

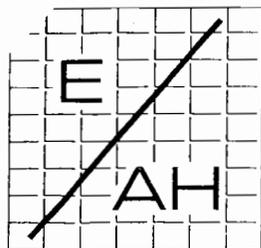
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MEETING MINUTES FROM RESTORATION ADVISORY BOARD MEETING DATED 14 MAY
WITH TRANSMITTAL CNC CHARLESTON SC
5/28/1996
ENSAFE/ ALLEN AND HOSHALL

EnSafe / Allen & Hoshall

a joint venture for professional services

May 28, 1996



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Naval Base Charleston
Caretaker Site Office
Attn: Daryle Fontenot
2155 Eagle Drive
N. Charleston, SC 29418

Subject: Restoration Advisory Board Meeting Minutes (5/14/96)
CLEAN Contract# N62467-89-D-0318 CTO# 2900

Dear Mr. Fontenot:

Please find enclosed a copy of the May 14, 1996 Restoration Advisory Board meeting minutes with all applicable attachments. Also enclosed is the original sign-in sheet, a diskette version with the file saved in both WordPerfect 5.1 and 6.1, and the audio tape of the meeting. The diskette has been scanned for viruses and none were detected.

Also enclosed in this package are the minutes from the Community Relations Subcommittee Meeting and the meeting announcement and news release for the upcoming June 11th meeting.

If you have any questions regarding the enclosed material, feel free to call me at (919) 851-1886.

Sincerely,

EnSafe/Allen&Hoshall

By:

Diane Cutler

Enclosures

cc: Jim Beltz, NAVFAC- SouthDiv
Todd Haverkost, E/A&H
Contracts File

Community Relations Subcommittee Meeting

May 14, 1996

Time: 3:00 p.m.

Attendees: Daryle Fontenot, Arthur Pinckney, Diane Cutler

DISCUSSION ITEMS

RAB Meeting Location Daryle Fontenot initiated discussion about RAB meeting locations. Does the Community Relations Subcommittee want to continue to be responsible for recommending the location? So far it has been working well. In order to be able to offer tentative meeting locations at the RAB meeting each month, it may be beneficial to consider locations two months in advance. Subcommittee members can come up with locations and make arrangements with contacts (like Lou Mintz did for the meeting on the Yorktown), or suggestions can be made, and Diane Cutler can make arrangements and provide logistics support such as set-up, ordering audio/visual equipment, and break-down.

For next month Pat Franklin recommended either the Saint Andrews Community Center or the Saint Andrews Regional Branch of the Charleston County Library, both located in West Ashley. Diane spoke with the Head Librarian and made tentative arrangements to have the meeting held there on June 11th from 5:30 - 8:30. The facility is identical to the Dorchester Road Regional Branch.

According to the previously identified schedule, the meeting location should return to North Charleston in July. In addition, once Mr. Pinckney's pick for RAB representative from Charleston is brought on board, a suitable location in Charleston may be recommended.

Federal Facilities Dialogue Committee Arthur asked Daryle if he has seen a copy of the Federal Facilities Dialogue Committee's document on general community involvement issues. Some of the individuals involved in making recommendations for this document included Ann Ragan (SCDHEC), John Johnson (EPA), Doyle Brittain (EPA), and Sheri Goodman (DOD). Daryle will try to get a copy of the document.

RAB Member Pick Mr. Pinckney informed Daryle that he hasn't forgotten his pick for a RAB member from Charleston. There have been some unforeseen delays, but he expects to have a candidate's name to Daryle by the week of 5/20.

RAB Meeting Advertisement/Announcement Daryle, Arthur, and Diane discussed the increased effort going into advertising the RAB meetings. The main goal is to get the word out. If people know about the meeting but choose not to attend, that's unfortunate, but acceptable. However, if people don't even know that the meetings are taking place, they can't make that choice. Diane suggested reaching out to local government officials through an introduction/invitation letter written by the RAB members. Arthur concurred and said that the Federal Facilities Dialogue Committee recommends getting local governments involved in local RABs. The letter can provide background on what the RAB's goals are, progress made, and meeting schedule. It can be signed by the co-chairs but should include a list of all RAB members and their affiliation. The letter should also include meeting announcement flyers that each recipient can distribute, and one or more fact sheets as examples of the types of issues the RAB is dealing with.

Specific local governments that should be targeted include Mt. Pleasant, Goose Creek, Charleston, Summerville, and Monks Corner (North Charleston is already represented by three members serving on the RAB).

Fact Sheets Daryle confirmed that he sent out Fact Sheet #6 (Zone H Sampling Results) to all the RAB members with the April meeting minutes. He will request any comments or changes at the RAB meeting (May 14), and if there are no comments, have it published and distributed.

DOCUMENT REVIEW

Contaminant Posters A number of changes have taken place regarding how data must be reported for the Zone H RCRA Facility Investigation, and as a result, the contaminant posters as originally produced are no longer valid. Daryle, Arthur, and Diane discussed the purpose of having the posters and defined the target audience. The audience should be community members coming to the meeting for the first time, and other people who want a review of what's happening in the environmental program. The purpose of having the posters is to give people a review of the environmental program and some background that will help them understand investigation results. Since fact sheets will be produced as results are finalized for each zone, creating posters that summarize data would be duplicating efforts. Therefore, the group recommended four posters: 1) The Investigative Process, 2) Chemical Categories, 3) Risk Assessment Background, and 4) For More Information. These posters can be reproduced as handouts and can be supplemented with zone result fact sheets as they're produced. The group suggested that the series of posters (the poster station) should be manned with a technical person so any questions can be readily answered. The poster station can be available during the 1-hour open house prior to the RAB meetings.

ACTION ITEMS

Zone H Results Fact Sheet Diane will prepare a draft of the "Poster Station" posters for review at the next Subcommittee meeting.

REPORT TO RAB

- **Announce proposed meeting location for June meeting -Saint Andrews Regional Library**
- **Request comments/approval on Fact Sheet #6.**
- **Describe ongoing work on poster station.**
- **Recommend RAB letter to local government officials.**

NEXT MEETING

Subcommittee Meeting 6/11/96, 3:00 - 4:30 p.m. Building NH-51 (CSO Office) Conference Room.

There will **not** be a subcommittee meeting held in July.

Come and join the Naval Base Charleston
Restoration Advisory Board (RAB)
at their monthly meeting. This
month's agenda topics include:

ENVIRONMENTAL CLEANUP & PROPERTY REUSE

Date Tuesday, June 11, 1996
Time Informal Open House: 5:30 - 6:30 p.m.
RAB Meeting: 6:30 - 8:30 p.m.
Location..... St. Andrew's Regional Branch
of the Charleston County Library

(1735 N. Woodmere Dr., behind the Village Square Shopping Center
off Sam Rittenberg Blvd. Feel free to call for directions: 766-2546)

The RAB is a forum where community members meet with representatives from
the Navy, State and Federal environmental agencies, and other groups to discuss
the environmental program under way at Naval Base Charleston.



