

SAJRE-S

5 September 1984

SUBJECT: Environmental Restoration Defense Account (ERDA)
Jacksonville District Site Visit Report

THRU: Commander, South Atlantic Division
ATTN: SAD/PD

TO: Commander, Huntsville Division
ATTN: HNDED-PM

1. Reference TWX CDRUSAEDHN, Huntsville, AL, HNDED-PM, 20 Jul 84, subject as above.
2. As requested, inclosed is a site visit report for Marianna Army Airfield, Project No. I04FL006100, Moreno Point Military Reservation, Project No. I04FL006200, Fort Pickens, Project No. I04FL006300, and Fort Barrancas, Project No. I04FL006500.

FOR THE COMMANDER:

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WALTER P. JONES III
Chief, Real Estate Division

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DWB
Mr. Barnett/mh/4580

SAJPD-R (5 Sep 84) 1st Ind
SUBJECT: Environmental Restoration Defense Account (ERDA)
Jacksonville District Site Visit Report

DA, South Atlantic Division, Corps of Engineers, 510 Title Building,
30 Pryor Street, S. W., Atlanta, GA 30335-6801 12 September 1984

TO: Commander, Huntsville Division, ATTN: HNDED-PM

1. The subject site survey report is forwarded for your use. The four sites addressed in the report were surveyed for potential environmental problems that might qualify for restoration under the subject program. None of the sites were found to have a problem at this time that would qualify for the program. The negative report is consistent with program guidance regarding non-complaining owners as provided in your message, DTG 031320Z Jul 84, subject: Defense Environmental Restoration Program (DERP).

2. The negative report is specifically based upon the potential for debris and/or building removal projects at these sites as emphasized in the current "fast-track" phase of the program. The potential for hazardous or toxic waste problems or unexploded ordnance problems was not investigated in detail during the site surveys. Nevertheless, no historical evidence of such problems at these sites has surfaced and further investigations at this time do not appear warranted.

3. We recommend that these sites not be considered further for work under the subject program unless new information becomes available that would warrant a reevaluation.

FOR THE COMMANDER:

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CF:
SAJRE

DAN M. MAULDIN
Chief, Planning Division

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Mauldin/SADPD

HNDED-PM (5 Sep 84) 2d Ind
SUBJECT: Environmental Restoration Defense Account (ERDA)
Jacksonville District Site Visit Report

DA, Huntsville Division, Corps of Engineers, PO Box 1600, Huntsville, AL 35807
27 September 1984

THRU: Commander, South Atlantic Division, ATTN: SADPD

TO: Commander, Jacksonville District, ATTN: SAJRE-S

1. The Site Visit Report referred to in paragraph 2 of basic letter, included site survey information for four sites. Insufficient information was provided for evaluation of the former Marianna Army Airfield, Project No. IO4FLO06100. The information provided indicates the existence of structures in a run-down state of repair which may qualify for removal as a DERP debris project. A more detailed description of real estate transactions and owner usage is required to clearly eliminate the need for a restoration program under DERP.
2. Request sufficient additional information be gathered to prepare a draft Determination and Findings (D&F). Further, request the information be assembled in the prescribed D&F format and forwarded to this Division.
3. Point of contact at this Division is CPT Arthur Holcomb, HNDED-PM, FTS 873-5312.

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FOR THE COMMANDER:

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W. R. PETERSON
Chief, Engineering Division

