

Newport Industrial Park: Site 1 (76 acres)



Recertified February 2021

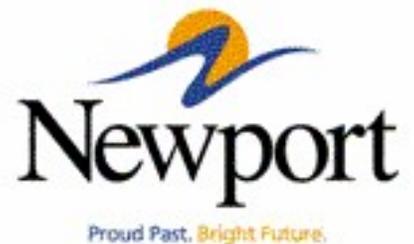


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General Information

Site Name: Newport Airbase Industrial Park Site #1

Site Address: Comet Street, Newport, AR 72112

Owner Contact Name: Newport-Jackson County Industrial Development Bond Board

**Economic
Development
Organization Contact
Information:** Jon Chadwell, CEcD
Executive Director
Newport Economic Development Commission
201 Hazel Street
Newport, AR 72112
Office Phone: 870-523-1009
Office Fax: 870-523-1055
Cell Phone: 870-503-0793
Email: director@newportaredc.org

Site Size: 76 acres

**Site Control
Document:** Site is under option by the Newport Economic Development
Commission until May 13, 2023.

**Aerial Site Location
Map** See attachment G-1 for detail.





**BUSINESS
DEVELOPMENT**
ARKANSAS

Newport Airbase Industrial Site #1

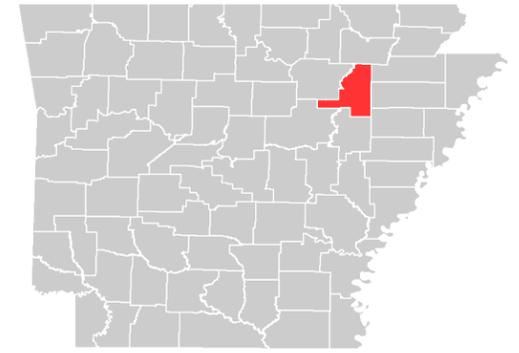
Aerial

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

goentergy.com/ar

JACKSON COUNTY G1



VICINITY



LEGEND

Property

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

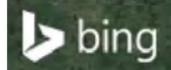
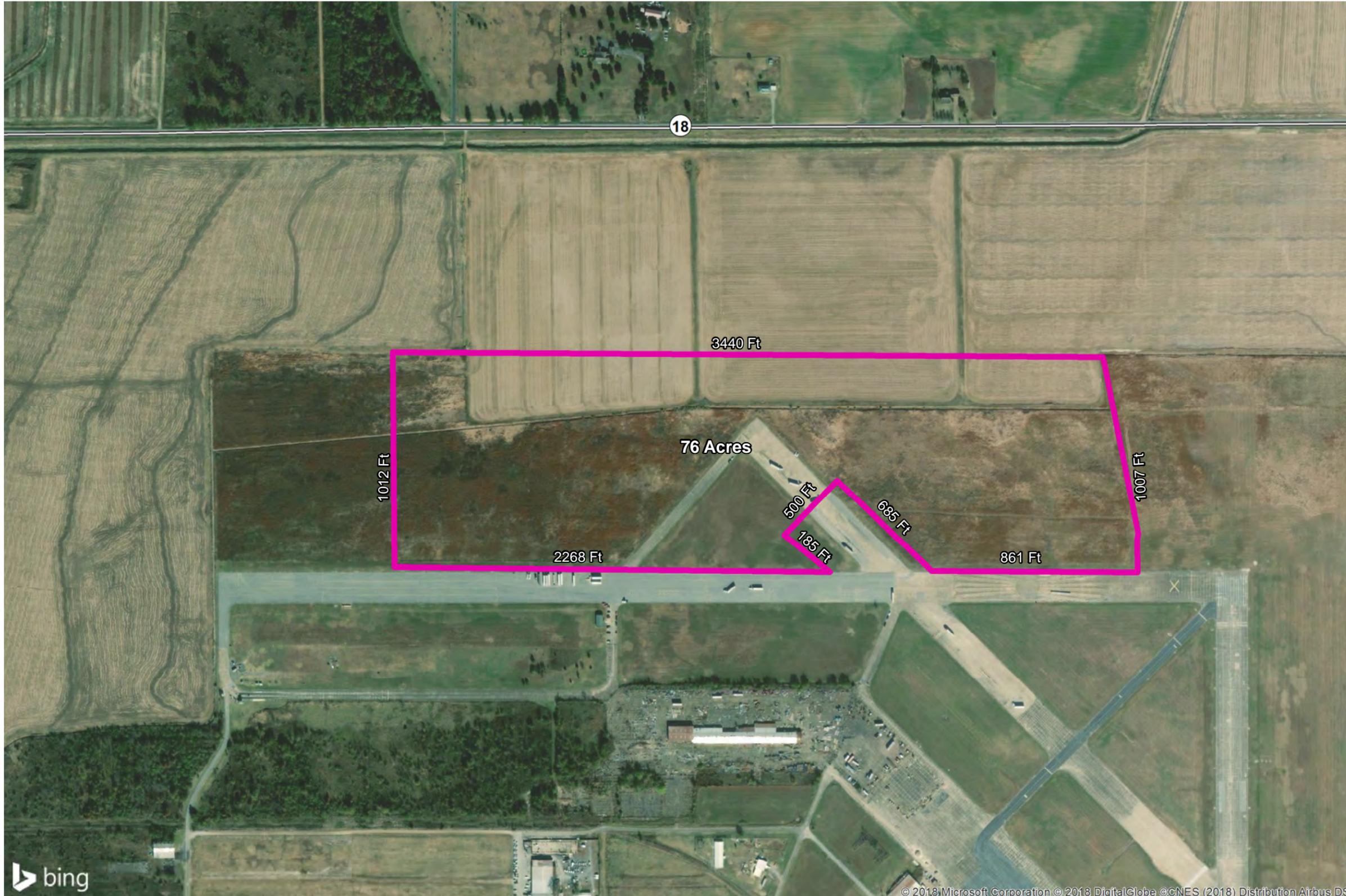
SOURCE