FOR MORE INFORMATION:

Call Jim Beltz at the Public Affairs Office at Naval Facilities Engineering
Command, Southern Division: (803) 820-5771

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NAVY NEWS RELEASE

Public Affairs Office
Naval Facilities Engineering Command, Southern Division
P.O. Box 190010
North Charleston, SC 29419

RAB Meets to Discuss Environmental Cleanup

For Publication by Monday, June 10

For more information, contact:

Jim Beltz (803) 820-5771

North Charleston – Environmental and reuse issues are again the focus of the next meeting of the Naval Base Charleston Restoration Advisory Board (RAB). This meeting will be held on Tuesday, June 11, 1996 from 6:30 to 8:30 p.m. at the Saint Andrews Regional Branch of the Charleston County Library. Navy staff and environmental specialists will be available from 5:30 to 6:30 for informal discussion prior to the meeting. The meeting is open to the public and all are encouraged to attend.

The RAB is a group of community members, Navy representatives, and federal, state, and local organizations and agencies that gather monthly to discuss the progress of environmental cleanup and property reuse at Naval Base Charleston. Meetings are held on the second Tuesday of every month in alternating locations to accommodate the local communities most significantly affected by the Base closure.

Agenda items for the June 11th meeting include a progress report on the environmental investigations, and a Redevelopment Authority update on the status of property leasing.

For more information on the upcoming meeting, call Jim Beltz at the Public Affairs Office at Naval Facilities Engineering Command, Southern Division, (803) 820-5771.

**NAVAL BASE CHARLESTON
RESTORATION ADVISORY BOARD (RAB)
Minutes of 14 May 1996**

1. Introduction of the RAB Members and Guests

Mr. Daryle Fontenot, Navy Co-chair, welcomed everyone to the RAB meeting. It is the first meeting since new members were invited to join. Mr. Odell Price, one of the new community representatives, is present. Other new members include Ms. Gussie Greene and Mr. Ray Anderson from the City of North Charleston, and Commander Phil Dalby from the Caretaker Site Office.

2. RAB Members Attending

Mr. Oliver Addison	Ms. Gussie Greene
Mr. Doyle Brittain	Mr. Ralph Laney
Mr. James Conner	Mr. Arthur Pinckney
Commander Phil Dalby	Mr. Odell Price
Mr. Bobby Dearhart	Ms. Wannetta Mallette-Pratt
Mr. Daryle Fontenot	Mr. Joe Bowers for Ann Ragan
Mr. Wilburn Gilliard	Mr. Bob Veronee

3. Guests Attending

RADM W. L. Schachte, Jr. (Ret.)	Retired Navy
Mr. Tony Hunt	NAVFAC, SouthDiv
Mr. Brian Stockmaster	NAVFAC, SouthDiv
Ms. Pat Franklin	NAVFAC, SouthDiv
Ms. Kim Reavis	NAVFAC, SouthDiv
Mr. Wayne Cotton	NAVFAC, SouthDiv
Mr. Gabriel Magwood	NAVFAC, SouthDiv
Mr. Jim Moore	OSD
J.N.K. Tunstall	CNSY
Mr. Johnny Tapia	SCDHEC
Mr. Paul M. Bergstrand	SCDHEC
Ms. Martha Jane Proctor	Dorchester Road Regional Library
Mr. Wayne Nolin	Bldg. Inspection - City of N. Charleston
Mr. Mark White	National Civilian Community Corps
Ms. Jeri Johnson	RDA
Mrs. June M. Brittain	Concerned Citizen
M.W. Henderson	Concerned Citizen
Mr. Jack L. Stockmaster	Concerned Citizen
Mr. James Speakman	EnSafe/Allen&Hoshall
Ms. Diane Cutler	EnSafe/Allen&Hoshall
Mr. Todd Haverkost	EnSafe/Allen&Hoshall
Mr. Dave Backus	EnSafe/Allen&Hoshall
Mr. Larry Bowers	EnSafe/Allen&Hoshall
Mr. Peter McPheters	EnSafe/Allen&Hoshall

4. Administrative Remarks and Comments on Minutes

No comments or corrections were made on last month's meeting minutes.

5. Subcommittee Reports

Community Relations

Mr. Fontenot reported that the Community Relations Subcommittee met prior to the RAB meeting. Members of that subcommittee include Mr. Fontenot, Mr. Lou Mintz, Mrs. Susan Floyd, Ms. Wannetta Pratt, and Mr. Arthur Pinckney. Today Mr. Fontenot, Mr. Pinckney, and Diane Cutler, the EnSafe/Allen&Hoshall community relations support person met. The first topic to report on is the location of the next RAB meeting. According to the schedule that was established a couple of months ago, meeting locations will be alternating between North Charleston and other locations in the area. Next month the meeting is scheduled for West Ashley. The tentative location is the Saint Andrews Regional Branch of the Charleston County Library. There were no objections from the RAB about the location, so arrangements will be confirmed.

The subcommittee completed a draft of Fact Sheet #6, Zone H - Environmental Investigation Results. A copy of this was provided to RAB members for comments with the April meeting minutes. Mr. Fontenot asked for any comments, written or verbal, to include in the final fact sheet. No comments or edits were provided. Mr. Fontenot announced since there were no comments, he will have the fact sheet printed and distributed. Copies of all the fact sheets are available at the RAB meetings, or can be obtained by calling Mr. Fontenot at the Base.

The subcommittee has also been discussing a series of "contaminant posters" which would explain what has been found at the Base. What the group decided on is a poster station that includes the following posters: 1) outline of the environmental investigation process, 2) contaminant categories, 3) brief description of risk assessment, and 4) for more information. Copies of actual results, such as the Zone H Results Fact Sheet, will be available along with handout-size copies of the posters.

An ongoing effort of the Community Relations Subcommittee is to better publicize the RAB meetings. The subcommittee proposes to create a letter from the RAB, stating what they do, and send it to local government officials. The letter can include a copy of the agenda and meeting announcements so the government representatives can get the word out to their constituents. The co-chairs, Mr. Fontenot and Mr. Don Harbert, will sign the letter and have all RAB member's names included. Mr. Fontenot asked if RAB members had any suggestions or questions about the proposed letter. No comments were made. Mr. Fontentot stated that he will proceed will creating the letter.

The Community Relations Subcommittee will be meeting next on June 11, 1996.

Shipyards Detachment

Mr. Bobby Dearhart provided a brief overview of the activities of the Shipyards Detachment since work started up on April 2nd. Mr. Dearhart began by giving special thanks to Mr. Odell Price and Mr. Ralph Laney for being instrumental in getting the Detachment to stand up. There are 172 Shipyards Detachment workers. To date they have pulled six tanks and are in the process of pulling 3 more. Fourteen additional tanks are being prepared for being pulled. They are also preparing to begin asbestos removal work on three buildings: 1171, which has a large amount of asbestos material on the walls; 32, which has asbestos dust on the side of the building; and 1143, which has asbestos tiles on the floor. Hopefully by the first week in June work will begin on those buildings.

