



CHANUTE AFB ILLINOIS

ADMINISTRATIVE RECORD COVER SHEET

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BEFORE THE RESTORATION ADVISORY BOARD

IN RE THE MATTER OF:

CHANUTE AFB INSTALLATION
RESTORATION PROGRAM

BOARD MEETING

Proceedings had on October 5th, 2000, at AFBCA
Public Meeting Room, 1 Aviation Drive, Rantoul,
Champaign County, Illinois, commencing at the hour of
7:03 o'clock P.M., before the Restoration Advisory
Board, before H. Lori Bernardy, a Notary Public of
Sangamon County, acting within and for the County of
Champaign, State of Illinois.

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PRESENT:

- Carl R. Sahre
- Ron Steward
- Chris Hill
- Gary Schafer
- Charlie Rice
- Robert Kravitz
- Ray Boudreaux
- Dave Heidlauf
- Craig Thomas
- Tom Mason
- John K. Miller
- Caryl E. Fothergill
- Tom Blair
- Lorraine Wirges
- Mark Hutchinson
- Donna Kozak

1 P R O C E E D I N G S.

2 MR. BRECHEEN: Thank you, everybody, for coming.
3 Introductions? Ray, we need introductions?

4 MR. BOUDREAUX: Everybody knows everybody. We
5 may need to do it for her.

6 MR. KRAVITZ: It's a good idea to go around the
7 room and everyone say who they are.

8 I'm Rob Kravitz of Midwest Environmental
9 Consultants, Chairman of Community Relations.

10 MR. FOTHERGILL: Caryl Fothergill, RAB Member.

11 MS. WIRGES: Lorraine Wirges, RAB Member.

12 MR. BRECHEEN: Tim Brecheen, RAB Member, and work
13 with Ray Boudreaux, and Co-Chair.

14 MR. BOUDREAUX: I'm Ray Boudreaux with the
15 Village.

16 MR. STEWARD: I'm Ron Steward with the Illinois
17 EPA.

18 MR. SCHAFER: Gary Schafer with the USEPA.

19 MR. HEIDLAF: Dave Heidlauf with Montgomery
20 Watson.

21 MR. BLAIR: Tom Blair with Hard Hat Services.

22 MR. MASON: Tom Mason, Jacobs Engineering.

23 MR. THOMAS: Craig Thomas, USEPA.

24 MR. RICE: Charlie Rice, AFCEE.

1 MR. MILLER: John Miller, Mitretek Systems.

2 MR. HUTCHINSON: Mark Hutchinson, AFBCA.

3 MR. SAHRE: Carl Sahre, AFBCA Public Affairs
4 Office.

5 MR. HILL: Chris Hill from the Illinois EPA.

6 MS. KOZAK: Donna Kozak from UNITEC.

7 MR. BRECHEEN: Old business? Do we have any
8 comments on the minutes?

9 MS. WIRGES: No.

10 MR. BOUDREAU: The first one I've missed in
11 probably nine and a half years.

12 MR. BRECHEEN: You've been here awhile.

13 MR. BOUDREAU: Yes, I have.

14 MR. KRAVITZ: Does someone want to propose a
15 Motion to accept the minutes?

16 MS. WIRGES: I move the minutes be accepted.

17 MR. KRAVITZ: All in favor?

18 RAB MEMBERS: Aye.

19 MR. KRAVITZ: So moved.

20 MR. BRECHEEN: Any other old business before we
21 get started? From the members?

22 MS. WIRGES: Huh-uh.

23 MR. BRECHEEN: If you don't mind, I'll sit down
24 here at this end. You all can hear me I think. Do

1 you want to dim one of those lights? I think we might
2 be able to see that a little bit better.

3 As you all know, with the four landfills
4 the investigation is kind of nearing the "eleventh
5 hour," and all those landfills are on the southeast
6 portion of the Base. Really, the scope of our
7 investigation does not only include the four landfills
8 but also Heritage Lake that is adjacent to the
9 landfills and Salt Fork Creek, and also capturing
10 what's called a background calculation to determine
11 what's naturally occurring around the Base.

12 Our Approach covers a lot of different
13 avenues to determine the best way to calculate the
14 nature and extent of the contamination. Our next
15 step, we're in the process of preparing the draft
16 report; the investigations are meeting with the
17 Agencies - in fact, met with them last week --
18 actually, two weeks ago - and spent about a day and a
19 half, talking together as a group and determining what
20 the results were and what the appropriate next steps
21 would be. We're also working what's called a
22 feasibility study process, which is really the second
23 major step in environmental cleanup.