Roads: Census/TIGER database, 2014

Created by: RPG
Date: 8/2018



1:6,000



Site Characteristics

Acreage:	76 acres
Dimensions:	North Boundary: 4,299' East Boundary: 1,007' South Boundary: 4,497' West Boundary: 1,015'
Previous Use:	Agricultural
Fire Rating:	Class 3
Distance to Fire Station:	2.5 miles
Distance to Nearest Interstate:	Interstate 555: 39 miles east/northeast Future I-57: 1 mile northwest
Distance to Nearest 4-lane Hwy:	US Highway 67 (Future I-57): 1 mile northwest
Access Points to Hwy/Interstate:	US Highway 67 Exits 85 and 87
Road Frontage, Type and Weight Capacities:	The current entrance to the site is via Comet Street. Comet Street is built for commercial truck traffic and is used by ASU-Newport's Commercial Driver Training Program. Arkansas Highway 18 would be directly accessible by constructing an entrance to the site.
Distance to Nearest Rail:	Union Pacific: 2 miles west Abandoned City Rail spur 1,000 feet south
Distance to Nearest Commercial Airport:	Jonesboro Regional Airport: 45 miles north/northeast Memphis International Airport: 90 miles southeast Bill and Hillary Clinton National Airport: 91 miles southwest
Distance to Nearest Port Facility:	Port of Osceola: 75 miles northeast Port of Little Rock: 85 miles southwest Port of West Memphis: 85 miles southeast
Distance from Retail or Central Business District:	Newport Business District: 2.5 miles

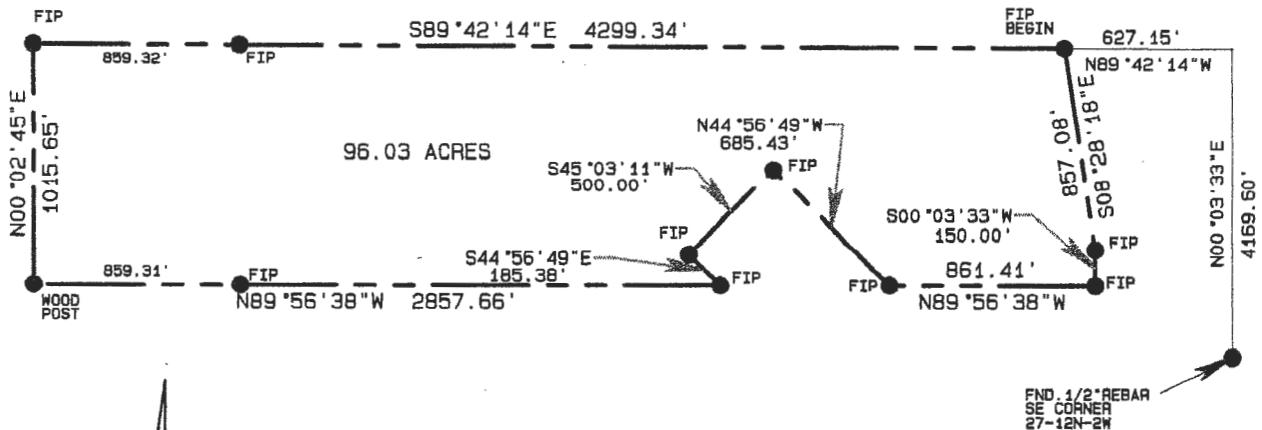


Site Type: Industrial Park

Site Survey: 2018 -- attached S-1



LEGAL DESCRIPTION: PART OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 2 WEST, JACKSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27-T12N-R2W; THEN RUN N00°03'33"E, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4169.60 FEET; THEN RUN N89°42'14"W, 627.15 FEET TO THE **TRUE POINT OF BEGINNING**; THEN RUN S08°28'18"E, 857.08 FEET; THEN RUN S00°03'33"W, ALONG A LINE WHICH IS PARALLEL WITH AND 500 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 150.00 FEET; THEN RUN N89°56'38"W, ALONG A LINE WHICH IS PARALLEL WITH AND 125 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 861.41 FEET; THEN RUN N44°56'49"W, ALONG A LINE WHICH IS PARALLEL WITH AND 250 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 685.43 FEET; THEN RUN S45°03'11"W, 500.00 FEET; THEN RUN S44°56'49"E, ALONG A LINE WHICH IS PARALLEL WITH AND 250 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 185.38 FEET; THEN RUN N89°56'38"W, ALONG A LINE WHICH IS PARALLEL WITH AND 125 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 2857.66 FEET; THEN RUN N00°02'45"E, 1015.65 FEET; THEN RUN S89°42'14"E, 4299.34 FEET TO THE POINT OF BEGINNING, CONTAINING 96.03 ACRES, MORE OR LESS, AND SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.