ENVIRONMENTAL RESTORATION DEFENSE ACCOUNT (ERDA)
SITE VISIT REPORT

1. On 20 July 1984, the Jacksonville District Office was directed by the Huntsville Division to assist in the accomplishment of a new mission assigned the Corps of Engineers: Environmental Restoration Defense Account (ERDA).
2. Jacksonville's task was to perform site visits at four sites, the Marianna Army Airfield, Project No. IOFL006100 located at Marianna, FL, the Moreno Point Military Reservation, Project No. IOFL006200 at Destin, FL, Fort Pickens, Project No. IOFL006300 at Pensacola, FL, and Fort Barrancas, Project No. IOFL006500 at Pensacola, FL. The purpose of these site visits were to determine the present owners, inspect the projects for old structures and photograph any matters of interest which could qualify for inclusion in the ERDA program.
3. During the week of 13-17 August 1984, the undersigned visited the above-mentioned sites. The first site visited was the Marianna Army Airfield. This site is located approximately five miles northeast of Marianna, Florida, and is now called the Marianna Municipal Airport. The old airfield now has the following uses:
 - a. It remains an airport, utilized by mostly private and some commercial aircraft.
 - b. Part of it is used as an industrial park consisting of approximately 20 businesses ranging from the manufacturing of t-shirts to crop dusting.
 - c. A portion of it is a state hospital for the mentally and physically handicapped, called Sunland Center at Marianna.
 - d. The southern most portion is used as a recreation area.
 - e. The remainder is farm and timber lands.

A total of 4,635.13 acres were acquired for the Marianna Army Airfield with 3,534.31 acres being in fee, 647.37 acres leased and 453.45 acres in lesser interests. The War Assets Administration assumed accountability on 10 September 1946. The property was disposed to several individuals by the United States of America through the Federal Farm Mortgage Corporation. At the present time the records in the Jackson County Property Appraiser's Office indicates there are nine owners of 20 parcels of land within the boundaries of the old installation. The portion used for an airport and industrial park still has many of the World War II era buildings on it. Only two buildings still stand that are not being utilized at this time. They are one-story frame structures approximately 20 by 30 feet each located just east of the apron of the southwest taxiway. There are approximately two hangars that no longer stand where a lot of debris and foundation material now exist. The area has numerous concrete slabs that appear to be foundations for structures and parts of old sidewalks. In the area known as Sunland Center at Marianna the grounds

and the World War II era buildings that are utilized are well kept. This area also has two old buildings that appear to have been barracks, which are now boarded up and are in a rundown state of repair. Investigation by the undersigned indicates that all of the above referenced structures, exclusive of the concrete foundations, were at one time occupied and used subsequent to their disposal as DOD property.

4. The second and third sites visited were Fort Barrancas and Fort Pickens, respectively. Fort Barrancas is located approximately seven miles southwest of Pensacola, Florida, in Escambia County. It is now a part of the Pensacola Naval Air Station. It consisted of 2797.51 acres which were transferred to the Navy Department on 1 July 1947. Approximately 65 acres, the portion where the actual Fort is located, was acquired from the Navy by the National Park Service, Department of Interior, in December 1972 as part of Gulf Islands National Seashore.

5. Fort Pickens is located approximately seven miles south of Pensacola, Florida, in Escambia County on Santa Rosa Island. It consisted of 1655 acres of which 17 acres were transferred to the U.S. Coast Guard on 20 February 1948, 66.40 acres were transferred to the Navy Department on 5 October 1948 and accountability for the remaining 1571.60 acres was assumed by the War Assets Administration on 26 December 1948. Time has not permitted a check of the records as to how the present owner, the National Park Service, acquired this property. It is also a part of the Gulf Islands National Seashore, under the management of the National Park Service. Both Fort Barrancas and Fort Pickens are well kept historical ruins that have been preserved and require no restoration.

6. The fourth site visited was the Moreno Point Military Reservation located at Destin, Florida. The reservation consisted of all of Township 2 South, Range 22 West, Tallahassee Meridian. All of said Township 2 South, Range 22 West was conveyed to the Vernon Land and Timber Company except for lots 3 through 21 inclusive as shown on map numbered 6735-100 dated April 1930, by quitclaim deed dated 25 April 1935. All of lots 3 through 21 have been disposed of except lots 19A and 20 which consist of 12.70 acres. Present owners of lots 3 through 21 were obtained from the Okaloosa County Property Appraiser's Office but time has not permitted search for the entire reservation. This is a commercialized and residential area of which the town of Destin is a part. There were no evidence of any old structures present in the area.

7. Based upon the results of the aforementioned site visit it is the opinion of the undersigned that none of the investigated sites qualify for Corps restoration under the ERDA Program for one or more of the following reasons:

- a. No restoration required
- b. Use and occupancy subsequent to DOD disposal
- c. Continued DOD use

HARRY R. YOUNG
Realty Specialist
Real Estate Division