The Detachment has completed Interim Measures for Area of Concern 690 and are working on two other sites. Within two weeks, they hope to begin three more. Detailed information on Interim Measures sites will be provided by Brian Stockmaster during his Interim Measures presentation later in the meeting. The Detachment will continue closing facilities, doing process closures, and processing investigation derived waste (IDW). The Detachment is also surveying EnSafe's sample locations, and doing ground water sampling. EnSafe is completing the initial round of ground water sampling, and the Detachment is doing subsequent quarterly monitoring. Overall, the Detachment is staying fairly busy.

Ms. Jeri Johnson of the RDA asked how much asbestos removal needs to be done in building 1143. Mr. Dearhart replied that all they have been authorized to do is remove the tiles, and to board up the crawl space to restrict access.

Mr. Pinckney asked if the Detachment was up to capacity as far as workers. Mr. Dearhart replied that they are up to their maximum (172) which is more than originally anticipated.

Mr. James Conner stated that he thought building 1143 was condemned, which was verified by Mr. Dearhart. Mr. Conner continued that it didn't make much sense to clean up a condemned building, and suggested that it may cost less to tear down the building than to clean up the asbestos. Mr. Dearhart replied that the asbestos needs to be removed before the building can be torn down. Mr. Conner also asked about building 32. Mr. Ralph Laney said that the asbestos in building 32 was from a spill, not from building materials.

Finance

Mr. Lou Mintz was not present to provide a Finance Subcommittee report.

6. RDA Update

Ms. Jeri Johnson provided the RDA update in Virgil Johnston's absence. There have not been many changes since Jack Sprott gave his update last month. The RDA is still executing leases at a rate of about one a month, and are currently up to 11. Ms. Johnson passed out a handout showing leasing status (attached to these minutes). She said that they are not having any problems leasing, that there are more people interested than they can accommodate in the available facilities. Ms. Johnston pointed out that DHEC Office of

Coastal Resource Management is taking the top floor of building 400 and the remaining middle floor. This will fill up building 400 with two revenue producing tenants, DHEC and the Postal Service.

Leases vary from 3000 to 500,000 square feet. As buildings become available, they are leased to existing tenants by amendment, so the numbers continue to grow. They still maintain a great deal of federal activities on Base, most of them at the south end of the facility. The magnet school looks like it will be a tenant although there are still some details to be worked out. The fuel farm and dry docks 3 and 4 will be added to CSI (Charleston Shipbuilding) in the next week or two. At that time, all dry docks and the entire Base fuel farm will be leased. Ms. Johnson presented color maps that show the property that has been leased.

The RDA had sent a proposal to the Economic Development Administration (EDA) for a \$2 million grant to upgrade the utilities in the shipyard area. EDA has issued the RDA an invitation to apply which is as good as a final approval. The utilities include water, sewer, and storm water. The \$2 million is desperately needed as there is a \$32 million backlog for utility upgrade needs. The RDA has selected Davis&Floyd as the design agent for the \$2 million upgrade. The RDA is also beginning to prepare a reuse plan for the Naval Station Annex which is a 42 acre parcel at the intersection of the interstate and Remount Rd. It was closed along with the main Base. The air force originally showed interest in the parcel but later decided against it so it has become the responsibility of the RDA.

The RDA is also awaiting proposals to do a business plan for the Base which is essentially an appraisal which will state the worth of the property for conveyance purposes. A record of decision (ROD) was signed last week. The ROD is the last step in the Environmental Impact Statement process that basically states that the Navy agrees to dispose of the Base in accordance with the reuse plan. The Navy has stated that it is comfortable with the leasing process and will now consider long-term leases. This is great news for the RDA as they have lost some major tenants due to leasing constraints.

Mr. Pinckney asked a question about an article he read in the paper and how it may pertain to the leasing process at the Base. For instance, if the Navy contaminated the base, and the property was transferred to the RDA, is the RDA stuck with having to clean it up or pay fines? Ms. Johnson said that she is not familiar with that legislation, but if there is a violation of an environmental permit, it is an issue to be addressed between DHEC and the permit holder, not the RDA. The article states "if a person or entity makes a voluntary disclosure of an environmental compliance violation of the state laws, the person or entity is immune from any administrative or civil penalty associated with the issue disclosed." Mr. Pinckney asked what affect this will have on the Naval Base property transfer. Mr. Joe Bowers from DHEC stated that this bill has not yet been passed and that it is too early to tell what affect it will have.

7. Environmental Cleanup Progress Report

Record of Decision

As Ms. Johnson touched on briefly, the Record of Decision has been signed. Mr. Fontenot has copies of a summary of the ROD (attached to these minutes), and can provide the actual ROD if anyone is interested.

BRAC Business Plan

The BRAC Cleanup Plan (BCP) is a document that outlines the environmental cleanup and how it will be executed. This document has to be updated every year. This year the revision was due and the Navy was given the option by the Department of Defense of revising the BCP or developing a business plan. The Business Plan is a 15 page document which outlines specific sites on the Base, and proposed actions for cleanup. This Business Plan has been completed and Mr. Fontenot has copies for all the RAB members.

Progress Report for April

Mr. Tony Hunt presented the RCRA Facility Investigation (RFI) Progress Report for April 1996 (handout is attached to these minutes). There are no changes in funding from last month, there are still five zones to negotiate. The second round of groundwater sampling has been completed by the Shipyard Detachment in Zones A and B which included 32 wells. Groundwater sampling continues in Zone E with 80% of 174 wells complete. EnSafe is doing the initial sampling and well development. The fourth and final quarter of groundwater sampling in Zone H was completed in mid April. As Mr. Dearhart said earlier, the Shipyard Detachment is providing surveying and investigation derived waste (IDW) management support services.

As far as Work Plans go, the draft Zone K RFI Work Plan was submitted for regulatory review on April 1. Revision 1 of the Final Comprehensive RFI Work Plan was resubmitted to the regulatory agencies on April 12; regulatory comments on the Zones C and I Work Plan revisions were resolved and resubmitted; and Zones D, F, G, J, K, and L Work Plans are in regulatory review.

The Navy has received the Zone H regulatory comments on the RFI which seem very encouraging. Zones B, C, and I RFI reports are still in regulatory review. Additional field work is being done at Zone A prior to preparation of the RFI report. Projected activity for May includes resolving regulatory comments on the Zone H RFI report, completing Zone E groundwater sampling, and continuing Interim Measures in all zones.

In summary, field activity is ongoing in Zones A and E and the Shipyard Detachment is providing investigation support and conducting Interim Measures. Mr. Hunt thanked EnSafe for providing the support to the Detachment. The Navy is very close to completion of the RFI in Zone H.

