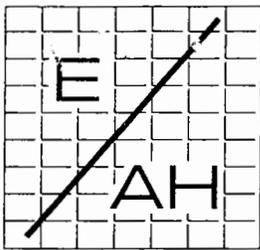


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MEETING MINUTES FROM RESTORATION ADVISORY BOARD MEETING DATED 10 JUNE  
1997 WITH TRANSMITTAL CNC CHARLESTON SC  
6/25/1997  
ENSAFE/ ALLEN AND HOSHALL



# EnSafe / Allen & Hoshall

a joint venture for professional services

June 25, 1997

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**Dallas**  
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Fax (214) 791-0405

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

**Subject:** Restoration Advisory Board Meeting Minutes (6/10/97)  
Community Relations Subcommittee Meeting Minutes (6/10/97)  
8/12/97 Meeting Announcement Flyer  
(CLEAN Contract #N62467-89-D-0318 CTO# 2900)

Dear Mr. Fontenot:

Please find enclosed a copy of the June 10, 1997 Restoration Advisory Board meeting minutes with all applicable attachments. Also enclosed are the original sign-in sheets, the audio tape of the meeting, and a diskette version with the file saved in WordPerfect 5.1, 6.1, and Microsoft Word for Windows 6.0. The diskette has been scanned for viruses and none were detected.

Also included in this package is a copy of the Community Relations Subcommittee meeting minutes and the 8/12/97 meeting announcement flyer. A press release announcing the August 12 meeting will be produced and provided for your review near the end of July.

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

NAVAL BASE CHARLESTON  
RESTORATION ADVISORY BOARD (RAB)  
Minutes of 10 June 1997

LIVE OAK COMMUNITY CENTER, 2012 SUCCESS ST., N. CHARLESTON

1. Introduction of the RAB Members and Guests

Mr. Daryle Fontenot, Navy Co-Chair, brought the meeting to order at 6:00 p.m. and thanked everyone for coming out. RAB member and audience introductions were made.

2. RAB Members Attending

Mr. Steve Best	Ms. Wannetta Mallette-Pratt
Mr. Bobby Dearhart	Mr. Lou Mintz
Mr. Daryle Fontenot	Mr. Arthur Pinckney
Mr. Wilburn Gilliard	Mr. Odell Price
Ms. Gussie Greene	Ms. Ann Ragan
Ms. Jeri Johnson	LCDR Paul Rose
Mr. Ralph Laney	

3. Guests Attending

Mr. Tony Hunt	NAVFAC, SouthDiv
Mr. Brian Stockmaster	NAVFAC, SouthDiv
Mr. Gabriel Magwood	NAVFAC, SouthDiv
Mr. Jim Beltz	NAVFAC, SouthDiv
Mr. Henry Shepard	NAVFAC, SouthDiv
Mr. Paul M. Bergstrand	SCDHEC
Mr. Johnny Tapia	SCDHEC
Mr. J. Michael Reubish	CEERD
Mr. Kevin Tunstall	Shipyard Detachment
Ms. Myrtle Barnett	Community Member
Mr. Leroy Carr	Chicora/Cherokee
Ms. Henrietta Collier	Chicora/Cherokee
Fannystein' Greene	Chicora/Cherokee
Ms. June Mirecki	College of Charleston
Mr. Joseph M. Land, Sr.	Galileo Quality Institute
Ms. Susan K. Dunn	Grassroots Coalition
Mr. Eartley Washington	
Mr. Joseph Johnson	
V.P. Simmons	
Mr. Mac McNeil	Bechtel
Ms. Diane Cutler	EnSafe/Allen&Hoshall
Mr. Larry Bowers	EnSafe/Allen&Hoshall

4. Administrative Remarks and Comments on Minutes

Mr. Fontenot asked for comments on minutes from last meeting and for any other administrative remarks. None were offered.

5. Subcommittee Reports

Mr. Fontenot reported on the Community Relations Subcommittee that met prior to the RAB meeting. In attendance with Mr. Fontenot was Mr. Arthur Pinckney, Ms. Wannetta Mallette, and Mr. Lou Mintz. Additional changes were made to the Chicora Tank Farm Fact Sheet which will be finalized shortly and should be distributed to the mailing list in July. Another topic of discussion was the Charleston RAB webpage. SouthDiv will be supporting the RAB by maintaining the webpage and providing the server. Information will include what is a RAB; history on the Charleston RAB; list of members; meeting minutes; fact sheets; and information on the speakers bureau, community relations plan, information repository, and who to contact for more information. Eventually a meeting schedule will be added. Although other RABs around the country have webpages, this will be the first RAB covered by Southern Division, and once established, others will be modeled after it. The next subcommittee meeting will be on August 12, 1997.

Mr. Pinckney informed the RAB that the Shipyard Detachment Subcommittee had scheduled a meeting but it was canceled due to the weather. He has some material that he will share at the August meeting regarding what the Detachment has been doing.

6. Reuse Update

Ms. Jeri Johnson reported that there have been three meetings of the Redevelopment Authority (RDA) since the last time she presented material to the RAB.