24 Along with the investigation, we already

1 knew we had landfills, we already knew we had waste,
2 so we wanted to do what's called a remedial action,
3 which is kind of a fancy term for that. The bottom
4 line is we're constructing caps on all four landfills,
5 RCRA-equivalent, which means it has the liners and
6 everything to ensure that no rainwater will percolate
7 through the waste anymore, so that would prevent any
8 further migration of leachate that came in the water,
9 and also it prevents folks coming into contact with
10 that material.

11 To do that, there's some formal documents
12 that we went through. But it also includes a really
13 important phase called Waste Consolidation, where what
14 we've done -- I don't know if you've all read the
15 paper -- and we're going to show you some pictures,
16 but if you drive around on the road south of the
17 Base -- what's the name of that road?

18 MR. BOUDREAU: South Perimeter Road.

19 MR. BRECHEEN: -- (continuing) you'll see quite a
20 lot of activity going on out there. But a large part
21 of this waste consolidation, what we've done is to
22 make -- and if you check these landfills, it's fairly
23 thick in the center and it seems to spread out fairly
24 thin on the outside, so we took that thinner area and

1 we actually excavated it and placed it on the center
2 portion. So we're kind of scooping them in and making
3 it a smaller area so Ray can reuse the rest of it for
4 his lineup of tenants.

5 MR. BOUDREAUX: Maybe a parking lot.

6 MR. BRECHEEN: We're scheduled to actually -- for
7 Landfills 1, 2, and 3, to be complete in the summer
8 time frame of 2001.

9 MR. BOUDREAUX: Have we started hauling yet? I
10 haven't seen any trucks moving.

11 MR. BRECHEEN: They started scraping on the top
12 soil. And, Tom, when are they going to start?

13 MR. BLAIR: They'll start hauling soil, and as
14 soon as we get approval to backfill those excavations
15 that we started, and collecting the analytical data
16 from the excavations from where we removed the lake,
17 collecting samples, and when those samples come back,
18 we evaluate the data and determine they can be
19 backfilled, it should be the next week to ten days
20 they'll start hauling. We'll get as much done this
21 year as the weather will allow.

22 MR. BRECHEEN: And that October 2 date
23 corresponds to top soil removal, and we've got some
24 pictures we'll show for that.

1 You see that blue portion? I'm sure you've
2 all read the articles, where it's kind of a win/win
3 situation for everybody. That's going to be our
4 borrow source, and then they'll turn it into the
5 Village of Rantoul's drainage pond.

6 MR. BOUDREAUX: There was a call about needing a
7 letter for permission to remove the soil from the
8 borrow pit. Did you ever get that?

9 MR. BRECHEEN: I think we have everything we
10 need.

11 MR. BOUDREAUX: Well, I thought we did, too, but
12 somebody asked, do we have that letter? I said I
13 haven't written one, but if you want me to, I can
14 write it and I'll get the Mayor to sign it. I know he
15 wants this to go forward. It had to do with whether
16 or not the City will allow us --

17 MR. BLAIR: We do have an access agreement that
18 the Air Force can use X amount of cubic yards.

19 MR. BOUDREAUX: You have that?

20 MR. BLAIR: Yes.

21 MR. BOUDREAUX: I was on the road when I got the
22 call.

23 MR. BRECHEEN: What we've done is for Landfills
24 1, 2, and 3, we've already begun all the field

1 activities. I mentioned before the site preparation,
2 excavating the waste on the exterior part and
3 consolidating it to the interior, removing the top
4 soil as a borrow source, grading the landfill, which
5 if you drive by, you'll see it's grown quite a bit.

6 And also, we're in the process of
7 installing leachate collection systems to actually
8 collect any of the rainwater or water that's
9 infiltrated the landfill system. We want to collect
10 that and take it to the waste water treatment plant.

11 For Landfill 4, there was a firing range on
12 the landfill that requires range clearance. We're
13 going through the process now of having that cleared,
14 and then once that is, that work on Landfill 4 will
15 begin. So, it's a couple months behind Landfills 1,
16 2, and 3, but we wanted to start on the three
17 landfills we could, and then pick up the pace with
18 Landfill 4.

19 MR. BOUDREAUX: There might be leachate out
20 there, but I very, very, very much doubt it, because
21 the word I had from early on is it was nothing more
22 than training rounds that were used out there.
23 They're about like a firecracker.

24 MS. WIRGES: You're talking about the old skeet

1 range?

