

NAVAL BASE CHARLESTON  
RESTORATION ADVISORY BOARD (RAB) MEETING  
Minutes of 14 April 1998

Live Oak Community Center, 2012 Success St., N. Charleston, SC

1. Introduction of the RAB members and Guests

Mr. Daryle Fontenot, Navy Co-Chair, brought the meeting to order at 6:00 p.m. He began by introducing himself. Member and audience introductions were made.

2. RAB Members Attending

Mr. Steve Best Mr. Donald Harbert

Mr. Daryle Fontenot Mr. Dann Spariosu

Mr. Wilburn Gilliard Ms. Ann Clark

Ms. Jeri Johnson Mr. Bob Veronee

Mr. Louis Mintz

Mr. Bobby Dearheart

Mr. Tom Fressili

3. Guests Attending

Mr. Tony Hunt NAVFAC, Southern Division

Ms. Susan Dunn Grassroots/RDA

Mr. Larry Bowers EnSafe, Inc.

Mr. Joseph M. Land, Sr. Galileo Quality Institute

Mr. Henry Shepard, NAVFAC Southern Division  
Mr. W.A. Drawdy, NAVFAC Southern Division  
Mr. Jack Sprott RDA  
Mr. Gabriel L. Magwood NAVFAC, Southern Division  
Mr. Johnny Tapia SCDHEC  
Mr. Paul M. Bergstrand SCDHEC  
Mr. Leroy Carr Chicora/Cherokee  
Rev. Burnet Jacques Burning Bush Church  
Mr. Keith Johns EnSafe, Inc.

#### 4. Administrative Remarks and Discussion of Last Meeting Minutes

Mr. Fontenot asked for comments on the minutes from the February meeting. No comments were made on the minutes.

#### 5. Subcommittee Reports

##### *Community Relations Subcommittee*

Mr. Fontenot reported on the Community Relations Subcommittee. He advised the RAB that the subcommittee had started work on a fact sheet for the investigative results for Zones F, G, and K, which will be mailed in May.

There were no other subcommittee reports.

#### 6. Environmental Cleanup Progress Report

##### *Asbestos and Lead Based Paint Program*

Mr. Fontenot reported that the Navy is completing the surveys and about to get into the abatement of asbestos and lead-based paint in housing units.

##### *Underground Storage Tanks*

In a brief update on the Underground Storage Tank (UST) program, Mr. Fontenot noted that the

work of cleaning one tank at the Chicora Tank Farm has been completed. He noted that there were five remaining tanks to be cleaned and, tentatively, the Navy will start in May with cleaning and abandonment of pipelines, followed by demolition of the tanks.

Mr. Fontenot turned the meeting over to Mr. Tony Hunt (Southern Division) to provide a progress report on the Resource Conservation and Recovery Act (RCRA) Facility Investigation.

#### *RCRA Facility Investigation (RFI) Update*

Mr. Hunt reviewed Fact Sheet 11, which summarized the results of the RCRA Facility Investigation at Zone E. Mr. Hunt explained that, through the investigative process, the Navy (principally the Naval Facilities Engineering Command - NAVFAC) determines what chemicals are potentials for concern and where they are. The next step is to do a risk assessment, which helps answer the questions of whether cleanup should be undertaken, what cleanup levels should be and the methods of cleanup.

The investigation results are published in the summarized form of whether or not a risk or hazard is present. Those numbers tell us the severity of the hazards from those chemicals. Mr. Hunt further explained that the chart lists the sites, site descriptions, results of the sampling, the matrix affected (such as soil, water, or sediment), and whether the site is being recommended for Corrective Measures Study (CMS). Mr. Hunt advised that NAVFAC took the initiative to cleanup some obviously contaminated sites without lengthy delays.

Ms. Johnson advised that members of the public expressed concerns about particular buildings to the Navy and, thereafter, a bulldozer demolished those buildings. Mr. Fressili also stated there were compliance issues on those particular buildings.

#### 7. Public Participation in RCRA

Mr. Tapia made his presentation on how public participation takes place within the RCRA process. One objective is to seek community involvement by promoting and enhancing opportunities for public awareness. That the objective of a better, less costly and more meaningful cleanup is achieved by involving the public in the process and hopefully preventing complications in the future. RCRA does not have regulations requiring public participation, but has several very specific recommendations. Another thing that drives public participation is guidance from EPA.

When drafting or modifying a permit, there are public participation requirements. The corrective

action process is very closely tied with permit modification. After selecting a remedy, that remedy requires a permit. Some other permit modifications are schedule of compliance, scope of work. When RCRA decides to interface a unit that requires permit modification, the public has to concur before it's accepted.

The public notice for Naval Base Charleston will come out in the next 30 days, and is followed by a 45-day public comment period. Notices of the comment period will be given through the radio, newspaper, and mailing list.

In compliance with this guidance, the Charleston Naval Complex has created a RAB forum of community members, provided monthly investigation updates, interim measures updates, report summaries, fact sheets, an information repository, training workshops, site visits and has been in contact with local authorities.