May 1: The childcare center was leased to the College of Charleston to run a model child development center out of the childcare center. They anticipate about 112 children and are going to encourage tenants to use the center. The RDA also executed a license with the City of North Charleston for the City's birthday celebration on June 13. Building 641 was leased to a Canadian environmental management group called Groupe Sani Mobile, Inc.

May 20: Agreed to lease to the City of North Charleston a small building and three finger piers for a joint law enforcement organization. RDA also leased a series of three of the large warehouses in the west end to Neal Brothers who packages/ships high tech equipment. Agreed to lease two buildings at the north end in the former DRMO area to Carolina Marine Handling.

June 10: Agreed to execute a construction contract to upfit the remaining floor in Building 400. Part of the lease with DHEC's Environmental Quality Control Trident office was that the RDA would upfit the space. The construction contract was approved and the low bidder was Installation Services of Goose Creek for roughly \$440,000. Construction should be complete in the middle of September. The authority also approved a \$580,000 utility study by Davis & Floyd which is funded half by the authority and half by the Dept. of Defense Office of Economic Adjustment. The utilities study will hopefully permit the eventual transfer of the water and sewer system. Part of the scope of the study is to do a base-wide stormwater management plan which has been

mandated by DHEC before the authority can undertake any upgrades or repairs to the base drainage system. Finally, the Authority approved a reuse plan for the Naval Annex which is a Wilbur Smith contract. That plan envisions the annex parcel being developed for light industrial purposes. Now that the reuse plan is approved, the Navy can complete an environmental assessment and subsequent disposal of that property to the RDA.

Ms. Gussie Green added that there will be shuttle buses to the City of North Charleston birthday celebration on the 13<sup>th</sup>, and that 25% of the attendance will go to DSS recipients. Ms. Mallette provided additional event details.

Mr. Bobby Dearhart inquired about the shipping containers being stored on the base - he said he would hate to see one end of the base turning into a container storage area. Ms. Johnson said the RDA has been lax on making the tenants keep their containers within their leased areas, but needs to ensure that it happens.

Mr. Reubish inquired about subleases. Ms. Johnson reported that there have been a number of subleases, so many in fact, that she hasn't been mentioning them. On the sublease report (attached) the secondary subleases are the items that are indented. Mr. Reubish asked if there were any controls to keep tenants, who enter into subleases below market price, from making a lot of money on sub-subleases. Ms. Johnson stated that she hopes the tenants can make money on their subleases, but they are not permitted to enter into any agreements without the RDA's and Navy's approval. She said there are no windfalls to any of the tenants because the RDA reviews all the agreements and leases so that they are not making undue profit.

## 7. Environmental Cleanup Progress Report

### *Status of Environmental Programs*

Mr. Tony Hunt provided the progress report. For the sake of those who have never been to a RAB meeting before, he explained that the base is divided into zones as depicted on the map provided, and within each zone are Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs). The progress for each specific zone can be found in the handout entitled Naval Base Charleston RCRA Facility Investigation Progress Update.

Regarding funding, all of the awards have been made through the Corrective Measures Study. In May, the state completed their review of Zone C and submitted their comments to the Navy. Discussions to resolve outstanding issues with Zone H continued. One of the outstanding issues was determining what the contaminants of concern were at each site. Part of that includes comparing the value, say, for an inorganic to the risk-based-concentration, or background. If there is not a background level, then the comparison can not be made. The reason background is determined is because the soil contains minerals which have elements, and when sampling is done, those elements are detected. The Navy has to be able to differentiate between what is in the soil and what is a contaminant based on a release. Determining background is something that has to been done in every zone. In May, discussions regarding background were completed for Zones A, C and portions of E.

In June, the Navy will continue field work in Zones J (water bodies), K (SWMU 166), and L (where direct push technology (DPT) is being done on sewer systems and utilities). Also in June the Navy will continue discussions on background issues and document review.

Solid Waste Management Unit (SWMU 66): SWMU 66 is an area in the Naval Station South Annex. To review, the Navy found a release of chlorinated solvents in that area. Groundwater sampling suggested that it was migrating toward the interstate. Geoprobe samples were taken to see if the chlorinated solvents had migrated under the highway. Mr. Hunt presented a map of sampling locations and the results at each location at three different depths; shallow, intermediate, and deep. Only one area at the shallow sampling depth had chlorinated solvents, and none was found at the deep level. Most of it was in the intermediate zone.

In onsite samples, the Navy found Trichlorethylene (TCE) and its degradation products. What was found in the offsite samples was tetrachlorethylene (PCE) and its degradation products. The Navy was expecting to see TCE and DCE (dichloroethylene) if it was from the release at SWMU 66 - not PCE. So what the Navy thinks they're seeing is migration from the SWMU 66 release co-mingled with a release from another source across the highway. This scenario makes it much more difficult to differentiate the extent of the Navy's contamination.

To further clarify, Mr. Hunt explained the PCE degrades into TCE which degrades into DCE which breaks down further into vinyl chloride and eventually into carbon dioxide. Generally you don't see this sequence in the opposite direction in the environment. The next step is to get a better understanding of the groundwater velocity and flow direction. This will be done through slug tests. A literature source will also be necessary to try to determine where the PCE might have come from. The Navy may also use groundwater modeling to help them locate the best possible location for installing monitoring wells on the other side of the highway.