Mr. Pinckney read in the paper that Macalloy is contributing to the contamination in Shipyard Creek. Will the Navy and Macalloy work together to determine who is responsible

for what? Mr. Hunt responded that the Navy is trying to obtain the studies that have been done on Shipyard Creek by the Natural Resource Trustees and by EPA to see what data they have on contamination in sediment and tissue. The Navy's purpose for all this is to determine contamination that may have come from the Navy Base. The question was asked, has the Navy claimed any responsibility for the contamination of Shipyard Creek? Mr. Hunt stated that he can't answer that yet because they have not done all the studies needed to make that determination. Another question was put forward: What is the status of the Navy's investigation. Mr. Hunt answered that they're waiting on comments from the State Fish and Wildlife people before they can begin investigations.

Mr. Jim Moore asked if the issues brought up about Zone J at the last meeting have been resolved. Mr. Hunt said they're in the process of collecting information to resolve those comments. They have EPA's comments and are working on resolving those, but have not yet received the State's comments.

Mr. Laney asked at what point will the RAB give input to the Corrective Measures Study. Mr. Hunt said that cleanup alternatives will be reviewed, then the State will provide a 45 day comment period for the public and any other interested parties to comment on the alternatives. Mr. Bowers added that the RAB's input is welcome at any time, and is not just limited to the comment period.

Mr. Dearhart stated that the Caretaker Site office got a request in for a permit modification. In order to start a Corrective Measure Study, you must get a permit modification. Mr. Dearhart asked if the permit modification process and the Corrective Measures Study (CMS) were going to run concurrently so as not to delay the CMS. Mr. Hunt stated that as far as the CMS, the Navy will begin the process voluntarily as soon as the RFI reports are finalized and approved. As far as the permit, it is required, but Mr. Bowers of DHEC is unsure of when the modification process will begin.

Chicora Tank Farm

Mr. Wayne Cotton of Southern Division provided an update of the Chicora Tank Farm (handouts are attached to these minutes). The Chicora Tank Farm is located about a half mile west of the Naval Base. The site consists of five 50,000 gallon concrete cut and cover tanks (138 feet in diameter by 20 feet high), one 27,000 gallon concrete cut and cover tank (102 feet in diameter, by 20 feet high), one 5,000 gallon above ground storage tank, and one 3,200 gallon concrete Underground Storage Tank. There is interconnecting fuel piping between the two tank farms that stretch over about a half mile. There is an old steam plant and 2 small structures housing electrical transformers on site. There are also some power poles on site and the tank farm is enclosed by an 8-foot high chain link fence topped with barbed wire. The site has been classified as clean from a groundwater and soil standpoint. The Navy's proposed course of action is to essentially deactivate the fuel farm by cleaning the interior of tanks and pipelines, securing and sealing tank openings, filling cut and cover tanks and pipelines with inert material, and removing the smaller tanks (5,000 and 3,200 gallon). Buildings, fencing, light and power poles will remain, and the site will look the same as it does today which includes 6 large mounds over the tanks.

Mr. Conner asked for verification that the area was declared clean by DHEC because he's seen that area floating in oil on a number of occasions. Mr. Fontenot responded that the Tank Farm underwent a year-long quarterly monitoring program and results came back clean. Sampling has also been done in the retention pond and didn't show any problems. Mr. Oliver Addison said he thought at one time the Navy had considered cutting the large tanks down. Mr. Cotton responded that they had but have reconsidered because of cost and because it would be a violation of solid waste regulations. Mr. Conner asked if all the tanks had been found to leak at one time or another, to which Mr. Dearhart responded that the french drains have never shown any evidence of leakage. The tanks are all empty now with the exception of the 27,000 gallon tank that has about 2 feet of sludge in it.

A discussion ensued about leaving the tanks in place vs. removing them, imploding them, etc. It was reiterated that the reasons for not demolishing them were cost and potential violation of solid waste regulations, and outright removing them would be cost prohibitive. Ms. Johnson inquired if the community was factored into the decision to not remove the tanks, because the proposed action of leaving the tanks in place will leave an eyesore and unusable land that could otherwise be put to good use. In the long run it may be more cost effective to have reusable property for the community. Cleanup of Chicora Tank Farm was established before BRAC funding was put in place, so the cleanup is not funded under BRAC. Mr. Conner stated for the record that he doesn't think that just filling the tanks in is the best option and that another alternative should be looked into. Mr. Bob Veronee added that the Chicora Fuel Farm property was excecised prior to BRAC. It was not offered to the community, but was offered within DoD.

Ms. Johnson asked what inert material will be used to fill the tanks. Inert material is stable material that will not break down, such as sand. The specific material that the Navy will use to fill the tanks is still unknown. Ms. Johnson also asked how much it will cost to implode the tanks. Mr. Cotton said he can not give that information, but that it will be over 60 percent more expensive to implode than to fill.

Captain Jim Augustin recapped by saying that the Navy has a responsibility to turn over property in an environmentally acceptable state, and although they would like to turn over property in even better condition that it is in today, it is not always financially feasible as funding isn't always available. Ms. Johnson said that the RDA will probably include the cost of restoring the Chicora Tank Farm during their base-wide appraisal which will be reflected as a negative balance on the total conveyance cost of the Navy property.

A guest asked that if roads and infrastructure were damaged during the cleanup process, would the Navy pay for repair. Mr. Cotton answered yes. Ms. Johnson asked how packed pipes will be guaranteed not to leak inert material if damaged in the future. The pipelines themselves will have a slurry in them, not sand.

Interim Measures

Mr. Brian Stockmaster provided an update on the status of Interim Measures (IMs) (handout materials are attached to these minutes). Mr. Stockmaster stated that the reason he is

presenting this information is to inform the RAB and provide them with the opportunity to comment on any of the proposed actions. Currently, IMs have been completed on Area of Concern 690 which entailed picking up debris along Perimeter Road on the south end of the base. Two other sites are currently being worked on: Solid Waste Management Unit (SWMU) 44 which is approximately 40% complete, and SWMU 54 which is approximately 50% complete. As a recap, an IM is a mechanism to address site cleanup early in the RCRA process to remove source contaminants and prevent further migration or threat to the environment. A summary of Mr. Stockmaster's material is provided below. For more detailed information, see attached handouts.

<u>Site</u>	<u>Proposed Action</u>
AOC 503	Search area for UXO. If found, remove ordnance.
AOC 605	Remove contaminants associated with paint spill.
AOC 621	Remove lead and acid residue remaining at site.
AOC 626	Remove petroleum saturated soils and install collection system.
AOC 670	Remove lead contaminated soils.
AOC 684	Remove lead contaminated soils.
SWMU 5	Remediate the site of constituents.
SWMU 7	Remove PCB contaminated soil and concrete pad.
SWMU 8	Excavate and remove remaining sludge and impacted soils.
SWMU 14	Remove subsurface materials such as chemical containers.
SWMU 25	Remove contamination from internal surface of building.
SWMU 38	Clean up pesticide contaminated soils.
SWMU 42	Excavate and dispose of lead contaminated soils.
SWMU 83	Clean up lead, solvents, and PCB contamination.
SWMU 109	Remove abrasive blast material.
SWMU 178	Remove soils contaminated with transformer oil.

