we're trying to
21 do is really provide something that's usable for you
22 all. If there is another idea that you want -- you
23 know, filing cabinets was an idea, but we can even put

1 something down here. Really, we've got filing

2 cabinets that we could put them in, now. And then if
3 you wanted to come down here --

4 DR. MARY HARRINGTON: I was being
5 facetious about the filing cabinets.

6 MR. PETE CONROY: I believe you're
7 right. I think the filing cabinets was a joke.

8 DR. MARY HARRINGTON: It was. But
9 I was serious about the mini-warehouses.

10 MR. PETE CONROY: How about
11 laptops?

12 DR. MARY HARRINGTON: I was serious
13 about the mini-warehouses.

14 MR. PETE CONROY: I guess why don't
15 we just ask the question: How many here in favor of
16 purchasing something to assist us in collecting all of
17 the information that's given to us --

18 MR. RON LEVY: Why don't we just
19 think about it and come back at the next RAB meeting?

20 MR. PETE CONROY: Well, we can do
21 that. We can think about it and come back. Or if
22 you're ready to decide, we can do that, too. Quick
23 thoughts? I think we have a very mixed feel right

1 here right now.

2 DR. MARY HARRINGTON: I was going
3 to say either or.

4 MR. PETE CONROY: I would say if
5 anyone wants the stuff, raise your hand and it will be
6 sent to you by January. Seriously, I think if it's a
7 tool that you can use, I believe that this
8 governmental body owes it to you to have it. Anybody
9 want the stuff?

10 DR. MARY HARRINGTON: I would like
11 the bag. I'm a bag collector.

12 MS. LONGSTRETH: For meetings,
13 yeah.

14 MR. PETE CONROY: Is it a
15 legitimate way to go about that?

16 MR. RON LEVY: Yeah.

17 MR. PETE CONROY: I mean, we would
18 have to approve the expense of the limited number of
19 kits that we'll distribute.

20 MR. RON LEVY: Let me suggest this,
21 Joan: If you would, just send around a list, you
22 know, put your name down, if you would like us to
23 purchase something for holding materials in, you know,

1 write your name on it and we can do it that way.

2 MS. JOAN McKINNEY: I'll get that

3 before you leave.

4 MR. PETE CONROY: Terrific.

5 MS. McKINNEY: All right. I'll

6 just write something right quick.

7 MR. PETE CONROY: Community

8 relations?

9 MR. RON LEVY: Yes. We're looking
10 for our next community meeting. Right now, Joan, I
11 understand we've got the Anniston Meeting Center
12 scheduled for November.

13 MS. JOAN McKINNEY: Got it blocked
14 in, right, November the 15th.

15 MR. RON LEVY: So, from that
16 transport, just a matter of information, you know, as
17 we've done in the past, we continue to do, we move the
18 RAB meetings out to the community on a quarterly
19 basis.

20 The other thing that's going on
21 under community relations is that it's going to be a
22 live taping. They're going to interview me as it
23 relates to what the RAB does, a little bit about the

1 clean-up. But really the focus will be with the RAB.
2 And, Joan, maybe you can explain what this chamber
3 forum live taping is all about.

4 MS. JOAN McKINNEY: You know that
5 the chamber airs every month -- and I think it's on
6 Tuesdays and Thursday nights -- a half hour show of
7 what's going on in the community. And so they tape it
8 a month prior. And we've been working with them for
9 several months to try and get a date. And it looks
10 like that Ron will be able to tape a seven minute
11 segment that will be aired during the month of
12 November. And the topic will simply be the RAB,
13 because that's to reinforce the message to the
14 community that the Fort, yes, may be officially
15 closed, but the responsibility of the Army is still
16 ongoing. There is a community forum, the message of
17 the RAB. And this will just give Ron the opportunity
18 to say it again one more time. So, we'll do the
19 taping on the 26th.

20 MR. PETE CONROY: We might beat our
21 hour here tonight.

22 MR. RON LEVY: Before we go into
23 adjournment, let me just say to the RAB again, this is

1 your meeting, you set the agenda, you tell me what it
2 is you're interested in talking about, what it is
3 you're interested in hearing, and I will set up
4 whatever it takes to do that. So, I need input from
5 you. I ask, please, that from a participatory
6 standpoint that you act as much as possible and tell
7 me what it is you're interested in hearing about.
8 I've got -- we've got a November meeting coming up,
9 and I would really like to know what you want to focus
10 on, so that we can put it in the agenda, we can
11 discuss it, what information you want to see, whatever
12 it takes, so that we can get the information out to
13 y'all. So, at this point, if you've got something --
14 I would really like to hear from folks, what it is you
15 would like to hear from us on. We know that we're
16 going to go back and probably listen to whatever
17 comments are coming out of the FOSL next meeting.