Mr. Mintz asked if the heavy rains from a week ago will affected the groundwater monitoring. Mr. Hunt replied that the rainwater infiltration may affect the results of the upper aquifer, but not necessarily the intermediate area where the solvents were found. Someone asked how deep is the Cooper marl in that area, to which Mr. Hunt responded 35 to 45 feet.

Mr. Pinckney asked how the solvents will affect the drinking water in that area. Mr. Hunt stated that if a well was installed in the area of contamination, that it would not be advisable to drink the water. The Navy looked for wells but did not find any in the area. A production well was discovered through DHEC records, but it is south of the affected area which doesn't pose a concern. There would be a concern if someone had a well installed for irrigation purposes but were instead using it for drinking water.

Ms. Mallette asked if the Navy has heard anything about the Hess report regarding SWMU 39. Mr. Fontenot said that he's expecting it in the mail anytime now.

#### *Chicora Tank Farm*

In past meetings it was brought to the attention of the Navy that an odor of gasoline or oil has been reported in the vicinity of the tank farm. Last week Mr. Hunt and a representative from

EnSafe/Allen&Hoshall went out to the tank farm and sampled around the tank vents with a meter that detects volatile organic compounds. In two tanks, volatiles were detected outside the vents, and in one in particular (tank O) there was a distinct odor. Tank O was used to house used oil, and currently there is more than just residue left in the tank. Ms. Green, Mr. Johnson, and Ms. Mallette went to the site on June 3<sup>rd</sup>. What the Navy proposes is to put a charcoal filter on the vent of tank O to alleviate the odors until the tanks can be cleaned and properly closed.

Another issue that came out in the community relations subcommittee meeting is the fact that it seems to be taking forever to get a response regarding reuse of the Chicora tank farm. Mr. Fontenot asked if the RAB is interested in establishing a deadline in which a reuse decision should be made on Chicora. The subcommittee recommended using the date of August 1, 1997 as a deadline to receive a response on whether the interested entities are intending to use the tank farm. If no one is interested in using it, then the Navy can continue to move toward closure without undue waiting. This issue has been out since February or March, 1997. Mr. Fontenot was informed that the North Charleston City Council approved option #3 (partial demolition of the tanks) but did not say they wanted the property. If the RAB agrees on a deadline, Mr. Fontenot will bring the information to SouthDiv to inform them that the RAB wants to move ahead with this issue.

Mr. Carr stated that at the neighborhood meeting last week, every member said that they wanted the property used for a recreation park and informed the Mayor of their wishes. Mr. Fontenot commended them for taking steps on their own.

Mr. Fontenot asked if there were any RAB members against setting a deadline. Nobody was against it. Ms. Mallette recommended that a RAB representative address the issue at the next City Council meeting on June 26th. Mr. Mintz volunteered.

Ms. Ragan asked if the property would be provided as a public benefit conveyance. Ms. Johnson replied that if it were to be used as a park or for education it could be obtained for no cost. Ms. Ragan continued by asking if the city didn't want to use the property, could a neighborhood association or entity of local or state government use it? Ms. Johnson stated that a local government could but there are a number of strings attached and it could only be used for certain uses under the public benefit conveyance.

Mr. Pinckney asked that even though the odor will be eliminated from tank O through the carbon filter, are there any other fumes that may need to be addressed? Mr. Fontenot said that he will check into it with the air specialists at SouthDiv, but his understanding is that the amount of fumes resulting from petroleum tanks does not exceed any air standards or require further action.

Mr. Reubish asked that if nobody wants to use the land, what will the plan be? Mr. Fontenot answered that they will revert to Option 1 - fill the tanks with sand and leave them as is.

8. Questions and Answers to Grass Roots Coalition Concerns

Mr. Fontenot handed out copies of questions from the Grass Roots Coalition that were originated in 1994. Mr. Fontenot recently updated those responses. Those with arrows next them have updated responses. Mr. Fontenot asked that everybody review the questions/answers at their leisure and if there are additional questions, or if anyone doesn't understand the answers, to come back with those questions at the next RAB.

Bobby Dearhart inquired about questions #3 regarding the Environmental Impact Statement (EIS). His understanding is that there is a new reuse plan that is being looked at; has a decision been made that the new reuse plan is not going to affect the EIS, or is there going to have to be a revision to the EIS. Mr. Fontenot clarified that what is being looked at is how to implement the reuse plan, not actually a new plan. Ms. Johnson added that it's probably about two months away from completion but it does not envision major revisions. This plan will be a major element in deciding how much the RDA will pay for the property.

9. Remaining Questions and Comments

Mr. Fontenot asked if the RAB members are supplying information to the community, or getting input from the groups they support. Are the RAB members making the effort to share information with the community they represent? A few members said that they are. Mr. Fontenot asked if there is anything that can be done to help the members, especially the community representatives, get the word out. He re-emphasized the purpose of the RAB members is to act as liaison between their specific constituency and the Board. He asked that everybody solicit their groups and bring information back to the RAB.

Mr. Fontenot asked if the RAB is happy with the current meeting location. A discussion ensued, and the final decision was that meetings would continue to be held at the 2012 Success Street location.