Mr. Pinckney asked if it could be arranged for interested RAB members to visit the IM sites. Mr. Fontenot will check into arranging something for the RAB members.

8. Remaining Questions and Comments

Mr. Fontenot asked the audience how many people were community representatives. Four people raised their hands. He thanked them for coming and asked if they had any questions. He also announced that he felt it was necessary to revisit the purpose of the RAB, especially

Tuesday, May 14, 1996

Charleston Naval Base

RESTORATION ADVISORY BOARD MEETING AGENDA

5:30 P.M. Location: Dorchester Road Regional Branch of the Charleston County Library, 6325 Dorchester Road, North Charleston SC

RAB Members, BRAC Cleanup Team, and interested citizens informally talk about what's going on from 5:30 p.m. to 6:30 p.m.

6:30 P.M. RAB MEETING

- A. Introduction of the RAB Members and Guests
- B. Administrative Remarks, comments on the minutes of the last meeting
- C. Subcommittee Reports
 - Community Relations
 - Shipyards Detachment
 - Finance
- D. RDA Update
- E. Environmental Cleanup Progress Report Cleanup Team
 - BRAC Business Plan
 - Status of the Environmental Programs
 - Interim Measures
 - Chicora Tank Farm Demolition
- F. Remaining Questions and Comments from Visitors
- G. Agenda for next meeting.

Please mark for calendar. Our next meeting is **Tuesday, June 11, 1996**. Time and location to be determined.



NEWS RELEASE

OFFICE OF ASSISTANT SECRETARY OF DEFENSE
(PUBLIC AFFAIRS)

WASHINGTON, D.C. 20301

PLEASE NOTE DATE

IMMEDIATE RELEASE

May 7, 1996

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NAVY ISSUES ENVIRONMENTAL RECORD OF DECISION FOR REUSE OF CHARLESTON NAVAL BASE

The Department of the Navy will issue the Record of Decision (ROD) on the transfer and reuse of the Charleston Naval Base in North Charleston, South Carolina. On behalf of Secretary of the Navy John H. Dalton, Deputy Assistant Secretary of the Navy William J. Cassidy, Jr. will present the environmental document to Mr. James C. Bryan, Chairman of the Charleston Naval Complex Redevelopment Authority in a ceremony at the United States Capitol, Room S-237 at 12:30 p.m. today.

The Record of Decision is the final step in the environmental evaluation process established by the National Environmental Policy Act of 1969 (NEPA). NEPA requires Federal agencies such as the Department of the Navy to consider the impact that major federal actions, such as transfer of the Naval Base property, may have on the environment.

The ROD is the Navy's decision to dispose and transfer the Charleston Naval Base property in a manner that is consistent with the reuse plan proposed by the Charleston Naval Complex Redevelopment Authority (RDA), and is in keeping with the Department of Defense's community-based reuse objectives. The Department of the Navy has concluded that the RDA's proposed redevelopment of the base property responds to local economic conditions, promotes rapid economic recovery, and is consistent with President's Five-Part Plan for revitalizing base closure communities. The Record of Decision is an environmental document. It does not convey the Naval Base property. Conveyance, or transfer of title, of the Naval Base property is a separate matter that will be undertaken later in discussions between the Department of the Navy and the local RDA.

The Charleston Naval Base Record of Decision represents the highly successful coordinated efforts of the Charleston Naval Complex Redevelopment Authority and the Navy. It is a significant step in the base closure process in that it allows the local communities to begin long term redevelopment and highlights the Department of the Navy's commitment to economic prosperity at closure sites.

-END-

INTERNET AVAILABILITY: This document is available on DefenseLINK, a World Wide Web Server on the Internet, at: <http://www.dic.dla.mil/defenselink/>

Fact Sheet
07 May 1996

**RECORD OF DECISION
FOR REUSE OF CHARLESTON NAVAL BASE,
SOUTH CAROLINA**

The Record of Decision (ROD) concerns the transfer and reuse of the former Charleston Naval Base in South Carolina. In this Record of Decision, the Department of the Navy sets forth its decision to dispose of the Charleston Naval Base property in a manner consistent with the high-density redevelopment plan proposed by the State selected local redevelopment authority, known as the Charleston Naval Complex Redevelopment Authority (RDA).

The Record of Decision is an environmental document. It does not convey the Naval Base property. Conveyance, or transfer of title, of the Naval Base property is a separate matter that will be undertaken later in discussions between the Department of the Navy and the local RDA.

The 1993 Defense Base Closure and Realignment Commission recommended closure of the Charleston Naval Station and Naval Shipyard complex. The Naval Station and Naval Shipyard observed operational closure on April 1, 1996. Currently, the property is being maintained and protected by the Naval Facilities Engineering Command Southern Division, headquartered in Charleston, South Carolina.

Now that the Record of Decision has been issued, the Department of the Navy may enter into leases in furtherance of conveyance of the property. These leases are for a longer term than the five-year interim leases that the Navy entered into with the RDA before the ROD was issued. Additionally, the RDA may now use buildings and property on the former base for activities different from those previously conducted by the Navy, as long as the activity is consistent with the Record of Decision.

The Record of Decision is the final step in the environmental evaluation process established by the National Environmental Policy Act of 1969 (NEPA). NEPA requires Federal agencies such as the Department of the Navy to consider the impact that major federal actions, such as transfer of the Naval Base property, may have on the environment.

The Charleston Naval Base covers 1,575 acres of land and is composed of the Naval Station which covers 842 acres, the Naval Shipyard which covers 505 acres, the Fleet and Industrial Supply Center which covers 194 acres, the Fleet and Mine Warfare Training Center which covers 10 acres, and the Chicora Tank Farm which covers 24 acres. These properties are known collectively as the Naval Base and are located entirely within the City of North Charleston.

- more -

In support of the NEPA process, the Department of the Navy held four public scoping meetings to discuss disposal and reuse of the land, buildings and infrastructure at the Base. Two meetings were held in the City of North Charleston on May 11, 1994, and meetings were also held in Goose Creek and Summerville on May 12, 1994.

On October 21, 1994, the Department of the Navy distributed a Draft Environmental Impact Statement (EIS) and held public hearings on the Draft EIS at the Chicora Community Center on November 28, 1994, and at City Hall in North Charleston on November 29, 1994. Federal agencies, South Carolina state agencies, local governments, and the general public submitted comments on the Draft EIS. These comments and Navy's responses were incorporated in the Final Environmental Impact Statement, which was distributed to the public for a review period that concluded on July 24, 1995. Public comments on the Final EIS were considered before preparation of the Record Of Decision.

As the basis for its NEPA analysis of the environmental impacts arising out of transfer and reuse of the Naval Base property, the Department of the Navy initially relied upon the proposed reuse plan developed in 1994 by the Trident's BEST (Building Economic Solutions Together) Committee, the first local redevelopment authority established by the Governor of South Carolina in 1993 and composed of representatives from Berkeley, Charleston, and Dorchester Counties. In 1994, the BEST Committee's successor, the Charleston Naval Complex Redevelopment Authority, known as the RDA, was created to oversee the reuse and transfer of the Naval Base property.