LEGEND

- — — — — PROPERTY LINE
- SET MARKER
- FOUND MARKER

I certify that this plat shows the results of a survey made on the ground under my supervision on 9-5-18. Monuments were found or set as shown hereon. No underground or utility surveys were made.

K.L. Fletcher

KENNY L. FLETCHER
RLS #1012



- NOTES:
1. TYPE 'C' RURAL SURVEY.
 2. ERROR OF CLOSURE 1: 10000.
 3. BASIS OF BEARING: ASSUMED NORTH.
 4. OTHER RESEARCH SOURCES: OWNERSHIP RECORDS & GLO PLATS.

 FLETCHER LAND SURVEYING		212 THIRD STREET P.O. BOX 1298 NEWPORT, ARKANSAS 72112	
		SURVEY OF PART N1/2 27-12N-2W	
JACKSON COUNTY, AR FOR: NJCIDC			
JOB NO.	DATE	SCALE	DRAWN BY
18388	9-5-18	SHOWN	MB
STATE CODE			SHEET OF
500-12N-02W-0-27-401-34-1012			

Cost Estimates and Timing

Cost per Acre: \$15,000 negotiable (price based on investment and jobs)

Special Timing Considerations: None

Clearing Cost: None (Site is entirely cleared)

Grading Cost: None (Site is flat with minimal slope)

Cut/Fill Cost: \$103,540 for 2' of fill material for a hypothetical 100,000 square foot building

Utility Extension or Upgrade Costs: See attachment C-1 for detail.

As of 2020, all utilities are at the boundary of the site.

The City of Newport has agreed to extend water and wastewater infrastructure to the building at a reduced cost or at no cost, based on the amount of investment and the number of jobs created.

Entergy Arkansas may be able to reduce or waive the cost of extending electric utilities to the actual building, based on the projected electrical use of the new customer.

CenterPoint Energy will base the cost of extending their gas line to the building on the amount of usage projected by the new customer.

The Newport Economic Development Commission has infrastructure funds available which can be used to cover any additional utility costs associated with the project.





**Miller-Newell
Engineers, Inc.**

510 THIRD STREET • POST OFFICE BOX 705
NEWPORT, ARKANSAS 72112
TELEPHONE (870) 523-6531 • FAX (870) 523-6533

January 17, 2006

Jon Chadwell
Newport Economic Development Commission
P.O. Box 766
Newport, AR 72112

Newport Economic Energy Site Selection
M-N# 06-002

Dear Jon:

We have reviewed the utilities required to serve the proposed building site and herewith provide cost estimates for each. In our review we discussed the gas line extension with a Centerpoint Energy representative. He indicated that the company would not consider running gas service on a speculative basis. They would review the cost benefit issues if a building to be occupied were constructed. Depending on the planned consumption the gas company will absorb some of the installation expense.

As Keith mentioned we are proposing a new access road to the site from Highway 18. This will prevent intermingling plant traffic with the truck driving school traffic and eliminate using ASU-N's property to the access site. The proposed route will provide a more direct access to US Highway 67 4-lane. Should this idea be abandoned, the Commission would need an easement from ASU-N in order to be assumed that they could always use the old runway pavement for access.

We are also enclosing a map of the area depicting where the various improvements will be located. If we can be of further service, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert W. Chatman', is written over a horizontal line.

Robert W. Chatman, P. E.

RWC/smd





Economic Development Commission

Newport Economic Development
Newport Airbase Property (Tract B)
Utility Development
M – N #06-002
1-11-06

Note: The cost estimate herein considers developing utilities and access to the approximate western one-half of the available property. This should provide utilities for the initial proposed 100,000 S.F. building and potentially three (3) additional future site(s) depending upon building size and parking requirements. The utilities have been proposed in locations such that future property thus the initial cost is lowered. The utility development has been itemized into five categories including road access, sewer, gas, and water.

The estimates propose opening an access to the site from Highway 18 rather than current access roads/streets. The access to Highway will provide a more direct access to the new interchange on 4-lane Highway 67. In addition this allows closer access to the gas line along Highway 18. This will eliminate the need to commingle with the truck driving school and the use of school property for access.



Economic Development Commission

Probable Cost Estimate
 Newport Economic Development
 Airbase Property-Tract B
 M-N # 06-002
 1-13-06

A) ROAD ACCESS (24' Paved to Building Only, No Parking)

Item	Quantity/Unit Cost	Total Estimated Cost
72" RCP @ HWY 18	LS/\$15,000	\$15,000
18" RCP (Field Crossing)	L.S./\$4,000	\$4,000
Base Gravel (10")	1638 C.Y./\$40	\$65,520
Asphalt (4")	910 tons/\$65	\$59,150
Signs/Striping	L.S./\$1,500	\$1,500
	Construction Sub-total	\$145,170
	Contingency (10%)	\$14,517
	Geotechnical/testing	\$10,000
	Engineering	\$15,969
	Inspection	\$10,000
	ROW Acquisition	\$15,000
	Total	\$210,656