2 MR. BRECHEEN: No, target practice.

3 MR. BOUDREAUX: All the way southeast corner of
4 Landfill 4, the very, very southeastern corner.

5 MR. FOTHERGILL: That's a standard procedure.
6 That's done on almost every Air Force base that I know
7 for foreclosure.

8 MR. BRECHEEN: We also have coming up next year
9 after the winter season, what we're going to be able
10 to do before the winter hits, we want to get the
11 landfills graded and the waste consolidated, so that
12 after the winter season, come back early spring,
13 install the rest of the cap structure, which is the
14 leachate collection system, the liners, the clay, the
15 topsoil, all of that next summer and early fall.

16 Here are some pictures. I know they're
17 hard to see, but there's a lot of heavy equipment out
18 there on the landfills, the excavators and dump trucks
19 also, being sure that we maintain dust control, so we
20 don't have dust.

21 MR. BOUDREAUX: Okay.

22 MR. BRECHEEN: This right here is part of the
23 leachate collection system. What we've done is we're
24 going to go in and actually install piping underneath

1 the landfill mass for the purpose of the -- collecting
2 any of the leachate that is in the landfill. It will
3 go to this -- this right here is a lift station in
4 construction. The lift station will pump it over, and
5 it will be placed in the waste water treatment plant.

6 When we're digging the landfill, any water
7 that we discover is pumped into these holding tanks
8 and then sampled, and, if possible, it goes to the
9 waste water treatment plant as well. Over on the
10 borrow source just north of the Base, you'll see the
11 green machine, and behind it, are hydraulically
12 controlled scrapers.

13 And each of those hold 17 cubic yards,
14 which is amazing, the volume. So what he does is he
15 goes over to the area and scrapes the top soil, brings
16 it back, and he's piling it up on the eastern side of
17 the excavation so we can get down. The top soil is
18 not what we want to take over first. That will
19 actually remain, Ray, for you guys. But the main
20 thing we want to take over is the clay.

21 Any questions on the landfills? The
22 progress there? It's actually a tremendous amount of
23 work going on construction wise right now, and that
24 will continue, and we'll begin to see a lot of truck

1 movement once the hauling begins from the pond
2 property down to the landfills.

3 MR. FOTHERGILL: This liner that covers this
4 landfill, it's going to cover the entire landfill
5 area?

6 MR. BRECHEEN: That is correct. And, Tom, can
7 you explain --

8 MR. FOTHERGILL: This liner, does it meet certain
9 standards? Or does it have to be a certain thickness?
10 Or is there some requirements from the EPA that it has
11 to be so thick or whatever?

12 MR. BLAIR: Yes.

13 MR. BRECHEEN: Very strict and straightforward
14 requirements.

15 MR. BLAIR: The answer to all your questions is
16 "yes." And we've worked out with both agencies what
17 the profile of that cap is going to be, and it's about
18 a little over 4 feet thick. You've got a foot of clay
19 compacted so that the permeability through that is
20 very low, and you've got a sheet of plastic over it,
21 and the plastic is probably about an eighth of an inch
22 thick.

23 MR. BOUDREAUX: It's welded.

24 MR. BLAIR: It's welded together, so those sheets

1 are rolled out and welded together. The weld is
2 tested to make sure that what you get when you're done
3 is one sheet of plastic. That goes on top of the
4 clay, and there's a drainage layer, and then 3 feet of
5 dirt, and then seeded and vegetated. So what you'll
6 end up with out there when it's all said and done is a
7 rolling terrain, covered with grass.

8 MR. BRECHEEN: Does that answer your question?

9 MR. SAHRE: Yes. I've seen other landfills in my
10 travels, and they look real nice. Once you get done,
11 you can't see anything but a mound of dirt.

12 MR. BLAIR: Yeah. Actually, it won't even be
13 that high. The way it was designed, it will match the
14 existing grades. You know where -- out at the lake,
15 the top of elevation of those are about a foot or two
16 of where the top of the landfills will be.

17 MR. BOUDREAUX: The interesting part of it, when
18 the grass gets growing good out there, the pheasants
19 will be back. Just so long as we don't get the deer
20 back. We're very happy to have you here because the
21 deer are gone. I figure as long as we got the guys
22 out there it will keep the deer gone.

23 MR. BRECHEEN: To move on to what we call OU-1,
24 which is really the commercial and residential portion

1 of the Base; multiple sites that we're in the process
2 of beginning an investigation on, kind of a two-phased
3 approach. The next step, we're completing some
4 contracting action, so we can finalize work plans, and
5 our goal is to be in the field investigating those
6 sites in the spring, and complete our investigation
7 next calendar year.