18 But if there is something you want
19 to hear about, in terms of the clean-up -- and we can
20 do other things, in terms of also reuse -- we can
21 prepare to bring folks in and talk about reuse, stuff
22 like we've done in the past, as well, but it's just up
23 to you.

1 MR. TOM TURECEK: I don't know
2 about anybody else, but I get asked more questions
3 about reuse than I ever do about environmental issues.
4 I'm usually -- I have to take the first stroke in
5 explaining environmental stuff. A lot of people don't
6 realize what's going on. But everybody realizes that
7 there is reuse pending or ongoing. And I'm at a loss,
8 as to -- you know, I say, well, once they get out
9 there, they're going to do something. They're going
10 to bring business in. They're going to knock the
11 buildings down. I don't know what the heck they're
12 doing.

13 But I would like to be more
14 knowledgeable about the actual reuse --

15 MR. PETE CONROY: Tom, and tell you
16 --

17 MR. TOM TURECEK: -- uses or
18 whatever.

19 MR. PETE CONROY: -- that's why
20 Miki is becoming a regular part of these meetings.
21 And before we excuse ourselves, I would like for, you
22 know, Miki, if you don't mind, can you give us an
23 update in terms of the progress the JPA has to

1 announce?

2 MR. TOM TURECEK: Probably not
3 unprepared, but I mean --

4 MS. MIKI SCHNEIDER: Well, let's
5 see what comes out of my mouth.

6 MR. RON LEVY: Do you want to hold
7 it off for the November meeting, because we're already
8 going --

9 MR. PETE CONROY: Well, no,
10 actually I don't expect for Miki to go too long here.
11 But, yeah, if you could just give us -- I would like
12 for this to be a regular part of our RAB meeting, just
13 kind of the Miki briefing, in terms of --

14 MS. MIKI SCHNEIDER: You're
15 kidding.

16 DR. BARRY COX: Miki briefing.

17 MR. PETE CONROY: Well, we got you,
18 so --

19 MS. MIKE SCHNEIDER: Okay.

20 MR. PETE CONROY: -- update us.

21 MS. MIKI SCHNEIDER: Well, as many
22 of you read in the paper, the no-cost EDC legislation
23 was signed by President Clinton. This legislation

1 meant that instead of the JPA going through the very
2 long process of negotiating with the Army of what we
3 had to pay them for the installation, we now get the
4 installation free. There is still many, many hours of
5 paperwork that we have to go through to get to a
6 master lease standpoint, which is what you see in
7 front of you today with the green map. Once we get
8 the master lease, then we can begin working on leasing
9 buildings.

10 At the same time -- this process
11 has many tracks. At the same time we're working on
12 the business plan. And the business plan outlines for
13 us and for the Army the number of jobs that we're
14 going to be creating, that we hope to create, the
15 financing behind all of this and how it will work. It
16 outlines -- helps us with leasing prices and land
17 prices. And it's a very complicated document. We
18 couldn't start that process until we knew what was
19 going to happen with the no-cost legislation. Now,
20 that that's signed, we've picked the business plan
21 back up and we're starting down that track.

22 At the same time, we're working
23 with the many people who call the office on a daily

1 basis and say, I want this building or I need this
2 piece of property or I want fourteen desks or I need a
3 stove and a refrigerator. And we're having to answer
4 those questions. And those questions are, as far as
5 personal property, which is what those items were I
6 just named, we can't give those away. The federal
7 government legislation is very clear about what you
8 can do with personal property. And the property has
9 to stay in the buildings and be used to help create
10 jobs and to develop the Fort property.

11 So, all of the personal property --
12 we have three warehouses full of personal property out
13 here that we have signed for. There is three million
14 pieces. Not three million pieces -- three million
15 dollars worth, that's what it is. That personal
16 property goes back into the buildings. And as we
17 negotiate with someone for a lease, we lease that
18 property with the building.

