



FORMER NAVAL STATION ROOSEVELT ROADS

Restoration Advisory Board (RAB) Meeting Minutes

Club Cívico La Seyba, Ceiba, Puerto Rico
Meeting No. 22 – September 28, 2011

I. Welcome and Introductions

The meeting began at 6:25 p.m. Mark Davidson, Restoration Advisory Board (RAB) Navy Co-chair, welcomed the public and asked everyone to introduce themselves. (See Attachment 1, Meeting Attendees.)

II. Action Items

1. Provide the RAB a map showing the EDC property, including the 21 sites that will be carved out of the transfer.
2. The Navy will investigate the whereabouts of the lighthouse lens.

III. Recent Investigations – Mark Kimes (Baker Environmental)

Mark Kimes reported on recent investigations for the following Solid Waste Management Units (SWMUs)

- Drainage Ditch near Building 207 – SWMU 80,
- Langley Drive Disposal Site – SWMU 2
- Fuel pipelines and valve pits – SWMU 9 Areas A/B and C of SWMU74
- Quarry Disposal Site – SWMU 71

Investigation activities at these SWMUs included installing soil borings and wells and collecting and analyzing samples of surface soil, subsurface soil, groundwater, stream sediment, and stream surface water. Local contractors involved in investigation work included JFA Geological & Environmental Scientists; GeoEnviroTech, Inc., Right Way Environmental Contractors, Inc.; and Pedro Davila Colon, Inc.

Attachment 2 provides detail about the investigations at each site.

IV. Phase I RFI SWMU 76/Boat Maintenance Facility – Major Carlos Cosme (Puerto Rico Army National Guard)

Mark Davidson, RAB Navy Co-Chair introduced Major Carlos Cosme, Puerto Rico Army National Guard (PRANG). The Navy transferred the property to the PRNG in January 2011, and the transfer agreement requires new owner to assume responsibility for cleaning up the site. Major Cosme told meeting attendees that a contract is currently in-place to investigate the site. The site investigation will be in adherence with the RCRA Facility Investigation work plan approved by the US Environmental

Protection Agency and the Puerto Rico Environmental Quality Board. This site investigation is scheduled to be completed by late summer of 2012.

If the results of the investigation indicate contamination has originated from the Boat Maintenance Facility, the Army National Guard will implement an appropriate cleanup. See Attachment 2 for additional details.

Discussion Points:

- Jorge Fernández Porto (RAB member): What do you expect the investigations to find?
Mark Davidson explained that previous surface sampling indicated some possible contamination that could be expected to include oil derivatives, fuels, paints and metals. SWMU 7 and 8 are across the street from the Boat Maintenance Facility, and Forrestal Drive runs in front of it. We've never found any contamination from the fuel farm on the south side, the water side, of Forrestal Drive. The contamination runs down northern side of Forrestal Drive. There's a lot of free product from JP-5 Hill, and we've installed pumps and strippers to pull the free product out of the wells.
- Ismael Velazquez (RAB Member): Is the entire area investigated? What will happen to the Marina and store?
Major Cosme explained that they'll be addressing all 4.1 acres of the site. Mark Davidson added that the Marina and store will be transferred to the Local Reuse Authority (LRA) as an Economic Development Transfer (EDC)
- Naida Davila (RAB member): Is the cleanup going to be finished in 2012?
Major Cosme explained that the investigation would be completed in 2012. The cleanup will take place later.

V. Economic Development Conveyance and Property Transfer Update – Mark Davidson (Navy)

EDC Application Update: The Navy and LRA have completed negotiations for the Revised EDC property application received December 22, 2010. In the application, the Commonwealth requested Sale Parcel III, Science Park, University, Bowling Alley, Utilities, Fire Station, and the Port Area. It also included Parcel 3. The "Summary of Terms" has been sent to Assistant Secretary of the Navy and Dept. of Defense Office of Economic Adjustment (OEA) for review. The Deputy Under Secretary of Defense will make final approval. The Navy hopes to transfer the EDC property to the Commonwealth by the end of 2011.

Utilities (water treatment, waste water treatment, electrical system) to be leased to the LRA starting October 1, 2011, in preparation for the final transfer. The LRA and Commonwealth will operate these systems.

Environmental Sites within EDC Property: There are 54 sites associated with EDC property.

- 19 sites will transfer as Corrective Action Complete Without Controls. They will require no further action and no land use controls. These could support residential use.

- 10 sites will transfer as Corrective Action Complete With Controls. Land use controls, which will be included in the deed, will be the only remaining action. These would allow any use, except residential. Owner will need to provide proof that there is no residential use of the property.
- 21 sites will be carved out of the transfer. These sites have cleanup actions underway. The Navy retains the cleanup responsibilities. These sites will be leased to the Commonwealth. When the sites are cleaned up, they'll be transferred to the Commonwealth.
- 5 sites to be early transferred. These sites are all located within the Port Property. The portion of SWMU 74 (pipelines) within the Port Property will be included in this transfer. LUCs will be included in the deed. The LRA will own the sites, but the Navy retains the cleanup responsibilities.