In the Final Environmental Impact Statement, Navy analyzed three Alternative Reuse Scenario's that had been proposed as possible reuse plans for the Naval Base. Scenario 1 proposed a mixed use of the property with minimal infrastructure improvements and reflected a 500 acre scenario developed by the BEST Committee. Scenario 2 proposed a more intensive mixed use with an emphasis on attracting tourism and reflected a 1000 acre scenario developed by the BEST Committee. Scenario 3 proposed the most intensive redevelopment and reflected the BEST Committee's 1500 acre scenario and the RDA's adoption of that plan with two variations. The three proposals within Alternative Reuse Scenario 3 were known as Development Concepts 3, 3A and 3B.

In mid-1995, the Charleston Naval Complex Redevelopment Authority endorsed high density redevelopment of the entire 1500 acre Naval Base property, with the two variations from the BEST Committee's proposed reuse plan. Designated as Alternative Reuse Scenario 3 in the Final Environmental Impact Statement, this high density redevelopment advanced Development Concepts 3, 3A and 3B as three possible approaches to reuse of the Naval Base.

Development Concept 3, the plan developed by the BEST Committee, provided areas for civic and community use and proposed five major employment centers: an office district, a shipyard district, a marine or maritime industrial district, an intermodal cargo facility, and an industrial park related to the intermodal facility.

4

Concept 3A proposed the same major employment centers but changed the locations of the intermodal cargo terminal, the related railroad yard, and the maritime industrial district to take account of the environmental remediation planned for two sites on the Naval Station. Concept 3B proposed the use and expansion of existing Naval Shipyard and Naval Station facilities to develop an extensive maritime industrial district as well as an office district, a cultural park district, a community support district, and areas for open space and recreation. Under Concept 3B, however, the intermodal cargo facility would not be built.

The Department of the Navy has determined in the Record of Decision that Alternative Reuse Scenario 3 with its three Development Concepts presents the highest and best use of the Charleston Naval Base property. The ROD does not mandate selection of any one Development Concept. Rather, it leaves selection of the particular means to achieve high density redevelopment to the entity that acquires the Naval Base property and the local zoning authority.

The Department of the Navy has concluded in the Record of Decision that the RDA's proposed high density redevelopment of the entire Base responds to local economic conditions, promotes rapid economic recovery from the impact of base closure, and is consistent with President Clinton's Five-Part Plan for revitalizing base closure communities, which emphasizes local economic redevelopment of the closed military facility and creation of jobs as the means to revitalize these communities. The Department of the Navy believes that the environmental impacts arising out of the proposed redevelopment can be mitigated by the entity that acquires the Naval Base property, under the direction of Federal, State and local regulatory authorities.

The Department of the Navy looks forward to continuing its long, historic and close relationship with the Low Country through the outstanding officers, sailors and civilians assigned to the Naval Weapons Station and the Naval In-Service Engineering-East (NISE EAST) activities located just north of the Naval Base, the Naval Facilities Engineering Command's Southern Division in Charleston, and, soon, the Naval Nuclear Power School.

-END-

**Naval Base Charleston
RCRA Facility Investigation (RFI)
PROGRESS REPORT FOR APRIL 1996
RAB MEETING
14 May 96**

INVESTIGATIVE ZONES

- Zones:
- A. Warehousing and scrap metal yard
 - B. Golf course and residential
 - C. Office space and warehouse (NH-45, Navbase HQ)
 - D. Parking lot, warehouses
 - E. Shipyard
 - F. Recreational areas and public works shops
 - G. Fuel farm and transfer facility
 - H. Southern end of the base excluding waterfront
 - I. Southern end of the base including waterfront and dredge material area
 - J. Ecological study area (waterbodies and certain areas on land)
 - K. Non-contiguous areas
 - L. Sewer systems and railroad system

FUNDING

- ◆ Funding status
Zones being negotiated: D, F, G, J, L

PROGRESS FOR APRIL

Field Work

- ◆ Second quarter of groundwater sampling in Zones A and B was initiated on 22 April and completed on 26 April 1996 (32 wells, Detachment performed sampling).
- ◆ Groundwater sampling continued in Zone E. As of 1 May, 80% of the 174 wells had been sampled (Ensafe performing the well development and initial sampling).
- ◆ The fourth quarter of groundwater sampling in Zone H completed on 17 April 1996. This completes the final round of groundwater sampling under the Zone H RFI Work Plan scope.
- ◆ The Shipyard Detachment is providing surveying and IDW management support services.

Work Plans

- ◆ The Draft Zone K RFI work plan was submitted for regulatory review on 1 April 1996.
- ◆ Revision 01 of the Final Comprehensive RFI Work Plan with response to comments was resubmitted to the regulatory agencies on 12 April 1996.
- ◆ Regulatory comments on the Zone C and I work plan revisions were resolved and resubmitted.
- ◆ Zone D, F, G, J, K, and L work plans are in regulatory review.

Reports

- ◆ Zone H comments have been received. Major problem areas appear to be in the presentation of the results.
- ◆ Zone B, C and I reports are in regulatory review.
- ◆ Zone A report preparation will begin after completion of additional field work.

PROJECTED ACTIVITY FOR MAY

- ◆ Resolve regulatory comments on Zone H work plan.
- ◆ Complete Zone E groundwater sampling.
- ◆ Continue Interim Measures in all zones.

SUMMARY

- ◆ Field activity in two zones (A and E)
- ◆ Shipyard Detachment providing investigation support and conducting Interim Measures
- ◆ Close to completion of the RFI in Zone H, Corrective Measures Studies can begin for those sites which require further study, remaining property will be eligible for transfer.

CHICORA TANK FARM UPDATE

Restoration Advisory Board Meeting

Date: 14 May 1996

**Location: Dorchester Road Regional Branch Library
Charleston, SC**

A. Tank Farm Location

B. Tanks

- (5) 50,000 barrel concrete cut-and-cover tanks**
- (1) 27,000 barrel concrete cut-and-cover tank**
- (1) 5,000 gallon AST (slop tank)**
- (1) 3,200 gallon concrete UST (fuel storage tank for old boiler)**

C. Fuel Piping

- 18" Fuel Transfer Pipeline**
- 12" Sludge Transfer Line**
- Routed from Chicora to the Navy Base**

D. Buildings

- Old Steam Plant**
- (2) small structures housing electric transformers**

E. Electrical

- Light and power poles are located within the fence around the site perimeter**

F. Fencing

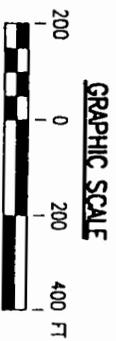
- Tank farm enclosed by an 8-foot high chain link fence topped with barbed wire**

G. Planned Action

- Deactivation of tank farm**
- Clean interior of tanks and pipelines**
- Secure and seal tank openings**
- Fill cut-and-cover tanks and pipelines with inert material**
- Remove 5,000 gallon and 3,200 gallon tanks**
- Buildings, fencing, light and power poles will remain**
- Site will look the same as it does today**



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DEPARTMENT OF THE NAVY
 SOUTHERN DIVISION
 CHARLESTON, S.C.