19 We are talking to people who may
20 want to build a retirement community out here. We've
21 talked to pharmaceutical companies. We've talked to
22 manufacturers of boats. We had a train company out
23 here looking at the railroad tracks and looking at how

1 the railroad tracks could be used.

2 The first question that we ask them
3 is: How many jobs are you going to create? Because
4 that's our charge and that's why we're here is to
5 create jobs. So, from the reuse standpoint, that's
6 what we're looking at is the businesses or the
7 industries that could come in here and create the most
8 jobs as quickly as possible.

9 Housing is an issue. Whether we
10 keep the existing base housing, what we do with
11 Buckner Circle, whether we build new housing, and if
12 so, what kind of housing. And these are all questions
13 that the business plan will play a role in helping us
14 answer.

15 As well as we're in the next few
16 weeks going to be putting out an RFQ, a request for
17 qualifications, to some national developers to have
18 them come in and look at the McClellan area and
19 determine where, if they would be interested in doing
20 some housing.

21 I will tell you that we have had
22 one national developer come in who has thirty offices
23 across the United States, and they're looking at a

1 section of the Fort. And they would bring a
2 multi-faceted type of development. They would do
3 residential, commercial, and industrial housing
4 development.

5 So, there is a lot of opportunities
6 out there. But until the business plan is finished
7 and until we get a master lease, you're not going to
8 see a lot happening. Once the master lease is signed,
9 you'll start seeing some people out here and some
10 buildings occupied. Once the business plan is
11 finished and approved and we have an approved EDC,
12 then we can begin to take title to the property. And
13 once we take title, we can begin to sell the property.
14 And that's when you'll see new buildings begin.

15 MR. JERRY ELSER: What's the time
16 table --

17 MS. MIKI SCHNEIDER: The master
18 lease, we're shooting for end of December, first of
19 January. EDC summer of 2000, at the earliest, to
20 actually be able to sell property.

21 And when you have questions, when
22 you have people like that call, please, call us. I
23 mean, that's what we're there for and we'll be glad to

1 come out and talk with them, meet with a community
2 group, if people have questions, that's what we're
3 there for.

4 DR. BARRY COX: Did you say the
5 only way you're going to transfer property is with the
6 building itself?

7 MS. MIKI SCHNEIDER: Personal
8 property, yes, sir.

9 DR. BARRY COX: Okay.

10 MR. JERRY ELSER: Have you talked
11 with any big industry? Is there anything big been
12 mentioned?

13 MS. MIKE SCHNEIDER: Yes, sir, we
14 have one industry that's looking at about four hundred
15 and fifty acres.

16 MR. JERRY ELSER: I'm talking about
17 something big like automobile assembly or truck
18 assembly plants.

19 MS. MIKI SCHNEIDER: Well, The four
20 hundred and fifty acre is big.

21 MR. JERRY ELSER: You've got a rail
22 line, which you could ship out on.

23 MS. MIKI SCHNEIDER: Yes, sir. And

1 the rail line does tie right into Honda.

2 MR. JERRY ELSER: Right.

3 MS. MIKI SCHNEIDER: And it runs
4 right in front of the Lincoln plant, which is a real
5 plus for us. And we are going to be working with the
6 Alabama Economic Development Office on that, in trying
7 to make that connection. And hopefully that will
8 happen for us.

9 MAYOR KIMBROUGH: Did you start
10 your plan all over or did you use some of the previous
11 work?

12 MS. MIKI SCHNEIDER: Oh, no, sir,
13 we used that sort of work. I mean, there was some
14 good land use planning work that went into that
15 document. We have revised the map to reflect the PBC
16 changes that have taken place, the fed-to-fed
17 transfers that took place, that moved the National
18 Guard or moved the DOJ from -- we've made changes to
19 that. The eastern bypass has shifted. We've revised
20 the map to reflect that. But all in all, it's -- the
21 concepts behind that reuse plan were some good
22 planning. And I will be glad to bring you up to date,
23 if that's what's requested.

1 MR. PETE CONROY: Thank you.

2 MS. MIKI SCHNEIDER: Uh-huh.

3 MR. PETE CONROY: That was
4 beneficial for me.

5 MR. TOM TURECEK: I have another
6 concern, too. And it's the historic -- the property
7 and things that are designated as historic property.
8 How does that play into the business plan? Buckner
9 Circle, as an example, is developed. You know, there
10 is a lot of historical stuff up there. And I'd hate
11 to see it get absorbed into a -- just disappear in the
12 process.