Sale Parcel 1 and 2 are about to go out for bid. Hopefully, by the third quarter of 2012 we will have had successful bidders and the parcels will be transferred. The money from the sale will be used for cleanup.

Discussion Points:

- Jorge Fernández Porto (RAB member): Can the RAB get a map showing the EDC property, including the 21 sites that will be carved out of the transfer?
Mark Davidson agreed have a map developed containing this information.
- Jorge Fernández Porto (RAB member) pointed out that the number of environmental sites adds up to 55, not 54.
Mark Davidson explained that SWMU 74 is counted twice. The portion within the Port Property will be part of the early transfer to the LRA. The portion outside the Port Property will be leased to the LRA until it is transferred.
- Naida Davila (RAB Member): What are the costs of the leases?
During the period the parcels are leased (in furtherance of conveyance) to the Commonwealth the parcels will be leased at no cost. Thuane Fielding (Navy) said the Undersecretary of the Navy will approve the early transfers, and the economic information should be available to people for review.
- Jorge Fernández Porto (RAB member): Is this a free EDC?
Mark Davidson replied that it is not a free EDC. This is a cost EDC.
- Ramón Figueroa (RAB Community Co-chair): This community does not know the terms, conditions of the economic transfers. I requested this information, and the LRA told me all the information is classified, business sensitive. These transfers are supposed to get jobs and development. This will cost the government and people of Puerto Rico, but they won't know the terms. It is ironic the LRA, who represents the people, asks the Navy to keep the information private. People are not receiving information on the EDC. No one has met with people to discuss the plan. This would not happen in Florida, Mississippi or Colorado.
- Rafael Montes (RAB Member): I am concerned about the employees who work on utilities. Will they be unemployed? They don't know. They are in limbo.
Mark Davidson explained that the Navy has no control once the LRA owns the property. It's up to them if they want to operate the utilities or sell them to a private company. Thuane Fielding added that after the transfer electricity will be provided by PREPA and the LRA will handle water and

wastewater systems. She said that the Navy had facilitated two meetings between Power Cooling and the LRA to discuss future management of the utilities. It won't be the Navy's decision, but the Navy also has an interest in maintaining service with no break.

- Naida Dávila (RAB Member): Will Indian Rock, an archeological treasure, be separated from the sale of Parcel so that the area can be preserved?
Mark Davidson explained that 68 acres with the rock at the point of the property will be set aside as a preservation easement. The Navy will assign the property to the Department of the Interior (DOI), and the DOI will transfer it to the Puerto Rico Department of Natural and Environmental Resources. A Memorandum of Understanding is being developed that outlines this plan. Thuane Fielding added that if you go the www.braclandsales.com and the www.roosey-roads.com there is a section in the invitation to bid that notifies bidders that this property may be excluded from the sale.
- Luis Velázquez (RAB Member): The Punta Puerca dry forest will be transferred to the Puerto Rican government. The government has a development plan and will develop and destroy the dry forest. The Navy has the power to determine what will be transferred. La Casa de La Reina, an historic structure, also will be impacted by development.
- Jorge Fernández Porto (RAB Member): Edwin Kiess has said he believes bids would be declared null and void and the LRA would acquire Sale Parcels 1 and 2.
- Member of the Public Has the Navy taken the economy into consideration? Have you considered leasing the properties rather than selling? The Navy could make more money renting than selling. Mark Davidson explained that the intent of the Navy is to dispose of the property.

VI. Supplemental Environmental Assessment – Mark Davidson (Navy)

The original Environmental Assessment (EA), a National Environmental Policy Act (NEPA) requirement, was completed April 10, 2007. The 2007 EA was based on the LRA's 2004 Reuse Plan that called for industrial, science park, university, and port operations. The 2007 EA concluded with a "Finding of No Significant Impact" (FONSI) determination.

In April 2010, the LRA submitted a revised Reuse Plan for the EDC properties (Sale Parcel 3, Port Parcel, University, Science Park, Fire Station and Bowling Alley. The revised Reuse Plan incorporated the Caribbean Riviera concept that would include commercial, retail, gaming, hotels, and eco-tourism uses. The Navy determined a Supplemental Environmental Assessment (SEA) was required to address the changes in reuse for the EDC property.

On May 23, 2011, the Navy submitted draft SEA for review and comment to EQB and other PR and agencies Federal agencies – including EPA - and the public. Comments from agencies were due to the Navy June 28, 2011. Comments from RAB members and the public were extended to July 8, 2011. Approximately 95 comments were received, the Navy reviewed them, revised the SEA and a Finding of No Significant Impact (FONSI) was signed on September 27, 2011. That means a full-blown EIS will not be needed, and the EDC parcels can be transferred.