8 Virtually the same story with what we call
9 OU-2, eleven sites in that area. It has been a
10 two-phased approach. We've submitted what's called
11 the Phase I Report, and we're in the process of going
12 back and finalizing some work plans, completing some
13 contracting action, and then rolling that information
14 from the initial report into really a full RI Work
15 Plan. Again, field work plans to begin in the spring
16 of next year, and completed as soon as possible.

17 Two other sites that are actually part of
18 the OU-2 Area is the Fire Training 2 and Building 932
19 where we have done a tremendous amount of excavation
20 of soil that was contaminated with hydrocarbons and
21 fuel contamination. There is evidence of additional
22 contamination remaining in the soils, and currently
23 the sites are on hold.

24 MR. BOUDREAUX: Is this on all walls or on the

1 bottom?

2 MR. BRECHEEN: What we went out there and did was
3 remove what we call Priority I, which is kind of the
4 worst portions of those sites. There is
5 contamination, not just on the floor, but the side
6 walls and farther out. We went down to a depth of
7 about 12 feet at FTA-2, you know, that hard clay line,
8 but did not go to the extent that the FTA is.

9 MR. BOUDREAUX: Yeah, I know. So what's the
10 plan?

11 MR. BRECHEEN: The work plan, to get into
12 agreement with the agencies on the next step.

13 Do you want to say anything on that, Gary?

14 MR. SCHAFER: No.

15 MR. FOTHERGILL: You mentioned "site activities
16 are currently on hold." I'm sure you've got a big
17 hole where you've got dirt out. Are you just going to
18 let that fill in with water?

19 MR. BOUDREAUX: There's three inches of rain in
20 the last four days that I know of. You get a lot of
21 water. The last time I was out there, there was.

22 MR. BRECHEEN: One of the main concerns is the
23 safety of those sites. They are fenced. Actually,
24 the FTA has what? A 6- to 8-foot chain link fence

1 around the sites?

2 MR. MASON: Yes.

3 MR. BRECHEEN: So that's our main concern.

4 MR. BOUDREAU: But the plan, I presume, is to go
5 ahead and excavate as much as you have to until you
6 get down to acceptable levels.

7 MR. BRECHEEN: The depth is about defined because
8 of the -- because it's just behind of the lateral
9 extent that still needs additional work.

10 There's approximately 146 additional sites
11 besides the ones we just talked about that require
12 some sort of action prior to being able to deed the
13 property. Those sites -- you can say they're
14 different from the other sites: they're not landfills
15 they're not fire training areas, they're underground
16 storage tanks or above ground storage tanks or
17 oil/water separators, that type of thing, that most of
18 them have been removed in the past.

19 However, we do not have the documentation
20 to say that the sites, quote, "closed." And
21 everything that the Air Force does must be approved by
22 the regulators, because they're kind of the check and
23 balance for the entire thing. So, we're currently
24 seeking administrative closure on approximately half

1 of those sites, and the other half, we have a draft
2 work plan that we are submitting.

3 We're working on getting out to the field
4 hopefully late October - early November, and begin the
5 activities for those sites. So we're kind of hitting
6 multiple areas at the same time trying to get the job
7 done.

8 MR. FOTHERGILL: I understand. There's so much
9 to do and so few people.

10 MR. BRECHEEN: Yeah. There's quite a few busy
11 people that are around, and a lot of activities are
12 going on, a lot of good work. We've been really
13 pleased with the staff that's here, and the contracted
14 personnel have just really stepped up to the plate.

15 MR. BOUDREAUX: It's interesting you just got
16 here and you started -- how long have you been here.
17 About six months now? A year?

18 MS. WIRGES: Year. Two years.

19 MR. FOTHERGILL: Here? At Chanute?

20 MR. BOUDREAUX: Yeah.

21 MR. FOTHERGILL: Fifteen years.

22 MR. BOUDREAUX: Oh, yeah? The thing that's
23 interesting is all this work was done before. Most of
24 this was already done once or a lot of it was already

1 done once, and, basically, some errors were made and
2 because of the errors made, we're doing a lot of it
3 again, and we're finding out that maybe the work was
4 done very good. We should have been done when?
5 Probably five years ago? Four or five years ago.

6 MR. SCHAFER: If you're looking for an example of
7 a typical site, this scale would probably go through
8 RI/FS in 24 to 36 months, and depending on the
9 complexity of the cleanup action, you'd be talking a
10 couple of years with design and construction. It's a
11 typical site.