13 MS. MIKI SCHNEIDER: Clearly, as
14 the planner who talks to these developers, you need to
15 know that my degree is in historic preservation, so
16 history is something that is very near and dear to me,
17 as well as planning. So, I'm going to make sure that
18 I can do everything I can to protect that. The beauty
19 of Buckner Circle is that because they are eligible
20 for listing on the National Register, anyone who was
21 to look at those buildings could take advantage of the
22 investment tax credit, which is a 20 percent tax
23 credit incentive for a developer. One of the LRAs

1 that we talked to when we were at our convention in
2 Jacksonville, Florida funded their LRA through the
3 sale of their historic properties and that investment,
4 that tax credit that the developer was able to take
5 advantage of.

6 We're not going to let anything
7 happen to those buildings. The integrity of the
8 vacant land, it needs to stay in place, because that's
9 what makes it Buckner Circle and makes it special.
10 And the Army is not going to let anything happen to
11 those buildings, either.

12 MR. TOM TURECEK: And the public
13 will have continued access to it?

14 MS. MIKI SCHNEIDER: The public
15 will have continued access to Buckner Circle?

16 MR. TOM TURECEK: To any historic
17 property?

18 MS. MIKI SCHNEIDER: Well, if the
19 homes are sold for private homes, no.

20 MR. TOM TURECEK: Oh. There is
21 other things out there. For instance, the Frescos in
22 the old officer's club up there.

23 MS. MIKI SCHNEIDER: Assuming that

1 remains a public building, yes. We've also had one of
2 the Episcopal diocese has contacted us about a
3 building, a church building. So, there is a lot of
4 interest in the public spaces that are left on the
5 Fort.

6 MR. BART REEDY: Miki, wasn't
7 Mercedes looking through some money at the restoration
8 of the Frescos? And is it -- my recollection was they
9 were kind of kicking around the idea of trying to help
10 preserve that particular building that you were
11 talking about.

12 MS. MIKI SCHNEIDER: I don't know
13 anything about that. Colonel Treuting, you know
14 anything about that?

15 COLONEL TREUTING: Mercedes? No.
16 Mercedes hasn't given me a dime. We've already gone
17 through and done some work on the Frescos that you're
18 talking about. We've also gone in for some more roof
19 repair, but that's out of the Army money.

20 Because it's a state historic
21 building, you got to follow the -- go through the
22 SHPO process. You got to maintain it. For example,
23 inside the TMP motor pool is a building, a state

1 historic building. It's a hay loft back when we had
2 horses. So, you can't do anything that would abridge
3 or modify that building as it went on the register.

4 MR. RON LEVY: What we have is a
5 programmatic agreement with the Advisory Counsel,
6 which is a federal organization, and the state
7 historic preservation office, whatever we call SHPO.
8 And in that there is language that we will put in the
9 deeds to any historic buildings that are transferred
10 which are going to be a requirement on the new owner
11 to essentially maintain, maintain structural
12 integrity. Now, that's not to say that they couldn't
13 go in and do something to the building, but they're
14 going to have to consult with the state on it. So, it
15 will be part of the deed as we transfer the building.
16 There is specific language. And we can provide you
17 with that. In fact, I think we should. If you've not
18 seen a copy of the programmatic agreement, let me put
19 it together -- or let me get a copy of it to you for
20 the next meeting.

21 COLONEL TREUTING: But to
22 specifically answer Bart's question, there is a lot of
23 talk about people that want to do it, but until they

1 show up with the money --

2 DR. BARRY COX: No money yet.

3 DR. MARY HARRINGTON: It hasn't
4 happened.

5 COLONEL TREUTING: No, it's been
6 Army money so far.

7 MS. MIKI SCHNEIDER: And the
8 advantage to the investment tax credit is if they did
9 take -- if a developer came in and wanted to make a
10 club back out of that facility with a restaurant and a
11 bar, if they took advantage of the investment tax
12 credit, they're going to not -- they're not going to
13 do anything to the building that would hurt it,
14 because it's going to hit them in the pocketbook. The
15 federal government will come back and if they do
16 something two years later and take that away.

17 COLONEL TREUTING: Just to give you
18 an example, I don't know if you remember it, but
19 remember the little alleyway that they had was made
20 out of canvas, well, when I had to take that down and
21 repair it, I had to go through SHPO to get approval
22 and remove that.