Discussion Points:

- Jorge Fernández Porto: The EA was done for all the parcels with a finding of no significant impact. What happens if a different use is proposed?
Mark Davidson said the transfer of the property to the LRA will have restrictions. If the LRA wants to change the use to residential, they will need to do additional risk assessment and perhaps cleanup. If the LRA could do additional cleanup that meets EPA and EQB standards, the Land Use Controls could be released from the deed. The Navy puts the burden on the LRA. If they want to use a SWMU for residential, they must do additional work, and get EPA's and EQB's approval.
- Member of the public: Could politics impact the transfer of parcels? Could elections change ownership?
Mark Davidson pointed out that by November 2012, all the parcels will have been transferred to the LRA, and a lot more cleanup will still be needed. Thuane Fielding said that if the LRA wants to change the Reuse Plan, they also have to go to the Planning Board and the U.S. Fish and Wildlife Service.
- Luís Velázquez (RAB Member: Cleanup standards should be the same for industrial or residential use. The cleanup should be the same for people living and working in the area.
Mark Davidson explained that residential cleanup assumes a much longer, intense exposure than industrial. Tim Gordon of EPA Region 2 commented that risk is dependent of time, concentrations of contaminants and a pathway (opportunity for exposure).
- Jorge Fernández Porto (RAB member): The Navy is leaving. We won't know why there are so many cancer deaths in Ceiba. A study of Vieques ranked Ceiba first in cancer deaths. The Puerto Rican government doesn't have the money to do studies, and the Navy won't do them either. State or federal government should do a cancer study of former Roosevelt Roads employees.
- Jorge Fernández Porto (RAB Member): The lighthouse was dismantled. What happened to the lens? Could the Navy check records and see where the lens was stored? Is there any possibility that the lighthouse could be restored?
- Agustín Velázquez (RAB Member): My uncle was the lighthouse keeper. Cargo ships depended on the lighthouse. It's important to restore lighthouses for local who use the area.
The Navy will investigate the whereabouts of the lighthouse lens.
- Public Member: Is the Navy sending correspondence to the Ceiba Mayor's office. Susana Struve (CH2M HILL) said information is sent to the municipality.

VII. CLOSURE

Susana Struve (facilitator) – Thanked participants for attending and announced the next RAB meeting will be held January 26, 2012 at the Club Cívico Lay Seyba, if available. She reminded RAB members to call ahead or send an alternate, if they can't attend. Contact Ramón Figueroa, RAB Community Co-Chair with discussion topics for the next meeting. The meeting adjourned at 8:25 p.m.

ATTACHMENT 1 – Meeting Attendees – September 28, 2011

RAB Community Members Present		RAB Community Members Absent	
Ramón D. Figueroa, Community Co-Chair		Lirio Márquez D'Acunti	
Luis A. Velázquez Rivera		Debra McWhirter	
Ismael Velázquez			
William Lourido			
Michael Dalton			
Agustín Velázquez			
Jorge Fernández Porto			
Ramón M. Ríos			
Naida Dávila			
Samuel Caraballo			
Community Members Visiting			
Marilyn del Manzano		Jose A. Calendario	
Luis Orengo		Daly Avila	
Manuel Martinez		Hiram Rivera	
Dalia Melendez		Pedro Tejada	
Carlos Caez			
Carlos Cosme			
RAB Agency Representatives			
Mark Davidson, Navy Co-Chair, BRAC Environmental Coordinator		Navy - BRAC Program Management Office Southeast	
Tim Gordon		EPA, Region 2	
Wilmarie Rivera		EQB, Federal Facilities Coordinator	
Gloria M. Toro Agrait		EQB, Hazardous Waste Permit Division	
Santiago Oliver (representative)		Puerto Rico Conservation Trust	
Neida Pumarejo Cintrón (absent)			
Other Agency Representatives			
(Absent)		Director, Local Reuse Authority (LRA)	
Freddy de Jesús (absent)		LRA	
Thuane Fielding		BRAC Program Management Office Southeast	
Commander Daniel Kalal		Naval Activity Puerto Rico	
Support Staff			
Susana Struve		CH2M HILL, Inc. (Navy contractor – meeting facilitator)	
Pedro Ruiz		Naval Facility Engineering Command (NAVFAC)	

***Note:** This summary is presented in English and Spanish for the convenience of the reader. Every effort has been made for the translations to be as accurate as reasonably possible. However, readers should be aware that the English version of the text is the official version.*

Mark Kimes

Baker Environmental, Inc. (Navy contractor – Installation Restoration Program)

Lorraine Jameson

CH2M HILL (Navy contractor)

ATTACHMENT 2 – Presentations