12 MR. BOUDREAU: So we could have been done long
13 ago?

14 MR. SAHRE: At the very first, I don't think the
15 Air Force took the seriousness of it at hand, and
16 realized the man hours and manpower that are required
17 to do all this assessment and the quoting and stuff,
18 so then they decided we better send some people here
19 to help out.

20 MR. BOUDREAU: You know, I think that it's
21 interesting that about 15 years ago they did what was
22 called the -- help me out.

23 MS. WIRGES: (Inaudible.)

24 MR. BOUDREAU: No, they did that about 10 years

1 ago. About 15 years ago --

2 MR. FOTHERGILL: Are you talking about the
3 Installation Restoration Program?

4 MR. BOUDREAUX: The IRP Phase I showed pretty
5 much a lot of this stuff, and I think what happened
6 is, it just never ever got going. I don't know why,
7 but maybe it was because we were so early in the
8 process and didn't have a good idea. I thought it was
9 interesting you seem to understand a lot about this
10 stuff. I thought maybe you'd like to know.

11 MR. FOTHERGILL: I was involved in quite a bit of
12 hazardous waste when I was in the military, and when
13 it first started, I mean, just everybody was standing
14 around like, what do we do now? With no guidelines
15 and no training, and when they finally started to take
16 the seriousness of it, they decided we better start
17 training.

18 And it was just one class right after
19 another, and still, you maybe retained 15 percent of
20 what was thrown at you, to go back to the workplace
21 and do the best job you could. But you know, I
22 understand right now it's falling together.

23 MR. BOUDREAUX: We're just so excited to see dirt
24 moving. When I first got here, I think I was here

1 maybe three months when they had the first briefing on
2 all this stuff - we're talking about the middle of
3 1991 - and at that meeting, I asked when are we going
4 to turn any dirt? Because they were presenting
5 feasibility studies and investigation reports and all
6 this kind of stuff that had already been done since
7 1988, and the question was then: When are we going to
8 turn dirt?

9 Oh, we're going to get that started next
10 year, and now we are ten years from there. So it's
11 all quite interesting. It's great to go out there and
12 watch it. You can't get very far, but you sure can
13 look at it from outside the fence. It's hard to miss.

14 MR. BRECHEEN: But it is -- this is a huge
15 undertaking. A lot of folks -- and we're going to see
16 that over the next several months. We're vamping up
17 pretty seriously to get it all done.

18 The future for the 146 or so sites is --

19 MR. BOUDREAUX: I have one question on the last
20 one: I notice we got some trucks pumping the
21 basements out. Have we found anything in the
22 basements of 105, other than water?

23 MR. HEIDLARF: There's a 25,000 gallon former
24 heating oil tank in both of them. One of them was

1 fixed in 806, and in 805 it was detached. The one in
2 806 had about 1500 gallons in liquid, as well as some
3 other debris that had been placed in the tank.

4 The one in 805 has about 3,000 gallons of
5 oil/water material, and they'll be working out there
6 through Friday, and they may complete the work in the
7 buildings by then.

8 MR. BOUDREAUX: What are you going to do to empty
9 them out?

10 MR. HEIDLAUF: We emptied the liquids out into a
11 big tanker truck, and we'll sample the materials for
12 characterization for disposal, and once we get the
13 characterization back, we'll know where we can dispose
14 of it. The other debris that was placed in the tank,
15 it may have been insulation or drywall, but it's oil
16 saturated, so they're bagging that. They're going to
17 put it in the roll-off dumpster, and we're going to
18 remove that after the removal activities over to a
19 secure area while again we test it prior to disposal.

20 MR. BOUDREAUX: That's a lined dumpster?

21 MR. HEIDLAUF: Correct.

22 MR. BOUDREAUX: Is all the water out?

23 MR. HEIDLAUF: They de-watered 806, and overnight
24 with the rain, we got another 6 inches back in it. I

1 think they had a similar situation at 805. But today,
2 when I was down there, they were having to continue to
3 pump to keep the water out while they were doing the
4 work in the basements.

5 MR. BOUDREAUX: And that water, you pump into the
6 sanitary?

7 MR. HEIDLAF: Yes. We tested the water earlier
8 this spring, and we have a permit, and we're putting
9 it through the sanitary.

10 MR. BOUDREAUX: How big of a pump would it take
11 for us if we wanted to keep those basements dry?

12 MR. HEIDLAF: A standard sump pump, probably.

13 MR. BOUDREAUX: It's only been two days, and you
14 got six inches in there already. That's got to be a
15 pretty big sump pump.