Newport
Economic Development Commission

B) SANITARY SEWER SERVICE

Item	Quantity/Unit Cost	Total Estimated Cost
Pump Station	L.S./\$50,000	\$50,000
Manholes	10 ea./\$1,300	\$13,000
8" PVC Gravity Pipe w Bedding	3350 L.F./\$8.50	\$28,475
6" PVC Force Main	4350 L.F./\$5.50	\$23,925
Trenching	3350 L.F./\$8.00	\$26,800
Street Repair	L.S./\$3,500	\$3,500
Connect to Existing M.H.	L.S./\$1,500	\$1,500
Tracer Wire	4500 L.F./0.15	\$675
	Construction Sub-total	\$147,875
	Contingency	\$14,788
	Engineering	\$16,192
	Inspection	\$12,000
	Health Dept. Fee	\$500
	Total	\$191,355

C) GAS SERVICE

Item	Quantity/Unit Cost	Total Estimated Cost
4" Gas Line	3400 L.F./\$24.00	\$81,600
HWY Bore (HWY 18)	L.S./\$5,000	\$5,000
	Construction Sub-total	\$86,600
	Total	\$86,600



Economic Development Commission

D) WATER FIRE PROTECTION

Item	Quantity/Unit Cost	Total Estimated Cost
8" PVC CL 200 Pipe	4550 L.F./\$10	\$45,500
6" Fire Hydrant w/ Gate Valve	5 each/\$2,500	\$12,500
10" Tapping Sleeve and Gate Valve	1 each/\$5,000	\$5,000
Bore Railroad	L.S./\$7,500	\$7,500
Street Repair	L.S.%3,500	\$3,500
Tracer Wire	5000 L.F./0.15	\$750
	Construction Sub-total	\$74,750
	Contingency	\$7,710
	Engineering	\$7,810
	Inspection	\$4,500
	Health Dept. Fee	\$500
	Total	\$95,270

Utility Summary

Total Estimated Cost

A. Road Access	\$210,656
B. Sanitary Sewer Service	\$191,355
C. Gas Service	\$86,600
D. Water/Fire Protection	\$95,270
E. Fill at Building Site (2')	\$103,540

Total Utility/Site Development Estimated Cost	\$687,421
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Environmental

Wetlands Screening: A preliminary jurisdictional determination was made on the project site back in 2006. The areas appear to be prior converted cropland by the Natural Resources Conservation Service. Therefore, no permit will be required from the Corps of Engineers to complete the work. See attachment E-1 for detail.

Floodplain Delineation: Site is located in Zone X which is outside of the 500 year floodplain. See attachment E-2 for detail. Also located behind Maps tab.

Historical Survey: In a letter dated June 26, 2018, from the Arkansas Historic Preservation Program, it was determined that the proposed site will have no effect on historic properties and that no cultural resource surveys are required.
AHPP Tracking #101534
See attachment E-3 for detail.

Endangered Species Survey: The US Fish and Wildlife and Arkansas Department of Heritage found no endangered species on the site. See attachment E-4 for detail.

Environmental Phase I (and Phase II if required): See attachment E-5 for detail.

Stormwater Retention Plan: Not Applicable.





Newport
Economic Development Commission

June 21, 2018

U.S. Army Corps of Engineers, Memphis District
Attention: CEMVM-CO-R
Clifford Davis Federal Building
Room B-202
Memphis, TN 38103-1984

Dear Sirs:

The Newport Economic Development Commission is interest in developing a section of property for industrial usage and would like to have a Jurisdictional Determination in regard to a site specific delineation of regulated wetlands or other waters of the US.

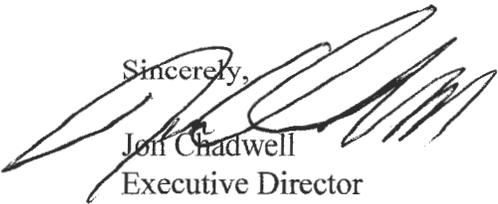
The site is highlighted on the attached aerial photo and is part of Section 27, Township 12 North, Range 2 West, Sections 26 and 27 Jackson County, Arkansas. The section is further highlighted on the attached topographical map and location map.

Response to this request can be sent to the following address:

Newport Economic Development Commission
Attn: Jon Chadwell, Executive Director
201 Hazel Street
Newport, AR 72112

Thank you for the help with this project. If you need further information feel free to call me at (870)523-1009.

Sincerely,



Jon Chadwell
Executive Director

201 Hazel Street
~~P.O. Box 766~~
Newport, Arkansas 72112

Proud Past. **Bright Future**

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
MEMPHIS DISTRICT, CORPS OF ENGINEERS
167 NORTH MAIN STREET B-202
MEMPHIS, TENNESSEE 38103-1894

March 21, 2006

Regulatory Branch

Mr. Jon Chadwell
Newport Economic Development Commission
P.O. Box 766
Newport, Arkansas 72112

Dear Mr. Chadwell:

This is in response to your request regarding permit requirements to develop property for industrial use. The project site is located in Township 12 North, Range 2 West, Sections 26 and 27 on the Tuckerman Northwest Quad Map in Jackson County, Arkansas as shown on the enclosed map.

A preliminary jurisdictional determination was made on the project site. The areas where deposition will occur to complete your project appear to be prior converted cropland by the Natural Resources Conservation Service. Therefore, no permit will be required from the Corps of Engineers to complete the work.

This determination is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. If you wish to provide additional information, an approved jurisdictional determination may be requested.

Copies of this letter have been furnished to Wanda Boyd of EPA, (6WQ-EM) Region VI in Dallas Texas and the District Conservationist, Natural Resources Conservation Service in Newport, Arkansas.

