

MINUTES OF THE  
CHARLESTON NAVAL BASE  
RESTORATION ADVISORY BOARD MEETING  
Tuesday, November 13, 2001  
North Charleston Olde Town Meeting Place  
*Final Version*

*AOC - Area of Concern*

*SWMU - Solid Waste Management Unit*

*SCDHEC - South Carolina Department of Health and Environmental Control*

*USEPA - United States Environmental Protection Agency*

*UST - Underground Storage Tank*

RAB Members Attending

Tony Hunt	Navy Co-Chair
Wannetta Mallette	Community Member
Lou Mintz	Community Member
Paul Bergstrand	SC DHEC
Wilburn Gilliard	Community Member
Oliver Addison	Community Member
Steve Best	Community Member
Donald Harbert	Community Co-Chair
Bob Veronee	Community Member
Amy Daniell	Base Closure Office
Jerry Stance	SC DHEC
Tom Fressilli	Navy SouthDiv

Guests Attending

Jim Augustin	Noisette Group
Paul Bergstrand	SCDHEC
Gil Rennhack	SCDHEC
Rob Harrell	SouthDiv
Gary Foster	CH2M-Jones
Dean Williamson	CH2M-Jones
Angelo Liberatore	CH2M-Jones
Keith Johns	EnSafe

Welcome and Administrative Remarks

Tony Hunt began the meeting and introductions were made. Mr. Hunt stated he will post RAB minutes from previous meetings on the Navy's Web site by the end of the week. He invited attendees to ask questions or make comments during the meeting or after the meeting. There were no comments on the October 2001 minutes.

### Subcommittee Reports

There was not a community relations subcommittee meeting today. Keith Johns (EnSafe Inc.) presented an update on a fact sheet being prepared, much like one the Cleanup Team did several years ago. The fact sheet is being prepared to update the community on what has transpired since that time.

Mr. Johns noted that part of the information for this fact sheet is to come from interviews with key people such as the Chamber of Commerce, the Mayor's office, and neighborhood associations around the community. The point of these discussions is to find out what they understand about activities at the base and find out if they have any issues or misconceptions. Mr. Johns invited members of the RAB to let him or Mr. Hunt know of anyone who might be a good candidate for these interviews. Mr. Johns said he would give a draft version of the fact sheet to subcommittee members at the end of the night's meeting.

### Environmental Cleanup Progress Report

Gary Foster (CH2M-Jones) commented that the last month's minutes contained a good overview of the progress of some of the major projects.

Dean Williamson (CH2M-Jones) updated everyone on the progress of the AOC 607 site. The cleanup system began in early October. The groundwater in one-third of that area is up to the boiling point, 100 degrees Celsius, as of last week. CH2M-Jones is just now starting to heat up the groundwater beneath the dry cleaner building. The remaining one-third of the site will be brought on-line as the rest of the groundwater is brought up to boiling. A second transformer, needed to power the system, is due to arrive in early December. Mr. Williamson noted that everything is going as intended.

Mr. Williamson reported that samples collected show no elevated TCE (trichloroethene) or related chemicals in the air. Once the electrical heating process is complete on the shallow groundwater, then CH2M-Jones will start on the deeper groundwater.

Lou Mintz visited the site several weeks prior, and was advised that the system had to be shut down occasionally because of lack of moisture. Mr. Williamson stated that extra grounding rods have been installed to alleviate that problem.

Mr. Hunt advised that three rounds of air monitoring have been done, using SUMA canisters (long-term exposure measuring devices) and hand-held testers around the perimeter. Mr. Mintz expressed a desire to see tests from the pipe that shows the concentrations of chemicals in groundwater as it is being extracted, and before the groundwater gets to the charcoal scrubber. Mr. Foster noted that those tests are done in a fenced hazard area and only qualified people are allowed in there, for safety reasons.

Mr. Mintz said that he also viewed the peroxide treatment system in action and was very impressed.

Mr. Hunt relayed that Dann Spariosu (U.S. Environmental Protection Agency) is looking to see if any resources are available from the EPA to do independent sampling of nearby air quality as well as groundwater. He said that Mr. Spariosu would have a report at the next meeting on the results of that search.

#### Noisette Company Presentation

Mr. Hunt introduced Jim Augustin from the Noisette Company. This is the company planning redevelopment in North Charleston, including a portion of the Navy base. Mr. Augustin informed the group that his group was working on a 20- to 30-year redevelopment plan, noting that it's not a done deal yet. Mr. Augustin congratulated the members on the RAB who have worked since the beginning to carry through the goals of the RAB.

The Noisette Company initially brought the idea of redeveloping an existing area using the concept of “sustainability” in the City of Charleston. The Noisette Company wanted to develop an area with a focus on sustainability among residences, commercial buildings and public spaces to improve the economy, the quality of the community and the environment all at the same time. This idea did not take off with the City of Charleston.