16 MR. BLAIR: I haven't actually been in the
17 basements. I was talking to the field engineer.

18 MR. BOUDREAUX: The only reason I'm asking is:
19 Now, gee whiz, now that it's pumped out of there --

20 MR. HEIDLAF: I understand the current lessee
21 had run a sump pump previously, and had kept at least
22 806 dry when they left it operational.

23 MR. SAHRE: I think the same guy who made those
24 basements in those buildings probably did mine.

1 MR. BOUDREAUX: I've been in those basements, and
2 those buildings are a huge, major construction. We're
3 going to demolish them, and we're looking at big
4 dollars. I know it's not a big deal to you guys,
5 because you're spending millions and millions and
6 millions, but when you're talking about our reuse
7 program, it's going to cost \$150,000 to take those
8 buildings down, apiece, and that's just what we think.
9 Those are big numbers. It will look great out there
10 to have a green field, but when you demolish
11 something, you have nothing.

12 MR. BRECHEEN: Okay. So we'll continue this
13 field work over the fall and winter season over this
14 next year.

15 Residential well sampling. Actually, a
16 very important topic. The fourth round of sampling
17 was completed in June, with the validation of the data
18 completed at the end of September. We're in the
19 process of issuing letters to the four residents that
20 are affected to keep them informed of the results.

21 MS. WIRGES: Are those results releasable?

22 MR. BRECHEEN: To the residents first.

23 MS. WIRGES: To the Board?

24 MR. BRECHEEN: And to the Board.

1 We would just hate for folks to find out --
2 we kind of feel obligated.

3 MR. FOTHERGILL: I understand. I think that's
4 the way instead of -- everything is secondhand
5 information.

6 MS. WIRGES: Will we be notified by letter or
7 will we wait until the next meeting?

8 MR. BRECHEEN: I will get that for you.

9 MR. SCHAFER: I don't think the RAB has ever
10 received -- I don't think the RAB has ever received
11 any of that data. If my recollection is correct, the
12 Air Force has provided that to the residents and, of
13 course, they've provided the regulators with that.

14 MR. BOUDREAUX: We got the data later. I have
15 copies of the original data.

16 MR. BRECHEEN: We'd be glad to do that. In fact,
17 the Illinois Department of Public Health also writes a
18 letter to the nine residents giving the Department of
19 Health's opinion of that information. And you're sure
20 welcome to those copies, if you like.

21 MR. FOTHERGILL: I think that material or data
22 should be presented to the next meeting.

23 MR. BRECHEEN: Okay.

24 MR. FOTHERGILL: To save on mailing costs and

1 stuff like that.

2 MR. BRECHEEN: So, Caryl, you just prefer to
3 present it at the next meeting?

4 MR. FOTHERGILL: That's fine. If you send it out
5 to individual members, you're talking mailing costs.

6 MR. BOUDREAUX: The thing I worry about is there
7 are only three of us that are citizens anymore. What
8 happens if it will go to the residents and go to the
9 Public Health Department, and the first thing you know
10 it will be in the paper, and it will be in the paper
11 before any one of us know anything about it.

12 MR. FOTHERGILL: Well, I'd rather still have it
13 in a meeting like this, because --

14 MR. BOUDREAUX: But you might be -- as a member
15 of this committee, you might be asked.

16 MR. FOTHERGILL: Well, that's true, but I'd
17 rather have it in a meeting instead of getting it from
18 secondhand information, a newspaper.

19 MR. BOUDREAUX: You hear what I'm saying? They
20 would get it by mail, and we would not.

21 MR. FOTHERGILL: Correct.

22 MR. BOUDREAUX: And then it might end up in the
23 paper before we would even be briefed in a meeting.

24 MR. FOTHERGILL: Absolutely. And my response if

1 I was asked is: I have no comment.

2 MR. BOUDREAUX: Okay.

3 MR. BRECHEEN: We can sure do it however you all
4 would like it.

5 MR. FOTHERGILL: I think that would be the best
6 way, is to present it at the next meeting.

7 MR. BRECHEEN: Do you all have any other
8 questions on the progress?

9 (No audible response.)

10 Any comments on reuse?

11 MR. BOUDREAUX: Yes, I can give you a quick
12 reuse. We did our briefing to the State of Illinois
13 this past week for the Five-Year Program on the
14 airport redevelopment. I can tell you that it looks
15 like the extension of Runway 0927 is in the program
16 for 2002, and in 2001, we'll be doing environmental
17 investigations to extend the runway out to the east,
18 and do a relocation of East Perimeter Road, and that
19 will be all in and along with the project to extend
20 the runway up to 6500 feet.