NAVAL FACILITIES ENGINEERING COMMAND
 CHARLESTON, SOUTH CAROLINA

**DEMOLISH CHICORA TANK FARM
 ISSUE/RECEIPT PIPING**

APPROVED: _____ DATE: _____ ETD FOR COMMANDER, NMFAC

REV.	DESCRIPTION	PREP BY	DATE	APPROV'D

APPROVED: _____ DATE: _____ OFFICER IN CHARGE

ENTERPRISE
 ENGINEERING, INC
 ANCHORAGE, AK

YARMOUTH, ME

DSGR: BEANE DR: BEANE CHK: _____

SUPP: _____ CH ENGR: _____

SUBM BY: _____ DATE: _____

DC: _____ BR HQ: _____

FPE: _____ DR: _____

RECORD DRAWING DATE: _____

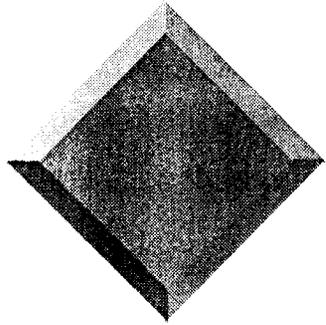
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DRAWING SIZE: D

CONSTRUCTION CODE: HQ: _____

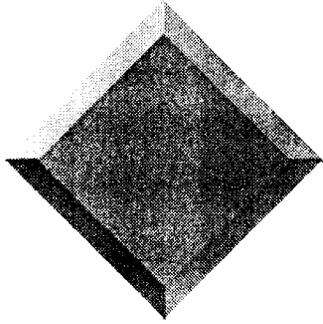
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SHEET 4 OF 4



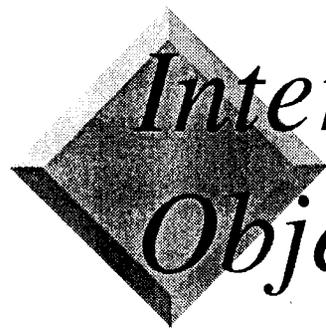
Interim Measure

A mechanism to address site clean up early in the RCRA process to remove source contaminates and prevent further migration or threat to the environment



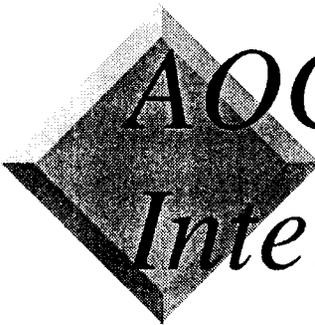
Contacts

This presentation presents an initial list of candidate interim measures sites for considerations. Please provide comments concerning the proposed sites and actions to Mr. Brian Stockmaster @ (803) 820-7481 or Mr. Tony Hunt @ (803) 820-5525.



*Interim Measure
Objective*

- ❖ Removal of source media and prevent further migration of source contaminant

AOC 503*Interim Measure*

- ❖ **Description:** Unexploded ordnance (UXO) site in the marsh area South of Building 665 in Zone H
- ❖ **Action:** Search area for UXO. If locatable, remove ordnance.

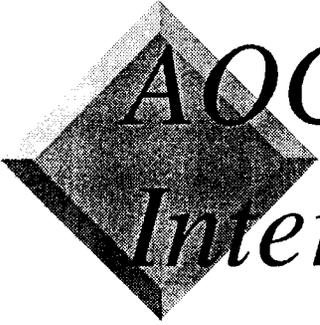
AOC 605*Interim Measure*

- ❖ **Description:** Concrete pad upon which used paint containers were stored/staged in Zone E.
- ❖ **Action:** Removal of contaminants associated with paint spillage in the soils surrounding the concrete pad (i.e. lead, chromium).

A graphic consisting of a diamond shape with a dark, textured background. The text "AOC 621" is written in a large, bold, serif font across the top half of the diamond. Below it, the text "Interim Measure" is written in a smaller, italicized serif font.

AOC 621
Interim Measure

- ❖ **Description:** Facility in which submarine battery cells were disassembled and refurbished. Called a battery cracking area in building 68 in Zone E.
- ❖ **Action:** Remove lead and acid residue remaining at site.

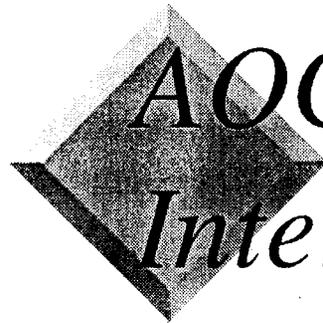
AOC 626

Interim Measure

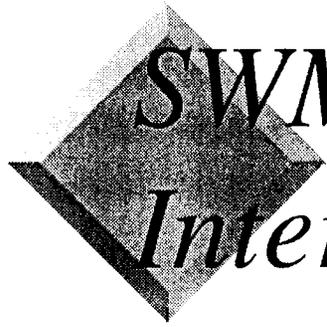
- ❖ **Description:** Known area of petroleum contamination at the Naval Supply Center Fuel Farm in Zone G.
- ❖ **Action:** Remove petroleum saturated soils and install a free product collection system to prevent migration of any free product petroleum into adjacent storm sewer system.

AOC 670
Interim Measure

- ❖ **Description:** Former skeet range site in Zone H.
- ❖ **Action:** Remove lead contaminated soils.

AOC 684
Interim Measure

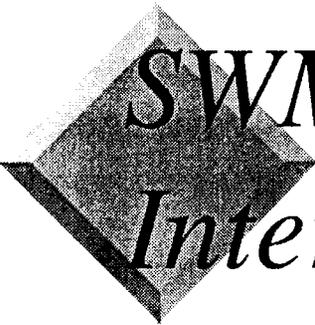
- ❖ **Description:** Former outdoor pistol range, Building 1888 in Zone H.
- ❖ **Action:** Remove lead contaminated soils.



SWMU 5

Interim Measure

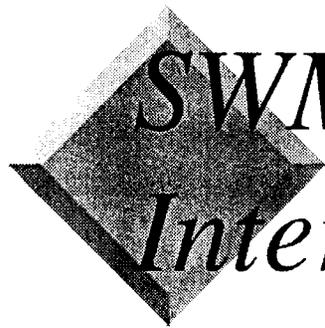
- ❖ **Description:** Facility in Zone E where maintenance of submarine battery cell electrolyte solution was conducted.
- ❖ **Action:** Remediate the site of constituents associated with this operation.



SWMU 7

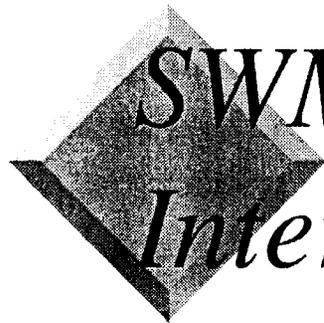
Interim Measure

- ❖ **Description:** Storage yard in Zone G where transformers containing PCB were stored on a covered concrete pad and evidence of releases exist.
- ❖ **Action:** Remediate concrete pad to remove PCB contamination and dispose of adjacent PCB contaminated soils.