A community member asked what will happen to the housing on base along Saint John Avenue. Ms. Johnson stated that almost all of the little brick houses have been leased to various social service agencies. For the historic houses, they are still awaiting the recommendation of the Fluor Daniels study about how to use those, but it will not be used for residential purposes.

A discussion ensued about the need for more information on what the RDA is doing. Mr. Fontenot suggested that Ms. Johnson can bring that back to the RDA and see what the board says about it.

Ms. Mallette asked where the RAB's EPA representative was today. Mr. Fontenot replied that he is on military duty for two weeks. She pointed out that Doyle Brittain never missed a meeting and requested that if Mr. Bassett was going to be absent again, that he send a replacement. Mr. Fontenot said he will share the RABs concern with Mr. Bassett.

Mr. Mintz asked what happened to the RAB newsletter that used to be produced? Ms. Johnson said that it was an RDA newsletter which was a product of the first RDA. The newsletter was discontinued when the first RDA was disbanded.

Mr. Pinckney offered the suggestion that the RAB community members write a letter to Doyle Brittain's supervisor about how well he worked with the RAB. Clarification was requested regarding the purpose of the letter, was it simply to express appreciation, or was it to ask for him back? Mr. Pinckney also noted that they have nothing bad to say about Jay Bassett, but that they just want to express their appreciation about how well Doyle worked with them. Mr. Pinckney and Mr. Fontenot will meet to draft the letter.

Mr. Fontenot said that Don Harbert and Bob Veronee called earlier to say they would not be able to attend today's RAB meeting.

**There will NOT be a meeting in July. The next meeting will be August 12, 1997 at 6:00 p.m at the same location - Live Oak Community Center at 2012 Success Street.**

10. Adjournment

Meeting was adjourned at 7:10 p.m.

**Summary of Action Items**

- Mr. Mintz volunteered to address North Charleston City Council regarding the RAB's recommendation to impose a deadline on expressing interest in the Chicora tank farm property.
- Mr. Pinckney and Mr. Fontenot will draft a letter of appreciation regarding Doyle Brittain's work on the RAB.

Attachments to Minutes

- (1) Tuesday June 10, 1997 RAB Meeting Agenda
- (2) Charleston Naval Complex - Tenant Summary
- (3) RCRA Facility Investigation Progress Update - 6/10/97
- (4) RCRA Facility Investigation Progress Report for June 1997

Minutes recorded by: Diane Cutler, EnSafe/Allen&Hoshall

Minutes approved by: \_\_\_\_\_

Daryle Fontenot  
Navy Co-Chair

Wannetta Mallette  
Community Co-Chair

Tuesday, June 10, 1997

Charleston Naval Complex

RESTORATION ADVISORY BOARD MEETING AGENDA

6:00 P.M. Location: *Live Oak Community Center*  
*2012 Success Street, North Charleston, SC*

6:00 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
- D. Reuse Update - CNCRA
- E. Environmental Cleanup Progress Report - Cleanup Team
  - Status of the Environmental Programs
- F. Questions and Answers to Grass Roots Coalition Concerns
- G. Remaining Questions and Comments from RAB Members and Visitors
- H. Agenda for next meeting.

RAB Members, Project Team, and interested citizens informally talk about what's going on after the meeting from 7:00 p.m. to 8:00 p.m.

Please mark your calendar. Our next meeting is **Tuesday, August 12, 1997, 6:00 p.m.** at the Live Oak Community Center, 2012 Success Street, North Charleston, SC. No RAB meeting in July. RAB meetings will be every other month after the June RAB meeting.

----- CURRENT FACILITIES/EMPLOYMENT -----

----- ULTIMATE FACILITIES/EMPLOYMENT -----

DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES	EX-BASE WORKERS
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DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES
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CURRENT TENANTS/SUB-TENANTS