In response to a question, the draft permit is going to encompass 40 pages, with 20 pages of appendixes. In response to another question, the Charleston Naval Base RCRA permit recently expired, having been only good for five years. After the Navy Base closed, it switched from managing waste to only the corrective action. The permit will need to be modified for each remedy for each zone with public notifications and comment periods, after which NAVFAC makes decisions on all the comments. Also, what the department might think is the most appropriate remedy, at the end of the comment period, they might change their mind.

## 8. Reuse Update

Ms. Jeri Johnson introduced Jack Sprott, Director of the RDA, and Susan Dunn, recently appointed to the RDA. Mr. Sprott spoke about the progress in revitalizing the base: 70 percent full, with 60 percent commercial tenants and 10 percent federal tenants. Mr. Sprott provided information on the Fluor Daniel feasibility Business Plan. He has copies of the study and will make them available if asked. The purpose of hiring Fluor Daniel was to map out a market-driven plan that could redevelop the base.

The original Reuse Plan for the Charleston Naval Complex had three scenarios:

1. Leave the base as is, invest as little as possible to maintain it and make it livable.
2. The second scenario was a combination of public open space and retail areas.
3. Scenario 3-A was the most controversial, giving half the land to the Ports Authority as a giant container port. This reuse scenario was changed later to industrial space (Scenario 3-B).

Fluor Daniel said the land use plan should be a blend of scenarios 1 and 3-A.

Mr. Sprott showed a color-coded map of the base and discussed each area.

- Area 1, owned by Space World, is 77 acres.
- Area 5 is 101 acres and will be opened for parking lots. Buildings 7, 8, 2, 3, and 4 will be used as office space. The large parking area and the warehouses off of McMillan some day will be a nice office park.
- Areas 6 and 7 contain the community recreation, swimming pools and tennis courts, and will remain recreational. The academic magnet school is already there.
- Area 8, 157 acres, is the shipyard, which needs to be renovated.
- SPAWAR is in Area 9, except for one building.
- Carolina Marine Handling is in Area 10. There are maritime industrial, cargo, automobile cargo, and break bulk operations there now, along with public works.
- District 11 is the old fuel farm near the viaduct. The risk was considered entirely too great to make it an operational fuel facility. That will be leveled to the ground and then build to suit a future tenant.
- Area 12 contains lots of piers. It is 60 percent occupied with government buildings. The suggested use is to continue the office training campus atmosphere, conference centers, and long distance learning center.
- Area 13 is 441 acres, 40 of which can be easily developed. The soil is not very good in the other area. Therefore, this area will probably be an industrial use, support for automobile cargo operations, or flexible space, like office/warehouse space.
- Area 14 and the little triangle area on the southern end of the base is the reserve area. It's mostly racquetball courts.
- The best and most convenient use for the marina, which is 23 acres, is to continue the marina.

Mr. Sprott said that the use for the senior officers' area by Hobson Avenue and the creek and the old Naval Hospital would be retirement market related. Mr. Sprott commented that the retirement market is very, very strong. It would be marketed as 90 individual high-density lots. Some of the existing buildings would be for independent living facilities for retirement.

Mr. Sprott noted that the admiral's house and five other houses will be part of a 30-room development that would serve the retirement area and the conference center. There would be an assisted living complex, a conference center or restaurant. The consultants recommended a golf

academy that would benefit the conference center, the retirement people.

Mr. Sprott noted that a nice entranceway, perhaps through the North Charleston Circle area off of 526, would be added along with buffering of the retirement/golf area from the shipyard.

The RDA must now negotiate with the Navy and obtain zoning from the City of North Charleston.

The feasibility study was only done on one district and will have to be repeated for the other 13 districts.

Mr. Sprott is in possession of the appraisals and hopes to make an application for conveyance of the property in about two months. Once the Navy has received the application, it will take a year for the Navy to respond. It will take another year before the RDA actually receives the parcels (because of the timetable of the environmental work), but that will not stop their development.

A question was asked as to whether renovations are being done inside some of the buildings. Mr. Sprott advised that, if the building is leased, the lessees have to ask permission. The business owners focus on making the buildings functional, not aesthetic.

The Record of Decision on the Environmental Impact Statement has not changed from the Suzuki plan to the Fluor Daniel plan. They're not going to change parks into industrial areas.

On the Chicora tank farm, Mr. Sprott plans to work with the City of North Charleston to convey that property to the City, if the City desires it. If they do not, if the RDA has no plan for it.

## 9. Comments and Questions

Mr. Fontenot proposed a field visit for Thursday, April 16th at 3:00. There was no response for the site visit. Mr. Fontenot advised that he will provide another opportunity for field visit in the future.

At the June meeting, Mr. Fontenot will present a new program called Technical Assistance for Public Participation. That program provides for independent assistance in interpreting the

scientific engineering issues regarding environmental hazards and restoration. Basically, it's a \$25,000 a year grant for assistance in interpreting technical information for the RAB.

**The next meeting will be Tuesday, June 9, 1998 at 6:00 p.m. at the Live Oak Community Center, 2012 Success St., N. Charleston, SC.**

10. Adjournment

Minutes prepared by: Keith Johns, EnSafe, Inc.

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

Daryle Fontenot Navy Co-Chair      Louis Mintz Community Co-Chair