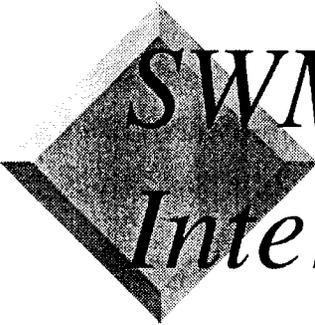
SWMU 8
Interim Measure

- ❖ **Description:** Abandoned oil sludge pits in Zone G where waste oils were deposited.
- ❖ **Action:** Excavate and remove remaining sludge and impacted soils.



SWMU 14
Interim Measure

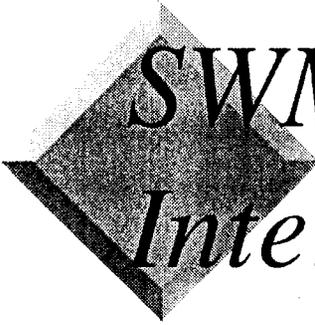
- ❖ **Description:** Chemical disposal area in Zone H where approximately 32 subsurface anomalies have been identified and some are believed to be discarded chemical containers.
- ❖ **Action:** Removal of the subsurface anomalies found at this site.



SWMU 25

Interim Measure

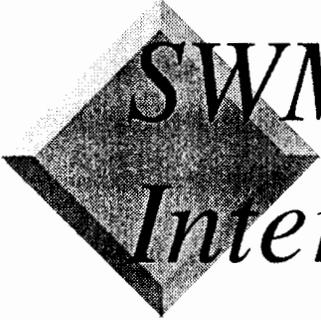
- ❖ **Description:** Old electroplating operation in Building 44 of Zone E.
- ❖ **Action:** Remove residual contaminatin on internal surface of building.



SWMU 38

Interim Measure

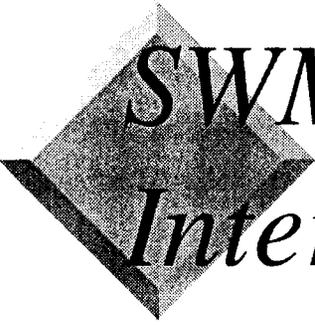
- ❖ **Description:** Site of a former storage yard in Zone A in which sampling has indicated a localized area of contamination due to a release of pesticides.
- ❖ **Action:** Remediate pesticide contaminated soils.



SWMU 42

Interim Measure

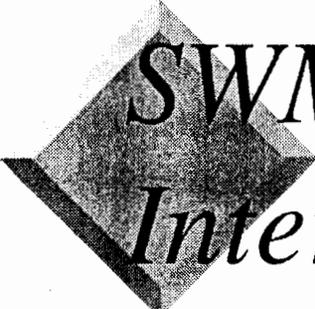
- ❖ **Description:** Former asphalt plant tanks and boiler plant storage area in Zone A. Sampling has identified several small areas with high concentrations of lead.
- ❖ **Action:** Excavate and dispose of lead contaminated soils.



SWMU 83

Interim Measure

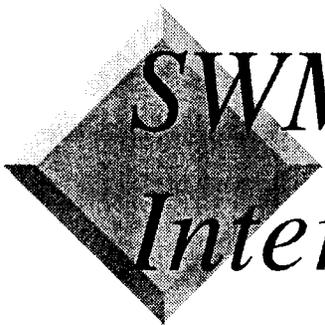
- ❖ **Description:** Foundry facility in Building 9 of Zone E. Foundry operations have left contaminants of lead, solvents and PCB contamination.
- ❖ **Action:** Remediate Foundry building of these contaminants.



SWMU 109

Interim Measure

- ❖ **Description:** Abrasive blast media storage area in Zone F.
- ❖ **Action:** Removal of remaining abrasive blast material.



SWMU 178

Interim Measure

- ❖ **Description:** Site of a past transformer fire outside Building NS-53 in Zone H. Fire caused release of transformer oil.
- ❖ **Action:** Removal of soils contaminated with transformer oil.

VISITOR'S SIGN-IN SHEET

Date 14 May 96

NAME	ORGANIZATION	PHONE NO.
Jim Moore	OSD	743 9985
Johany Tapia	SCDHEC	896-4179.
LARRY BOWERS	ENSAFE	804 766-9556
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Martha Jane Proctor	Charleston Co. Library Dorchester Rd Library	552-6466
Brian Stockmaster	SDIV	57820-7481
Jack L Stockmaster	Public	
Wayne Cotton	SDIV	820-7375
Jane Bulkin	Citizen	706-549-6532
ADM W. L. SCHACHT, JR (RET)		720-1755
DAVE BACKUS	E/A&H	901/372-7962
Paul Havenkatt	E/A&H	803/884-0078
Tony Hunt	SDIV	803 820-5525
Kim Reavis	SDIV	803-820-5911
Jim Johnson	RDA	747-0010
Gregory Jag	SDIV	803-820-7307
Kevin Tunstall	DET	803-743-6777
Pat Franklin	SDIV	803-820-5691
Paul M BERGSTRAND	SCDHEC	803-896-4016

VISITOR'S SIGN-IN SHEET

Date 14 May 96

NAME

ORGANIZATION

PHONE NO.

Wayne Noli	Blg Inspector City N. Char.	554-5700 ex. 460
M.W. Henderson	North Charleston P.D.	1060 2nd West St
Mark White	National Civilian Community Corps	

DATE: 14 May 96

**NAVAL BASE CHARLESTON
RESTORATION ADVISORY BOARD (RAB)
MEETING ATTENDANCE SHEET**

Mr. Oliver Addison

Oliver Addison

Mr Ray Anderson

Mr. Steve Best

Mr. Doyle Brittain

Mr. James Conner

Commander Phil Dalby

Mr. Bobby Dearhart

Ms. Diane Duncan

Ms. Susan Floyd

Mr. Daryle Fontenot

Mr. Wilburn Gilliard

Ms. Gussie Greene

Mr. Donald Harbert

Mr. Virgil Johnston

Mr. Ralph Laney

Ms. Wannetta Mallette-Pratt

Mr. Odell Price

Mr. Robert Mikell

Mr. Louis Mintz

Mr. Arthur Pinckney

Ms. Ann Ragan

Mr. Van D. Robinson

Ms. Jane Settle

Mr. Bob Veronee

Doyle J. Brittain
James Conner
P. H. Dalby
Bobby Dearhart

Daryle Fontenot
Wilburn Gilliard
Gussie Greene

Ralph Laney
Wannetta Mallette-Pratt

Odell Price

Robert Mikell
Louis Mintz
Arthur Pinckney
Ann Ragan
Van D. Robinson
Jane Settle
Bob Veronee

Bob Veronee