ALLIED TECHNOLOGY GROUP, INC.	0	0	0	1	8,553	21	0
BABCOCK & WILCOX	0	0	0	2	175,992	1	1
TBD ELECTRICAL CONTRACTORS	0	0	0	0	0	4	4
CAROLINA YOUTH DEVELOPMENT CENTER	0	0	0	2	5,642	0	0
CHARLESTON COUNTY PRC	0	2	0	2	6,087	4	0
CHARLESTON COUNTY SCHOOL DISTRICT	0	0	2	1	41,196	43	0
CHARLESTON GRIP & ELECTRIC, INC.	0	0	0	1	12,480	12	0
CHARLESTON MARINE CONTAINERS, INC.	0	0	1	6	326,598	4	2
CHARLESTON MARINE MANUF. CORP	3	8	18	60	1,191,130	536	124
ACUTUS GLADWIN	0	0	0	0	0	0	0
APPLIED TECHNOLOGY SERVICES	0	0	0	0	0	5	4
BECKLEY ENGINEERING	0	0	0	0	0	1	0
CHATHAM STEEL CORPORATION	0	0	0	0	0	4	1
CHOPLIN PREDICTIVE MAINTENANCE	0	0	0	0	0	1	1
CMMC MACHINE, INC.	0	0	0	0	0	6	6
COOPER RIVER MACHINE	0	0	0	0	0	162	24
EXCEL APPARATUS SERVICES, INC.	0	0	0	0	0	35	2
G & G PALLET, CRATE & BOX	0	0	0	0	0	2	1
NATIVE SOILS, INC.	0	0	0	0	0	6	0
NDI ENGINEERING	0	0	0	0	0	12	6
SHIPTECH	0	0	0	0	0	15	6
STATE BOARD FOR TECH & COMP ED	0	0	0	0	0	7	3
WHITE STACK TOWING	0	0	0	0	0	40	10
CHARLESTON NAVAL COMPLEX RDA	0	0	0	2	42,471	10	1
DAVIS & FLOYD/HARZA	0	0	0	0	0	6	4
CHARLESTON SHIPBUILDERS, INC.	2	3	2	28	388,515	67	11
BATTERY CREEK STEVEDORING, LLC	0	0	0	0	0	0	0
CAROLINA MARINE HANDLING	0	0	0	0	0	44	16
EARTH SCIENCES	0	0	0	0	0	1	1
JW ALUMINUM COMPANY	0	0	0	0	0	0	0
RICHARDS MARINE SERVICES CORP.	0	0	0	0	0	5	0
TRANS-HOLD, INC.	0	0	0	0	0	0	0
COMMISSIONERS OF PUBLIC WORKS	0	0	0	6	104,999	0	0

0	0	0	1	8,553	100
0	0	0	3	208,930	225
0	0	0	0	0	13
0	0	0	2	5,642	1
0	3	6	7	12,670	6
0	0	2	1	41,196	43
0	0	0	1	12,480	25
0	0	1	6	326,598	330
3	8	24	85	1,474,938	2,404
0	0	0	0	0	TBD
0	0	0	0	0	15
0	0	0	0	0	1
0	0	0	0	0	15
0	0	0	0	0	16
0	0	0	0	0	40
0	0	0	0	0	162
0	0	0	0	0	50
0	0	0	0	0	4
0	0	0	0	0	6
0	0	0	0	0	12
0	0	0	0	0	15
0	0	0	0	0	7
0	0	0	0	0	140
0	0	0	1	8,205	10
0	0	0	0	0	0
2	6	22	61	548,577	2,000
0	0	0	0	0	10
0	0	0	0	0	100
0	0	0	0	0	25
0	0	0	0	0	0
0	0	0	0	0	5
0	0	0	0	0	25
0	0	0	6	104,999	200

----- CURRENT FACILITIES/EMPLOYMENT -----

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES	EX-BASE WORKERS
COMPOSITE PRODUCTS COMPANY, INC.	0	0	0	1	17,172	2	0
DEPT OF HEALTH & ENV. CONTROL (B/400)	0	0	0	1	32,364	54	0
DISABILITIES BOARD OF CHARLESTON CO.	0	0	0	3	8,125	0	0
FLORENCE CRITTENTON	0	0	0	4	8,299	0	0
FOX ASSOCIATES, INC.	0	0	0	1	4,040	8	0
LOWCOUNTRY AIDS SERVICES	0	0	0	2	5,642	0	0
M. ROSENBLATT & SON, INC.	0	0	0	1	2,880	25	2
SOUTH CAROLINA ELECTRIC & GAS	0	0	0	6	30,830	25	0
SC FEDERAL CREDIT UNION	0	0	0	2	16,180	12	0
U.S. POSTAL SERVICE (SHARE B/400)	0	0	0	0	17,782	180	0
<b>SUBTOTAL</b>	<b>5</b>	<b>13</b>	<b>23</b>	<b>132</b>	<b>2,446,977</b>	<b>1,360</b>	<b>230</b>

----- ULTIMATE FACILITIES/EMPLOYMENT -----

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES
	0	0	1	6	22,092	50
	0	0	0	1	32,364	104
	0	0	0	3	8,125	24
	0	0	0	4	8,299	1
	0	0	0	1	4,040	15
	0	0	0	2	5,642	0
	0	0	0	1	2,880	25
	0	0	0	0	0	0
	0	0	0	2	16,180	12
	0	0	0	0	17,782	400
<b>SUBTOTAL</b>	<b>5</b>	<b>17</b>	<b>56</b>	<b>194</b>	<b>2,870,192</b>	<b>6,636</b>

UNDER NEGOTIATION

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES	EX-BASE WORKERS
BRASWELL SERVICES GROUP *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CAROLINA MARINE HANDLING	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COLLEGE OF CHARLESTON *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DEPARTMENT OF VETERANS AFFAIRS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GROUPE SANI MOBILE, INC.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOTLINE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LOWCOUNTRY FOOD BANK	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MENTAL HEALTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NEAL BROTHERS *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTH CHARLESTON *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
100 BLACK MEN OF CHARLESTON, INC. *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SOUTH CAROLINA ARMY NATIONAL GUARD *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SPRINGS TAILORING & DRY CLEANING *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WILSON & GREEN CUSTOM BUILDERS *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES
	0	1	3	5	111,113	244
	0	0	0	2	61,164	TBD
	0	0	0	1	14,117	20
	0	0	0	4	11,945	13
	0	0	0	1	8,000	40
	0	0	0	1	4,128	6
	0	0	0	1	36,764	5
	0	0	0	2	29,107	35
	0	0	0	7	195,567	21
	0	3	12	30	183,759	34
	0	0	0	2	4,057	0
	0	0	0	4	24,645	7
	0	0	0	1	1,089	7
	0	0	0	1	3,390	10
<b>SUBTOTAL</b>	<b>0</b>	<b>4</b>	<b>15</b>	<b>62</b>	<b>688,845</b>	<b>442</b>