If you have questions contact Judy O. DeLoach at (901) 544-0737, and refer to File No. MVM-2005-828(JOD).

Sincerely,

A handwritten signature in cursive script that reads "Timothy Davis".

Timothy Davis
Lead Biologist
Regulatory Branch

Enclosure



**BUSINESS
DEVELOPMENT**
ARKANSAS

Newport Airbase Industrial Site #1

National Wetlands Inventory

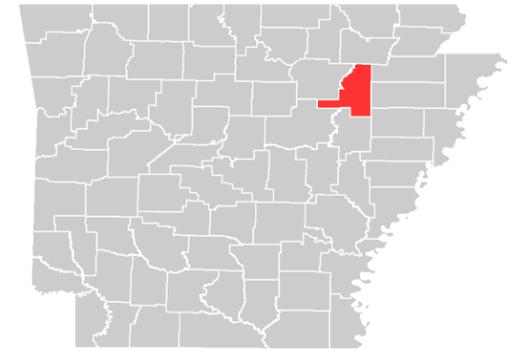
425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

goentergy.com/ar

JACKSON COUNTY

E1



VICINITY



LEGEND

Property

Wetlands

Freshwater Forested/Shrub Wetland

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE

National Wetlands Inventory, U.S. Fish and Wildlife Service, 8/2018.

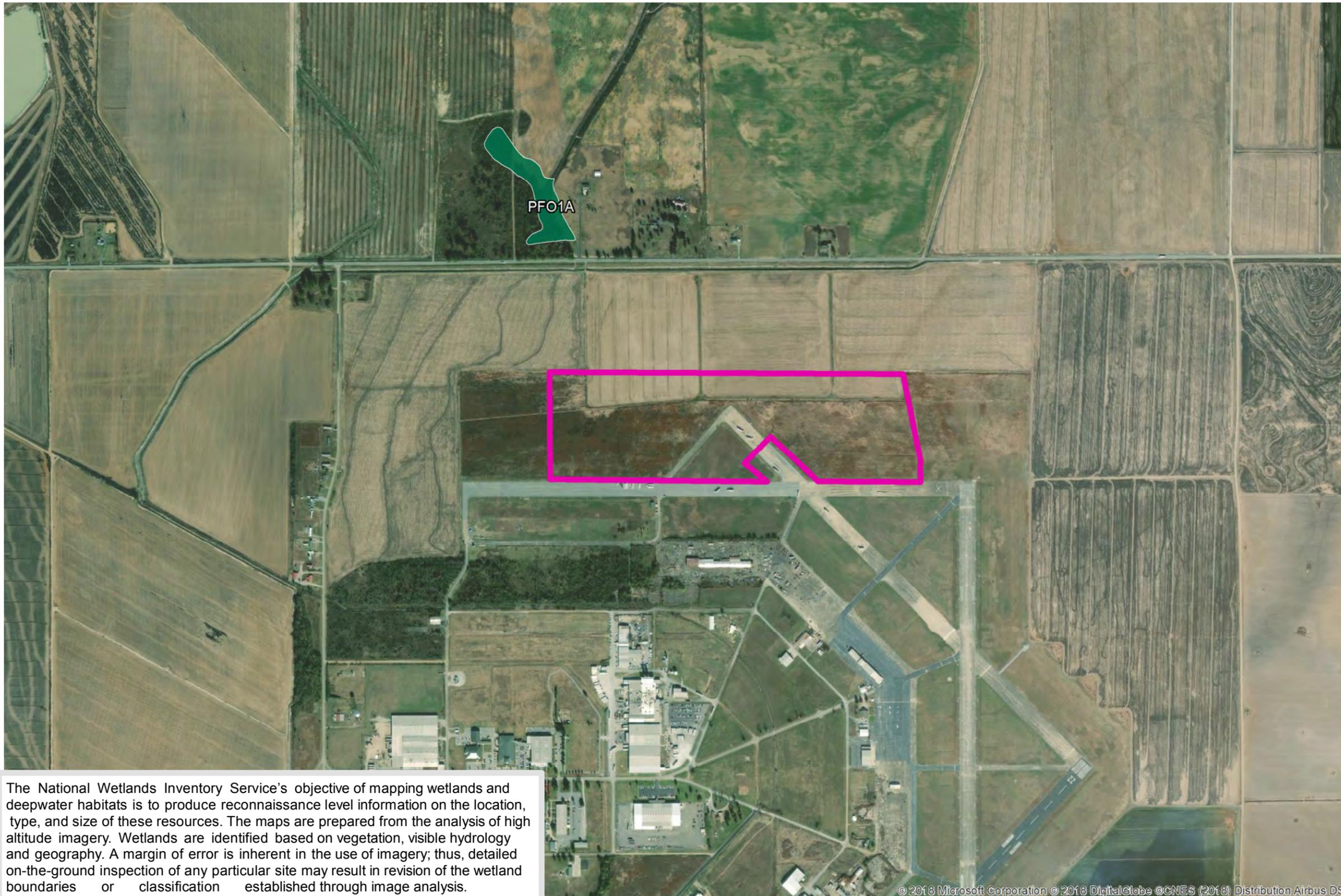


Created by: RPG
Date: 8/2018

1:12,000

0 500 1,000 2,000
Feet

0 120 240 480
Meters



The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.