Mr. Augustin said that, at Christmastime 1997, Councilman Kurt Taylor suggested that they look at planting the idea of sustainability in the City of North Charleston. Since then a relationship has been built between the City and Noisette Company. The Noisette Group has worked with Ms. Mallette, Mr. Anderson and the Mayor of North Charleston on how a developer and a city can work together to redevelop an area for the overall improvement of the community.

Mr. Augustin then described the concept of sustainability. He began by saying that when communities break down it's because things aren't well connected. People are not talking to each other, and they know little or nothing about their neighbors or their neighborhood. He said that the idea of sustainability centers around “three P's”: People, Planet and Prosperity. Sustainable solutions are ones that build community, take care of the environment and have an economic engine. Without a good balance, one or more component will suffer.

Mr. Augustin said that the Noisette Company has put together a vision of what North Charleston can be, building on the city's 1996 Comprehensive Plan. The Noisette Company has a memorandum of an understanding that they will purchase the northern 350 acres of the base at appraised value and redevelop it. They also have an option on 55 acres in Century Oaks, which has World War II housing.

Mr. Augustin discussed some specific elements of the Noisette plan. Included in the planning is tax increment financing as a way to improve the infrastructure. A portion, 25 percent, of those tax increment bonds are dedicated to the schools

One goal of the project planners is to create a preserve area and rejuvenate an ecosystem, particularly the watershed of Noisette Creek. Today there is only one little spot where the community can get

down to the Cooper River. Virtually all the land is taken up with commercial purposes. When you look at the rivers in this area, it makes a lot of sense that there should be a way to get to the water, especially for children who have never been boating. A public space along Noisette Creek would raise the value of everything else around it.

The planning team has looked at urban scale, and there are plans for a particular density of housing to link the neighborhoods and the rest of the facilities.

Mr. Augustin told the group that there is a lot of potential for people living above stores. He pointed out that a neighborhood comes alive when people are there 24 hours a day. There is generally higher security and a greater sense of community.

Mr. Augustin provided some arguments for North Charleston as a good location for the Noisette project. He said that North Charleston is central to the airport and the freeways. He argued that it makes no sense in a resource way to keep mowing down trees and building urban sprawl. There are two locations in the Lowcountry that actually gain population during the day; the peninsula and North Charleston. All the other areas lose population during the day. It makes no sense to live in Summerville and commute to North Charleston when you can bring the proper density back to North Charleston and make it a great place to be.

Mr. Augustin said that, when the RAB first started out, everyone thought that the base was dirty and would never amount to anything useful for many years. He reported that most of the northern portion of the base will be cleaned up to a residential standard, and the shipyard area will be cleaned to an industrial standard. Noisette Company is in the process of preparing a master plan for 3000 acres of the City of North Charleston. The rest of the development work will take 20 to 30 years to complete.

The Conservation Fund is working on how large areas of the golf course can be restored to its original configuration.

The BEST Committee had charged the RDA to reintegrate the base with the community. Legislation actually created the Redevelopment Authority to connect the base to the city. Mr. Augustin was happy to answer any questions anyone had and announced that he would be glad to speak with anyone during the week.

The city planners have looked at the base as a PUD, Planned Unit Development. Everything that Noisette Company is imagining would be compatible with the PUD permit, with the eye on the goal of what a sustainable city can be. For example, they want to bring back wetlands. If you start up a wetlands bank, other people that need credit for wetlands destroyed, you sell what you're creating and have money available to actually do the restoration. You don't have to ask for a government grant.

In closing, Mr. Augustin told the group that the Noisette Company is an LLC, a for-profit, equity-

funded company. Their agreement with the City is to come up with a master plan in anticipation of buying 350 acres of the base at fair market value.

RDA Update

Mr. Mintz advised the members that Carolina Power and Water (CP&W) is putting in a 30-inch water main around and through the Navy base. That's going to feed the East Cooper area and Awendaw and Daniel Island.

One tenant went out of business on the base, and three companies came in to take its place. One new tenant is a boat builder. Another new tenant is a company that does spill cleanup and will be able to respond in the local area for any chemical spills.

Agenda For Next Meeting

The next meeting was scheduled for January 8, 2002. Mr. Hunt asked members of the board to contact him if they had any suggestions for the January meeting. Mr. Hunt then introduced Amy Daniell, now the RCRA Part B Permittee representative, replacing Matt Humphrey on the RAB.

Mr. Mintz briefly mentioned the National Association of Installation Developers conference, to be held in August of 2002 in Charleston. This conference covers base closures and realignments, presentations from insurance companies on fixed-price contracts, redevelopment and various technologies on cleanup work. Mr. Mintz told the crowd that nationally-known people will be there to talk about opportunities and pitfalls. Mr. Mintz will bring an agenda from their last conference to the next meeting.

Meeting adjourned.

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Tony Hunt  
Navy Co-Chair

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Don Harbert  
Community Co-Chair