\* Note: These prospective tenants currently occupy facilities through Navy Licenses

----- CURRENT FACILITIES/EMPLOYMENT -----

----- ULTIMATE FACILITIES/EMPLOYMENT -----

FEDERAL ACTIVITIES/TENANTS

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES	EX-BASE WORKERS
BORDER PATROL	0	0	8	18	467,436	68	5
RAMCOR (BOSS CONTRACTOR)	0	0	0	0	0	156	25
CARETAKER SITE OFFICE	0	0	0	15	123,814	16	6
DEFENSE FINANCE & ACCOUNTING	0	0	3	6	246,666	638	287
DEFENSE INFO PROCESSING CENTER	0	0	0	0	0	7	7
DEFENSE PRINTING SERVICE	0	0	0	1	26,520	37	37
ENVIRONMENTAL DETACHMENT	0	0	0	11	259,279	172	172
MAGNETIC SILENCING FACILITY (PIER Y)	0	1	4	4	6,396	5	5
MARINE RESERVE (NAVSTA ANNEX)	0	0	0	6	25,056	54	54
NATIONAL CIVILIAN COMMUNITY CORPS	0	0	6	14	141,489	22	0
NATIONAL OCEANIC & ATMOSPHERIC ADMIN	0	1	0	5	47,340	20	3
U.S. NAVY INSHORE BOAT UNIT 27	0	0	0	0	0	3	0
NISE EAST	0	0	2	18	362,761	250	200
STATE DEPARTMENT	0	0	2	5	197,750	76	15
U.S. COAST GUARD	0	1	3	6	76,034	361	0
<b>SUBTOTAL</b>	<b>0</b>	<b>3</b>	<b>28</b>	<b>109</b>	<b>1,980,541</b>	<b>1,885</b>	<b>816</b>

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES	EX-BASE WORKERS
BORDER PATROL	0	0	8	18	467,436	68	5
RAMCOR (BOSS CONTRACTOR)	0	0	0	0	0	156	25
CARETAKER SITE OFFICE	0	0	0	0	0	0	0
DEFENSE FINANCE & ACCOUNTING	0	0	3	5	232,518	750	287
DEFENSE INFO PROCESSING CENTER	0	0	0	0	0	7	7
DEFENSE PRINTING SERVICE	0	0	0	1	26,520	37	37
ENVIRONMENTAL DETACHMENT	0	0	0	0	0	0	0
MAGNETIC SILENCING FACILITY (PIER Y)	0	0	0	0	0	0	0
MARINE RESERVE (NAVSTA ANNEX)	0	0	0	6	25,056	54	54
NATIONAL CIVILIAN COMMUNITY CORPS	0	0	6	14	141,489	22	0
NATIONAL OCEANIC & ATMOSPHERIC ADMIN	0	2	1	6	47,852	28	3
U.S. NAVY INSHORE BOAT UNIT 27	0	0	0	0	0	0	6
NISE EAST	0	0	2	18	362,761	250	200
STATE DEPARTMENT	0	0	2	5	197,750	400	15
U.S. COAST GUARD	0	1	3	6	76,034	361	0
<b>SUBTOTAL</b>	<b>0</b>	<b>3</b>	<b>25</b>	<b>79</b>	<b>1,577,416</b>	<b>2,139</b>	

OVERALL SUMMARY

CURRENT TENANTS/SUB-TENANTS	5	13	23	132	2,446,977	1,360	230
UNDER NEGOTIATION	0	0	0	0	0	0	0
FEDERAL ACTIVITIES/TENANTS	0	3	28	109	1,980,541	1,885	816
<b>GRAND TOTAL</b>	<b>5</b>	<b>16</b>	<b>51</b>	<b>241</b>	<b>4,427,518</b>	<b>3,245</b>	<b>1,046</b>

CURRENT TENANTS/SUB-TENANTS	5	17	56	194	2,870,192	6,636	
UNDER NEGOTIATION	0	4	15	62	688,845	442	
FEDERAL ACTIVITIES/TENANTS	0	3	25	79	1,577,416	2,139	
<b>GRAND TOTAL</b>	<b>5</b>	<b>24</b>	<b>96</b>	<b>335</b>	<b>5,136,453</b>	<b>9,217</b>	