23 MR. RON LEVY: We consulted with

1 them.

2 COLONEL TREUTING: It's a canvas
3 awning that it used to have. It was irreparable, and
4 they don't make them anymore.

5 MR. RON LEVY: It was an awning on
6 the front. It really wasn't a part of the structural
7 integrity. We did consult the SHPO on it.

8 COLONEL TREUTING: Yes, some
9 general also had a bright-idea cookoff in 1965 and it
10 went up. And so when we had to go back and try to fix
11 it, we couldn't.

12 MR. RON LEVY: There is a lot of
13 laws that keep us from doing things that people would
14 consider stupid.

15 MR. PETE CONROY: Ron just handed
16 me this magazine, Soldiers. And in it there is a
17 letter from a man in Huntsville, Alabama, who points
18 out Ron Hood's web site. Ron, do you want to remind
19 us about your web site?

20 MR. RON HOOD: Well, it's been sort
21 of defunct since I went through a divorce. I haven't
22 had time to get back up on it. But it's still there
23 with the murals, pictures of the murals, pictures of

1 the officer's club, pictures of Buckner's Circle, and
2 some of the buildings there. To get to it, it's
3 Calhoun County News.COM. CALHOUNCONEWS.COM. And in
4 there you'll find a way to get to the murals, as well
5 as a number of other things.

6 MR. PETE CONROY: I'm glad that
7 it's an active web site, since it's been advertised
8 nationally in this magazine. You'll probably have
9 more hits.

10 MR. RON HOOD: I guess I'd better
11 go in there and fix some of those things.

12 MR. PETE CONROY: You might want to
13 go clean it up.

14 MS. JOAN MCKINNEY: Pete, if you
15 wouldn't mind me just going ahead and -- I don't know
16 the press run on Soldiers, but I know every soldier in
17 the Army has availability to that, so, it's around the
18 world. And it was in the October issue.

19 MR. RON HOOD: Well, I noticed that
20 the story I did on the last POW memorial, I noticed
21 some of the pictures weren't coming up. And I need to
22 fix that. It's just a minor fix. It's still all
23 there, that last story, when they had the memorial

1 service -- it's still all up.

2 MS. JOAN McKINNEY: You'll probably
3 get a lot more hits, now.

4 MR. PETE CONROY: Before we wrap
5 up, Bart Reedy from the EPA is with us. Bart, you got
6 any thoughts for us before we depart?

7 MR. BART REEDY: Yeah. Actually,
8 there are two things that are of some import in the --
9 the last time I was here -- I missed last month. We
10 had a very good meeting on --

11 MR. RON LEVY: 20th --

12 MR. BART REEDY: Well, we actually
13 had two of them. We had a very good meeting on the
14 6th, which was two weeks ago. We had been discussing
15 and debating the pros and cons of different ways to go
16 about interpreting the numbers, the data that we
17 actually get, what do these numbers mean to wildlife,
18 to the critters, how do we go about massaging those
19 numbers in a way that produces a usable screen to
20 determine whether some of the -- well, for example,
21 some of the buildings that were envisioned being on
22 here, but as category seven, how do we get those off
23 there?

1 Well, first you have to determine if
2 there is a problem. The way we decided to do that way
3 long ago was screen them against ecological numbers.
4 And we finally got agreement between EPA, ADEM, the
5 Army -- was anybody else involved?

6 MR. RON LEVY: Our contractors.

7 MR. BART REEDY: On how to generate
8 those numbers. And that's been a long time -- been a
9 long time coming. But we've got that done.

10 That means that a lot of
11 investigations that you all have been hearing about
12 and seeing, a lot of those reports are going to now
13 start coming forward. We'll have to get together the
14 three entities and figure out exactly at what rate we
15 want all that to happen. But that was kind of a --
16 well, it was a very, very successful meeting, and a
17 very big problem that we got resolution on and
18 agreement between everybody. And I believe everyone
19 was happy with those results.

20 Then earlier, we had a meeting with
21 Ron and Colonel Treuting. And I'm looking here. For
22 some reason, I cannot see it. When was it?