21 That project will be Federal, State, and
22 local funded, which is 90 percent Federal, 5 percent
23 State, and 5 percent local funding. The T-Hangar
24 project is coming along very well. I don't know if

1 you've noticed, but if you've been out and about,
2 you've seen that the buildings are up. And we were
3 hoping to have residents of those hangars moved in by
4 tomorrow, but not quite.

5 We still have a lot of skin to put up.
6 There are remaining doors that are up and open which
7 has made me nervous with the wind like it has been the
8 last few days, because those T-Hangars are not
9 designed to take wind with those doors open. In fact,
10 there are cautions and warnings and all kinds of
11 things on the buttons saying don't open in high winds.

12 Unfortunately, they opened them up and were
13 using a generator so they could pour the concrete and
14 did not put them back down. So that's all we need, is
15 contractors' responsibility in case something went
16 wrong. But, hopefully, those will be done sometime
17 next week and get final inspections and punch lists
18 done, and hopefully by the middle of month, we can get
19 tenants moved in. We've got leases assigned for all
20 of them, so it's important.

21 We've been working several projects to a
22 lease. I have a prospect that looks like we'll have a
23 tenant in Building 66, which is the former police
24 building, and that's a very unusual building, and it's

1 been difficult to find a tenant, but it looks like we
2 have done that. We'll be making a proposal to them
3 Monday, and I'm pretty sure we can come to agreement
4 with the lease costs.

5 There will be substantial modifications to
6 the building. The building was initially a test cell.
7 It was modified in like mid-'80s or early '80s to be
8 an office building for security police, and the
9 Information Management Division. At some of the
10 former engine running test cells that they had in the
11 building were used to stack hundreds and hundreds and
12 hundreds of documents they used during training.

13 So that building -- to have another tenant
14 would be kind of interesting to go from a test cell to
15 an office building to a, quote -- I can't really say
16 what it is yet because it's not releasable yet -- a
17 good reuse.

18 I've got a couple other prospects looking
19 at buildings now. We've also got a prospect looking
20 at construction of a new building on the site. So
21 things are still moving right along. As you know, we
22 only really have -- on the property, we only really
23 have one empty building that is really a fine building
24 and that is the Smith Hall.

1 Smith Hall is currently being occupied by
2 several tenants just in the storage business as far as
3 the back Base, because we need help paying the heat
4 bill, and I'm unwilling to not heat that building
5 during the wintertime. I just don't want that to
6 deteriorate; it's too nice of a building. So we're
7 spending an awful lot of money to heat it, so we've
8 got several tenants renting the Base for storage.
9 We're not making a lot of money, but we're paying part
10 of the heat bill, and I mean part of it.

11 You've seen out on the west end of the
12 property, on the west end of the runways, the cross
13 entry where we have the U of I football training camp.
14 Three soccer fields, if you'll notice west of there,
15 we've got soccer fields under construction. There
16 will be two additional fields. We've got soccer
17 programs coming in next year, next summer, large
18 soccer training camps and then competitions which will
19 bring people to town.

20 While they don't pay a lot of rent for use
21 of the property, they do bring in a lot of folks. If
22 you bring a 15-person soccer team to town - that's mom
23 and dad and the player, plus brother and sister - and
24 they stay a couple of days in the hotels, and they eat

1 hamburgers, stuff like that, so the economic impact is
2 pretty impressive.

3 We are also considering using Hangar 2 as a
4 sporting complex for the winter months. I've been
5 picking away at getting the building back up to
6 standard. I put a new roof on it for about \$60,000
7 this past summer. It's got a brand new roof on both
8 the side bays. I just had the high bay roof tightened
9 up over the last three weeks.

10 In fact, today was a good measure of that
11 high bay roof. We did find three additional small
12 leaks. The contractor has gone back, as we speak
13 today, and repaired those three small leaks. So we
14 should have a real tight hangar now that will be
15 usable for other things. Right now, we're using it
16 for some storage.

17 It's not really good for that even though
18 we're making some good money off of that storage. If
19 we could get some winter sporting events in there --
20 it doesn't look like we're going to get airplanes in
21 there and that's what I've always wanted. If you try
22 and don't succeed you go to something else. I think
23 that's all I've got, unless you got questions.

24 MR. FOTHERGILL: Are you going to put in an

1 indoor track?

2 MR. BOUDREAUX: Yeah. You know, we took the old
3 one, we picked it up, we rolled it up, and we were
4 very careful, but it has sat now for so long, and it's
5 sat in an area where there was no environmental
6 controls, and it's gotten fused together, and there is
7 no way we could put it back down.