# NAVAL BASE CHARLESTON RCRA FACILITY INVESTIGATION PROGRESS UPDATE

ZONES	CURRENT	PLANNED	CURRENT RFI	NEXT	OVERALL	OVERALL	NOTES
	RFI	COMPLETION					
	PHASE	PHASE	PHASE	PHASE	DATE	PERCENTAGE	
A	Report Review	98	6/10/97	CMS Work Plan	6/10/97	95	
B	<b>COMPLETE</b>			<b>COMPLETE</b>	1/8/97	100	No CMS or CMI required in Zone.
C	Report Review	80	6/18/97	CMS Work Plan	6/18/97	90	
D	Report Review	50	7/15/97	CMS Work Plan	7/15/97	85	
E	RFI Report Prep	50	9/5/97	Report Review	12/19/97	63	
F	RFI Report Prep	95	8/15/97	Report Review	11/18/97	63	
G	RFI Report Prep	75	6/15/97	Report Review	9/26/97	69	
H	Report Review	95	6/24/97	CMS Work Plan	6/24/97	95	
I	Report Review	50	6/18/97	CMS Work Plan	6/18/97	80	
J	Field Work	15	10/28/97	RFI Report Prep	4/21/98	16	
K	RFI Report Prep	50	6/16/97	Report Review	9/30/97	63	
L	Field Work	15	11/24/97	RFI Report Prep	10/20/98	16	
<b>All Zones</b>					10/20/98	70	

LEGEND	
Phase	Description
RFI	RCRA Facility Investigation
CMS	Corrective Measures Study
Work Plan Preparation	Work Plan being prepared by Navy Contractor
Work Plan Review	Regulators (DHEC & EPA) reviewing Work Plan
Field Work	Navy contractor performing field work as outlined in the Work Plan
RFI Report Preparation	Navy contractor preparing the RFI Report
Report Review	Regulators (DHEC & EPA) reviewing report
CMS Work Plan	CMS Work Plan being prepared by Navy Contractor

**Naval Base Charleston  
RCRA Facility Investigation (RFI)  
PROGRESS REPORT FOR JUNE 1997**

INVESTIGATIVE 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. Waterbodies
- K. Non-contiguous areas
- L. Sewer systems and railroad system

FUNDING

- ◆ Funding status  
Awards have been made for all zones through the Corrective Measures Study.

PROGRESS FOR MAY

- ◆ Completed background discussions for Zones A, C and portions of E.
- ◆ State completed review of Zone C, comments received.
- ◆ Continued discussions to resolve outstanding issues with Zone H.

PROJECTED ACTIVITY FOR JUNE

- ◆ Continue field work in Zones J, K (SWMU 166) and L.
- ◆ Continue to discuss background issues.
- ◆ Continue document review and comment resolution

Naval Base Charleston  
Project Status  
6/10/97

PROGRA	PROJECT DESCRIPTION	ACTION REQUIRED	ECD
BRAC - Property Lease/Transfer	None		
NEPA	Environmental Assessment of Naval Annex	Environmental Assessment to complete after receipt of Reuse plan. Reuse plan anticipated 6/30/97	
RCRA Compliance	Part B permit application	Part B application submitted, SCDHEC reviewing	6/30/97
RCRA Corrective Action	Zone A RFI report	Comments received, Scoping meeting scheduled 6/11/97	6/9/97
	Zone A field work	Additional field work in progress, supplements to Zone A report being prepared	6/30/97
	Zone C RFI report	Comments by received 6/2/97, responses being prepared, Document approval meeting scheduled for 7/7/97	7/7/97
	Zone D RFI report	Background discussed 5/12/97, Document approval meeting scheduled for 7/7/97	7/7/97
	Zone E RFI field work	Field work complete 2/24/97, all background issues resolved, document approval meeting scheduled for 9/5/97	9/5/97
	Zone F RFI report	Field work complete 5/5/97, background discussion scheduled for 6/25/97	
	Zone G RFI report	Field work complete, background discussion scheduled for 6/25/97	
	Zone H RFI report	Comments resolved, sites categorized (NFA, CMS, etc.) Outstanding issues to be discussed 6/11/97	6/25/97
	Zone I RFI report	In SCDHEC review	
	Zone J RFI field work	Field work in progress, 30% progress meeting scheduled 7/8/97	7/8/97
	Zone K Field Work	Field work in progress on SWMU 166	6/30/97
	Zone L RFI field work	Field work in progress, 30 % progress meeting scheduled for 7/8/97	7/8/97
	DPT	Field work to complete 7/31/97 (525 points)	7/31/97
	Dye Tracer	Field work to begin 6/27/97	6/27/97
	Permanent Wells	Initial field work complete (12 wells)	6/19/97
	Soil Sampling	Field work to complete 6/19/97 (Detachment work)	6/19/97
	Miscellaneous issues		
	Groundwater Model	Additional information on drains and aquifer elevations being added	6/30/97
	Support services		
	Groundwater Monitoring	Zone K permanent wells sampled 5/30/97	
Underground Storage Tank	Bioremediation demonstration project	In operation	
	Removals	FY 96 - 54 tanks authorized for removal, all but two tanks removed FY 97 - 43 tanks authorized for removal, thirty one have been removed	
	Chicora Tank Farm	Waiting on funding authorization and decision of the City of North Charleston	
Asbestos	Building 32 remediation	In progress	6/30/97

**Time:** 3:30 p.m. - 4:30 p.m.

**Attendees:** Daryle Fontenot, Lou Mintz, Wannetta Mallette-Pratt, Arthur Pinckney, Diane Cutler

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**DISCUSSION ITEMS**

**Meeting Location** Mr. Fontenot informed the subcommittee that a RAB member had expressed some concern about the safety and quality of the current RAB meeting location, the Live Oak Community Center, and that it would be addressed at the RAB meeting.