23 COLONEL TREUTING: 20th.

1 MR. BART REEDY: 20th, wasn't it?

2 COLONEL TREUTING: Yes.

3 MR. BART REEDY: There it is. The
4 20th on getting a -- what is in -- the feds called a
5 memorandum of agreement, memorandum of understanding,
6 memorandum of agreement. They're used
7 interchangeably, but they're not quite the same. And
8 it is a -- we believe a very good start towards a
9 document that will supply the Army with the
10 information they need, will supply ADEM, the Alabama
11 folks with the information they need, and the EPA,
12 regarding the -- some of the questions surrounding
13 leases and transfers and how those things are going to
14 happen. We had talked earlier. Some of the issues
15 there are institutional controls, ranging from no
16 trespassing to fences to --

17 MR. RON LEVY: Digging.

18 MR. BART REEDY: -- digging wells,
19 water use, stuff like that. We have not worked out
20 the specifics, but the specifics are going to be, we
21 believe, a lot easier to deal with than the big issue
22 of can all three of us sit down and sign this
23 agreement. We think we've got a real good start on

1 that. We've got some very quick drop-dead dates on
2 this memorandum. It is to be done -- well, I don't
3 have those notes in this book --

4 MS. MIKI SCHNEIDER: 22nd.

5 COLONEL TREUTING: 22nd.

6 MR. RON LEVY: The 22nd was the day
7 the team met to go through the results. And we don't
8 have a specific date on when it's going to be signed,
9 but the 15th of November was when the document was to
10 be --

11 COLONEL TREUTING: To be forwarded
12 up.

13 MR. RON LEVY: -- to be forwarded
14 up.

15 MR. BART REEDY: And that's a very
16 big thing for everyone. There was a lot of questions
17 on everybody's -- on everybody's screen, no matter who
18 they were, whether it was Army, ADEM, or EPA. And
19 this is a vehicle we think is going to answer that
20 question. And if it does -- and we think that it will
21 -- it will certainly expedite the review process and
22 the approval processes that are going on on the
23 environmental conditions relative to transfer. So,

1 that was a very, very successful meeting, we think.

2 Do you have anything you would like to add?

3 COLONEL TREUTING: What it really
4 is is to cause a framework to knock down things that
5 we did disagree on.

6 MR. BART REEDY:: Correct.

7 COLONEL TREUTING: More so than a
8 vehicle to get what you wanted. So, it was three of
9 us sitting down. DoD was present, Office of General
10 Counsel was present, JPA was present. And that's been
11 the first attempt to get the local reuse authority
12 involved in the process, also. And it's following the
13 path that all the big cahoonas (phonetic) have
14 decided, which is full disclosure. So, it's also
15 trailblazing. It's the first BRAC installation to try
16 to do that. So, we've got our work cut out for us.

17 MR. BART REEDY: Did you have
18 anything to --

19 MS. MIKI SCHNEIDER: No --

20 MR. BART REEDY: Anyway, those are
21 the two things that I would tell you that took place
22 in the last thirty days.

23 MR. PETE CONROY: Teriffic. Also,

1 for the record, I want to make sure Ed Kimbrough is on
2 our list. And --

3 MAYOR KIMBROUGH: Which list is
4 that, now?

5 DR. MARY HARRINGTON: Present list.

6 MR. PETE CONROY: Leave that up in
7 the air. And, Ron, is this your daughter?

8 MR. RON HOOD: That's my daughter.

9 MR. PETE CONROY: Want to thank you
10 for your patience in sitting here for the duration of
11 this meeting. And if there is nothing else, let's
12 call this meeting to a close. Anything else?

13 MR. RON LEVY: So adjourned.

14 (WHEREUPON, the meeting was adjourned.)

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C E R T I F I C A T E

STATE OF ALABAMA)
CALHOUN COUNTY)

I, SAMANTHA E. NOBLE, a Court
Reporter and Notary Public in and for The State of
Alabama at Large, duly commissioned and qualified,
HEREBY CERTIFY that this proceeding was taken before
me, then was by me reduced to shorthand, afterwards
transcribed upon a computer, and that the foregoing is
a true and correct transcript of the proceeding to the
best of my ability.

I FURTHER CERTIFY this proceeding
was taken at the time and place and was concluded
without adjournment.

1 IN WITNESS WHEREOF, I have hereunto
2 set my hand and affixed my seal at Anniston, Alabama,
3 on this the 23rd day of October, 1999.

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SAMANTHA E. NOBLE

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Notary Public in and for

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Alabama at Large

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14 MY COMMISSION EXPIRES: 11-14-2001.

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