8 There is an opportunity we may be putting
9 an indoor -- well, you know the U of I football team
10 at the stadium? That field and all the grass in there
11 is being replaced. We've asked for that turf, and
12 it's in pretty good shape.

13 Now, in order to put astroturf down, you
14 can't put it on concrete; you have to go down about a
15 two-inch asphalt base, so there's a lot of expense
16 issues on whether we want to spend that kind of money,
17 and whether or not if we did anybody would use it.

18 Already we had an estimate, and the Board
19 last Tuesday night evaluated estimates for -- I can't
20 remember the type of heating. It's called indirect
21 heating, where you put these big -- it's not like the
22 tubes like we have over in the hangars. They're these
23 big square panels. They're called radiant. They use
24 ceramic that's heated up to 1800 degrees, and they're

1 directional.

2 It's like \$85,000 to do that, to heat the
3 bay only. And that high bay is over 70,000 square
4 feet, so it's a big bay, but it's also 98 feet to the
5 apex. So you want to keep the heat down. Well, this
6 will do the trick, but it doesn't address the side
7 rooms. So I don't know what's going to happen. This
8 is one of Gary's big projects.

9 I think that's all. No, I've got one other
10 thing: We will start in the spring, in the April
11 letting the projects that will be let for the Airport
12 Improvement Program. Runway 0927 rebuild with a 5/8
13 inch PFC, or porous friction course overlay, new
14 paint, and the reason is because we've got some real
15 problems with subsidence and some cracking, some
16 unusual cracking of Runway 0927.

17 In fact, the U of I doesn't know what's
18 causing it, our engineering company doesn't know
19 what's causing it, the Division of Aeronautics doesn't
20 know what's causing it, and we're going to dig all
21 that out. And once that's all excavated and we find
22 out what's actually causing it, they're actually going
23 to cut the pavement on the edge and cut that all the
24 way down and cut that pavement so we eliminate panels

1 on the outside and the panels on the inside, and then
2 fill that in and redo it and put it for storage.

3 That happens this spring, and we build
4 another T-Hangar taxi, so we can build another
5 building. That's what I need is to go through all
6 that frustration. That's enough. I haven't talked in
7 a long time. Since you guys were so short, I can
8 still get home before 8.

9 MR. BRECHEEN: Are there any other questions?

10 (No audible response.)

11 Well, Caryl, we'll take your suggestion at
12 the next meeting and brief the results, along with
13 normal presentation. Currently, it's proposed for
14 December 7, if that's still a good date.

15 MR. BOUDREAU: That's a very important date.
16 You know what happened, don't you? Have you been
17 reading the military history? It didn't happen that
18 late in the evening.

19 MS. WIRGES: I can visualize that day forever.

20 MR. BRECHEEN: Where were you at?

21 MS. WIRGES: Where I was at, and what I was
22 doing, and hearing the radio and the news, and my dad
23 was out getting a load of fodder for the cattle, and I
24 just couldn't believe it. I ran out when he came back

1 from the barnyard. I was just stunned.

2 It certainly affected people in our era,
3 with all the things that happened, and all of the
4 things that happened because of it, and how people
5 worked together and cooperated and meshed.

6 MR. BRECHEEN: Was there a lot of questions on
7 what does this mean? Or was that pretty clear?

8 MS. WIRGES: I think we knew what it meant, and
9 we knew what we had to do, and we knew we had to all
10 pull together and work for one goal, and that was to
11 save our country. And I think we've lost a lot of
12 that. Well, the kids don't understand what happened.

13 MR. BRECHEEN: Well, thank you all very much for
14 coming. You all have a good night.

15 HEARD AND TAKEN

16
17 (Whereupon the next RAB meeting is
18 scheduled for December 7, 2000.)
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C E R T I F I C A T E

I, H. Lori Bernardy, a Notary Public,
Certified Shorthand Reporter, do hereby certify that
on the said date, October 5th, 2000, the foregoing
Restoration Advisory Board Meeting was taken down in
shorthand by me and afterwards reduced to typewritten
form, and that the foregoing transcript contains a
true and accurate transcription of all such shorthand
notes.

I further certify that I am a disinterested
party to the proceedings herein, and that I am not a
relative of any of the parties hereto, or their
attorneys, that I am not in the employ of any of the
attorneys for the parties hereto, and am not otherwise
interested in the outcome of this cause of action.

In witness whereof, I have hereunto set my
hand affixed my seal this 13th of October A.D., 2000.

H. Lori Bernardy
Notary Public and
Certified Shorthand Reporter

License No. 084-004126



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