**Chicora Tank Farm Fact Sheet** The fact sheet was reviewed by subcommittee members and a few minor changes were made.

Mr. Pinckney reported that he received a copy of the Pollution Control Act from Paul Bergstrand at SCDHEC as a follow-up to his tank removal presentation. Mr. Pinckney expressed a concern that there may be provisions for tank emissions monitoring or permits, and if so, these should be addressed in the fact sheet. Mr. Fontenot responded that he did not think those items applied to the Chicora tanks, but that he will verify with the regulators. If applicable, they will be added to the fact sheet.

Mr. Mintz recommended that the RAB set a deadline for various entities to express their interest in using the property. If they don't decide to accept the public benefit conveyance by the set time, then the Navy will proceed with closing the tanks using Option 1. Mr. Fontenot said he will share this recommendation at the RAB meeting.

**Environmental Justice Article** Diane Cutler passed out an article on environmental justice that she found in the April 28, 1997 edition of The Scientist.

**WebPage** Diane provided an update on the progress of the Charleston WebPage. She reported meeting with Jim Beltz (PAO) and Mark Turnbull (WebMaster) at SouthDiv before the subcommittee meeting.

SouthDiv will provide the server for the WebPage and will include information on RABs in general, eventually adding other SouthDiv RABs to the page. Following the general information will be Charleston specific material including: an introduction to the Charleston RAB; list of members with phone number and e-mail address of the co-chairs; meeting minutes from January 1997; fact sheets; and a brief paragraph on the information repository, speakers bureau, community relations plan, and who to contact for more information. Eventually a counter will be installed. It is anticipated that the WebPage will be operational sometime in July.

**NEXT MEETING**

**Subcommittee Meeting** The next Subcommittee meeting will be held on August 12, 1997 at 3:30 p.m. in building NH-51 in the Caretaker Site Office conference room. Meetings will tentatively be scheduled on a bi-monthly basis to correspond with the new RAB meeting schedule. If more frequent meetings are necessary, special meetings will be arranged and members contacted.

August 12, 1997

Naval Base Charleston

# RAB Meeting

Restoration Advisory Board

**Date** ..... Tuesday, August 12, 1997

**Time** ..... 6 p.m.

**Location**... Live Oak Community Center  
2012 Success Street  
North Charleston

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 programs underway at Naval Base Charleston. **All meetings are open to the public and everyone is encouraged to attend.**

For More Information



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

August 12, 1997

Naval Base Charleston

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Restoration Advisory Board

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For More Information



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

# RAB MEETING

10 June 1997

Sign-in Sheet

Name	Organization	Phone
Diane Cutler	E/A/H	919-851-1886
MAC McNEIL	BECHTEL	423-270-2745
Joseph M. Land, Sr.	Galileo Quality Institute	352-463-3512
Johnny Tapia	SCDHEC	803-896-4179
Paul M. BERGSTRAND	SCDHEC	803-896-4016
TONY HUNT	SOUTH DIV	803 820 - 5525
GABRIEL L. MAGWOOD	SOUTH DIV	803-820-7307
EARTLEY WASHINGTON		747-2275
Brian Stockmaster	South Div	820-7481
Jim Betz	South Div	820-5771
HENRY SHEPARD	SOUTH DIV - CSO	743-4985 EXT. 14
Milko Reubish	CEERD	852-1768
LARRY BOWERS	E/A/H	757 766 9556
Joseph Johnson		745-0494
V.P. SIMMONS		
Beray Carr	Charleston/Charleston	566-1480
Fannystein Greer	" "	554-8477
Henretta Collier	" "	744-3869
JUNE MIRECKI	College of Charleston	953-8278
Susan Dunn	Grassroots Coalition	722-6337
Kevin Tunstall	Conceives CITIZEN	743-6777 x227
Myrtle Barnett	Community Member	566-6867

PLEASE PRINT

DATE: 10 June 1997

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

Mr. Oliver Addison

Mr Ray Anderson

Mr. Steve Best

Mr. Jay Bassett

Mr. James Conner

LCDR Paul Rose

Mr. Bobby Dearhart

Mr. Daryle Fontenot

Mr. Wilburn Gilliard

Ms. Gussie Greene

Mr. Donald Harbert

Mr. ~~Virgil Johnston~~ J. JOHNSON

Mr. Ralph Laney

Ms. Wannetta Mallette-Pratt

Mr. Odell Price

Mr. Louis Mintz

Mr. Arthur Pinckney

Ms. Ann Ragan

Mr. Van D. Robinson

Ms. Priscilla Wendt

Fouche'na Sheppard

Mr. Bob Veronee

Steve Best

Paul Rose

Bobby Dearhart

Daryle Fontenot

Wilburn Gilliard

Gussie Greene

J. Johnson

Ralph Laney

Wannetta Mallette-Pratt

Odell Price

Louis Mintz

Arthur Pinckney

Ann Ragan