**BUSINESS
DEVELOPMENT**
ARKANSAS

Newport Airbase Industrial Site #1 FEMA Flood Hazard Map

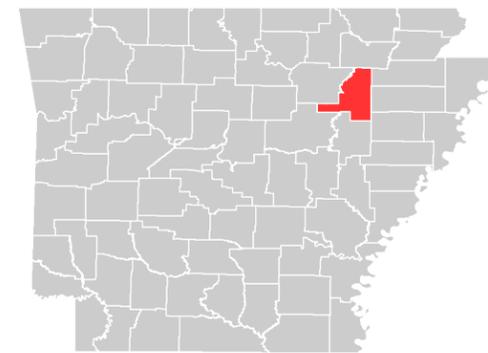
425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

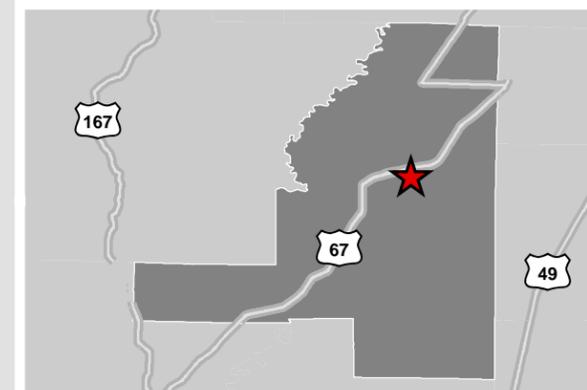
goentergy.com/ar

JACKSON COUNTY

E2



VICINITY



LEGEND

- Property
- Base Flood Elevation
- Flood Zone**
- 0.2% ANNUAL CHANCE
- A
- AE
- X

NOTE

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SOURCE

- FEMA, 2018, National Geospatial Center of Excellence.

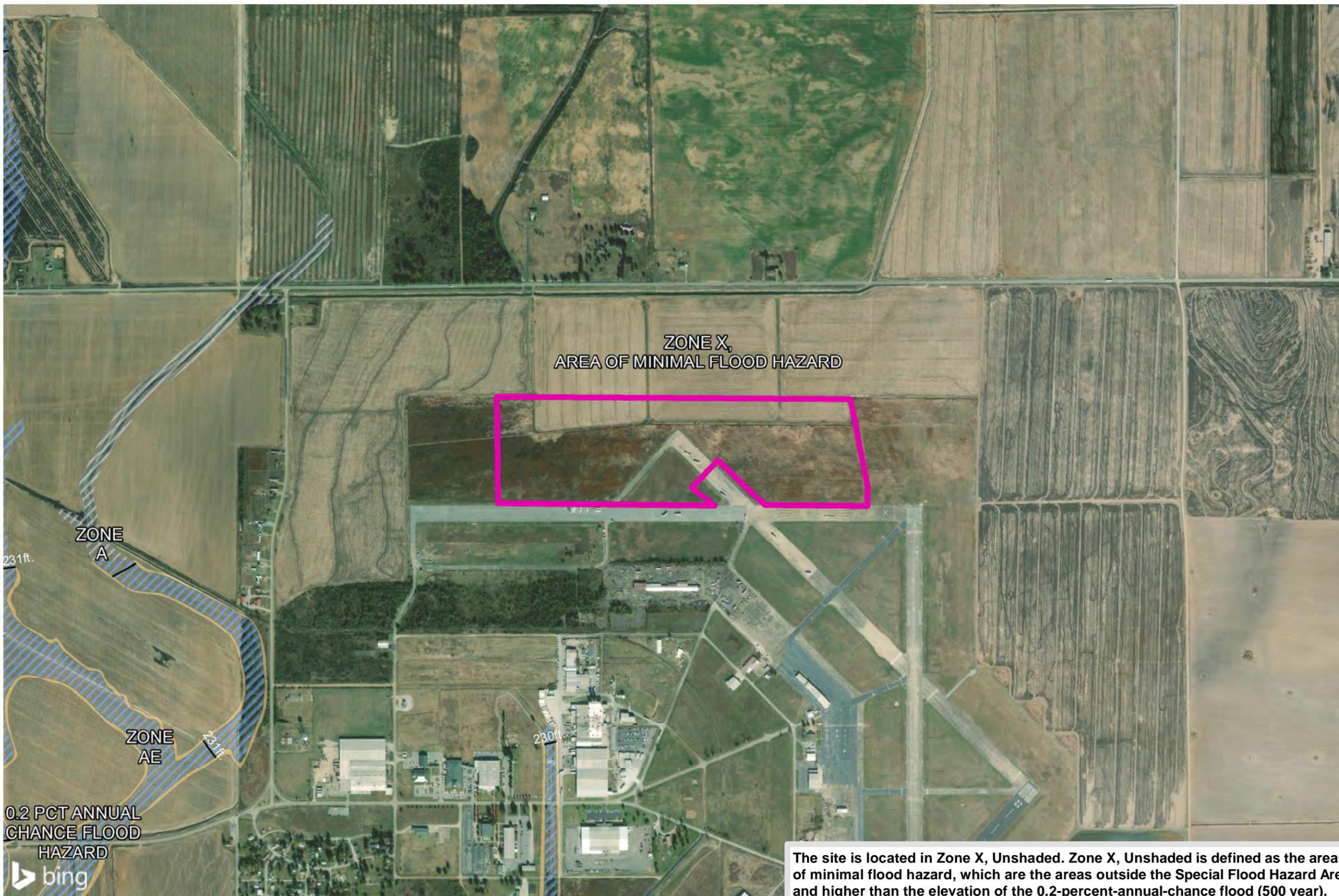


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Date: 8/2018

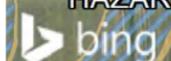
1:12,000

0 500 1,000 2,000
Feet

0 120 240 480
Meters



The site is located in Zone X, Unshaded. Zone X, Unshaded is defined as the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood (500 year).





THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

June 26, 2018

Mr. Jon Chadwell
Executive Director
Newport Economic Development Commission
201 Hazel Street
P.O. Box 766
Newport, Arkansas 72112

Arkansas Arts Council

•
Arkansas Natural
Heritage Commission

•
Arkansas State Archives

•
Delta Cultural Center

•
Historic Arkansas Museum

•
Mosaic Templars
Cultural Center

•
Old State House Museum

RE: Jackson – Newport
Section 106 Review – EDA
Proposed Undertaking – Developing Property for Industrial Project
AHPP Tracking Number 101534

Dear Mr. Chadwell:

This letter is in response to your inquiry regarding properties of archeological, historical, or architectural significance in the area of the proposed referenced project. The staff of the Arkansas Historic Preservation Program (AHPP) has reviewed records pertaining to the area in question.

Based on the submitted information, we find that the proposed undertaking will have no effect on historic properties and that no cultural resource surveys are required.

Tribes that have expressed an interest in the area include the Osage Nation (Dr. Andrea Hunter), the Quapaw Tribe of Oklahoma (Mr. Everett Bandy), and the Shawnee Tribe of Oklahoma (Ms. Kim Jumper). We recommend that they be consulted in accordance with 36 CFR § 800.2 (c) (2).

Thank you for the opportunity to review this undertaking. Please refer to the AHPP Tracking Number listed above in all correspondence. If you have any questions, please call Theresa Russell of my staff at 501-324-9357.

Sincerely,

Scott Kaufman
Director, AHPP

cc: Dr. Andrea Hunter, Osage Nation
Dr. Ann Early, Arkansas Archeological Survey



ARKANSAS HISTORIC
PRESERVATION PROGRAM



1100 North Street
Little Rock, AR 72201

(501) 324-9880
fax: (501) 324-9184
tdd: 711

e-mail:

info@arkansaspreservation.org

website:

www.arkansaspreservation.com

An Equal Opportunity Employer

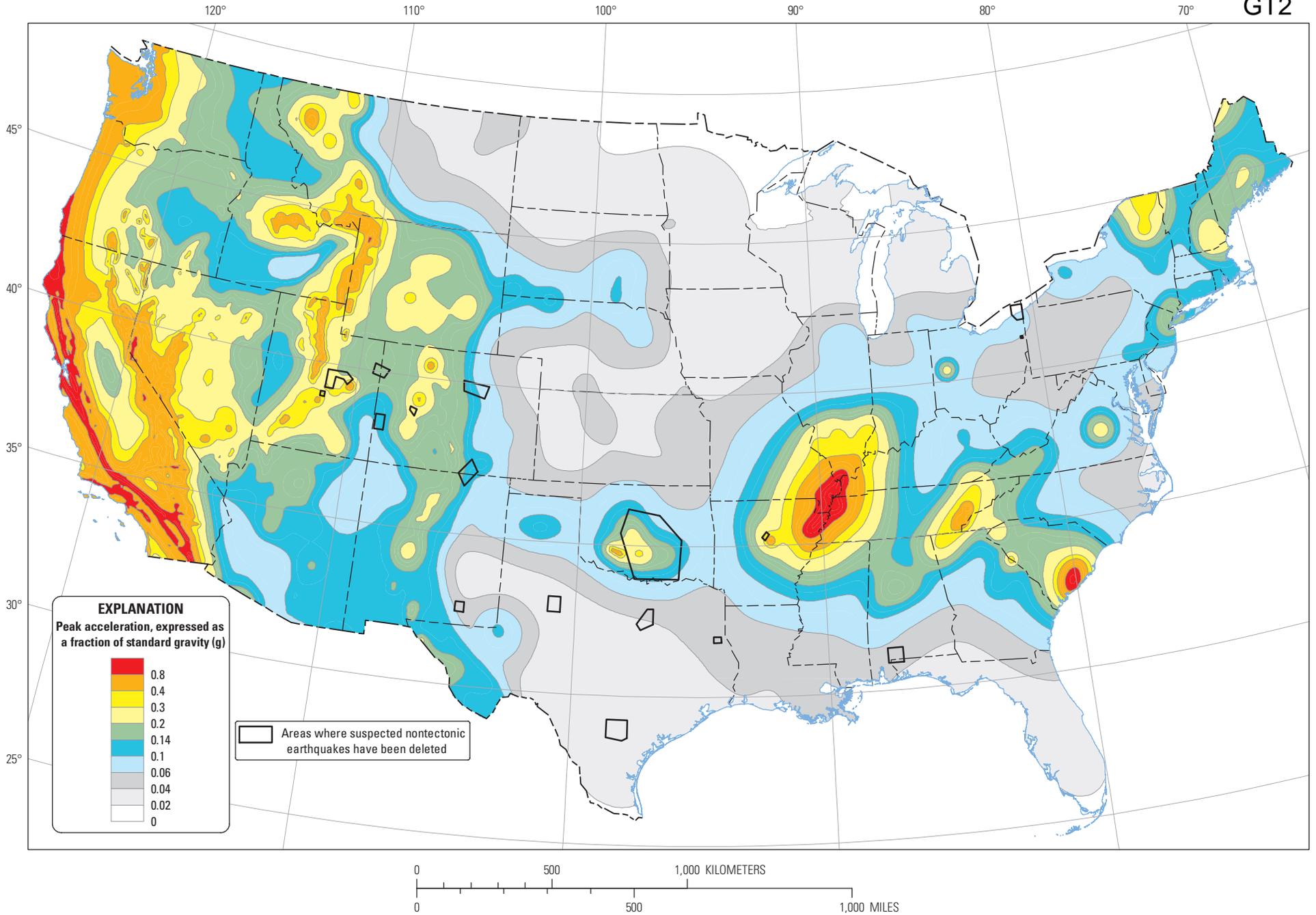
Geotechnical

Soils Report: See attachment GT-1 for detail for the Geotechnical Investigation by Anderson Engineering Consultants dated April 7, 2006.

Water Table Depth: 19'

Seismic Rating: Historically listed in Seismic Zone 3.

The United States Geological Survey provides National Seismic Hazard Maps which derived from seismic hazard curves calculated on a grid of sites across the United States describing the annual frequency of exceeding a set of ground motions. The Newport site is in the 0.3 shaded area with a two percent probability of exceedance in 50 years of peak ground acceleration. See map GT-2 for more detail.



Two-percent probability of exceedance in 50 years map of peak ground acceleration

Zoning/Permitting

Copy of Restrictive Covenants: There are no restrictive covenants at this time.

Current Classification and Proposed Zoning (if different) to Conform with Intended Use:
Current: Agricultural
Proposed: Industrial

Copy of Zoning Ordinance: See attachment Z-1 for detail.

Explanation of Process to Change Zoning: Applicant presents a letter of the proposed zoning change to the Planning Commission. The public is notified about the upcoming public hearing. The Commission holds a public hearing 30 days after the letter is presented. The Planning Commission can approve the zoning change at the same meeting as the public hearing. The City Council approves the Planning Commission’s recommendation at the following City Council meeting, typically around 14 days later. The new zoning classification is valid upon City Council approval.



Utilities

Electric Utility:

Name of Utility: Entergy Arkansas
Contact Person(s): Joe Bailey or Chris Murphy
Address: 425 West Capitol Ave., Suite 2700
City, State, Zip: Little Rock, AR 72201
Phone: 501-377-4089 or 501-377-4467
Fax: 501-377-4448
Email: jbail12@entergy.com or cmurph4@entergy.com
Service and Proximity to Site: The site is served by a 13.8 kV distribution line and a 161 kV transmission line is located approximately 1 mile northeast of the site. The Newport Air Base Substation is located approximately 1.5 miles from the site.

Natural Gas Utility:

Name of Utility: CenterPoint
Contact Person(s): Chauncey Taylor
Address: P.O. Box 751
City, State, Zip: Little Rock, AR 72203
Phone: 501-377-4557
Fax: 501-377-4630
Email: chauncey.taylor@centerpointenergy.com
Service and Proximity to Site: A 4-inch main with 42 psi is 1,600' from the site. A high pressure 8-inch main is just over 3,000' from the site.

Water Utility:

Name of Utility: Newport Municipal Water
Contact Person(s): Wendale Comer
Address: P.O. Box 519
City, State, Zip: Newport, AR 72112
Phone: 870-523-5847
Fax: 870-523-2117
Email: wendale.comer@gmail.com
Service and Proximity to Site: A 6-inch main with 54 psi is 1,600' from the site.



Utilities

Sewer:

Name of Utility: Newport Municipal Wastewater
Contact Person(s): Martin Steward
Address: 615 Third Street
City, State, Zip: Newport, AR 72112
Phone: 870-523-8121
Fax: 870-523-8121
Email:
Service and Proximity to Site: An 8-inch main is 1,250' from the site.

Telecommunications:

Name of Utility: A T & T
Contact Person(s): Melinda S. Faubel
Address: 1401 West Capitol, Suite 420
City, State, Zip: Little Rock, AR 72291
Phone: 501-373-3330
Fax:
Email: mf0242@att.com
Service and Proximity to Site: Phone and internet service is 400' from the site.

Rail:

Name of Utility: Union Pacific
Contact Person(s): Aaron K. Brown
Address: 1212 Corporate Drive, Suite 300
City, State, Zip: Irving, TX 75038
Phone: 469-262-7059
Fax: 402-233-3413
Email: akbrown@up.com
Service and Proximity to Site: UP Main Line is 2 miles west of the site.
City of Newport abandoned rail spur is 1,000' south of the site.



Taxes

Local Sales Tax Rates: Total Sales and Use Tax rate is 10.25% with 3.75% being local taxes and the remainder being state taxes.

Property Tax Rates (Real, Personal) and Methods of Assessment: The market value of real property in the county is determined by an outside appraisal firm once every five years. The assessed for tax purposes is 20% of the market value. The assessed value is then multiplied by the millage rate to determine the tax. The millage rate for this site is 51 mills (.051).
The calculation is the same for personal property, however, the value is calculated based on the book value of the personal property.

State Taxation Summary: See attachment T-1 for detail.



Maps

The following maps are provided:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- Surrounding Uses
- Zoning