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#### DISCLAIMER

Entergy Arkansas, LLC ("EAL"), nor anyone acting on behalf of EAL, makes no representations or warranties of whatsoever nature, directly or indirectly, express or implied, as to the site described herein or any improvements located thereon including, without limitation, the physical conditions or attributes of the site or improvements; condition of title to the site or improvements; suitability of the site or improvements for any particular purposes; compliance with federal, state or local laws, regulations or orders and applicable zoning, building and other legal requirements; and/or the correctness and completeness of the contents contained within these materials.

Recipients of these materials must perform their own investigation and due diligence concerning all aspects of the site and/or improvements, financial, tax, and business matters associated therewith so as to enable them to evaluate the merits and risks of the site and to make any informed decision with respect thereto.



## **General Information**

Site Name:	Little Rock Port Megasite
Site Address:	Frazier Pike Road, Little Rock, Arkansas, 72206
Owner Contact Name:	Bryan Day
Development Organization Contact	Little Rock Regional Chamber Jack Thomas – Vice President, Economic Development <u>ithomas@littlerockchamber.com</u> 501-377-6007
Site Size:	875 acres
Site Control Document:	This site is owned by the City of Little Rock. The Little Rock Regional Chamber is under contract with the City to market and manage industrial property and to assist industrial and business development prospects. There is a central parcel of 49 acres that is owned by the Federal Aviation Administration (FAA) that will be transferred to the City of Little Rock in 2025 when the FAA completes the removal of the facilities on site. See letter dated 01/22/25 as attachment G-1a.
Aerial Site Location Map:	See attachment G-1b for detail.





U.S. Department of Transportation

Federal Aviation Administration Central Service Area Real Estate Branch, AAQ-920 10101 Hillwood Parkway Fort Worth, Texas 76177

#### SENT VIA EMAIL

January 22, 2025

Bryan Day Little Rock Port Authority 10600 Industrial Harbor Drive Little Rock, AR 72206

Dear Mr. Day:

Subject: (LIT) VORTAC Little Rock, Arkansas

The Federal Aviation Administration (FAA) Very High Frequency Omnidirectional Range Tactical Air Navigational Aid (VORTAC) facility site, access road, and restrictive aerial easement located in Little Rock Arkansas is a part of the Minimum Operating Network (MON). A formal request from the Little Rock Port Authority was received by FAA to relocate the LIT VORTAC based on their need to expand the industrial park at Little Rock.

At the point of time when all the required construction and testing has been completed at the new VORTAC facility site and it is fully commissioned, the existing VORTAC facility site will decommissioned. Once all the required testing has been completed, the equipment and the building removed, the property will be transferred to the Little Rock Port Authority.

If you require additional information, please contact me at 817-222-4320 or via email at melinda.taber@faa.gov.

Sincerely,

Melinda J. Taber Real Estate Contracting Officer

ENTERGY BUSINESS DEVELOPMENT 1.888.301.5861 goentergy.com/ar



### LITTLE ROCK PORT MEGASITE / AERIAL



G-1b

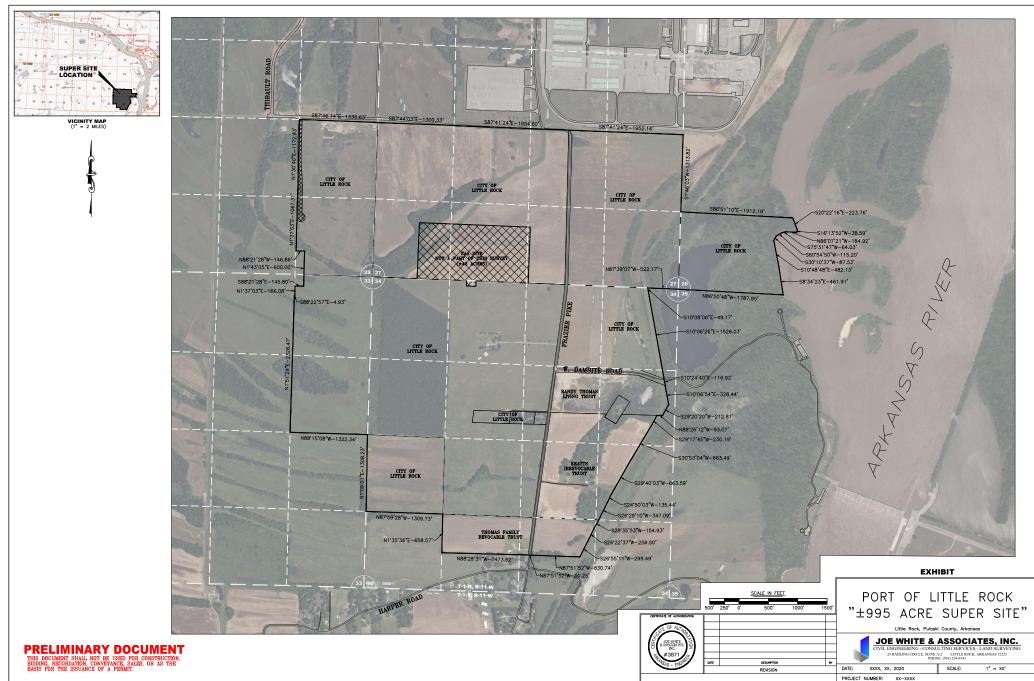
## **Site Characteristics**

Acreage:	~875 acres (note: 49.25 acres within the site contain the VOR cone; ownership will transfer to the City of Little Rock as soon as the facilities are removed. See attachment G-1a for letter from FAA.)
Dimensions:	6,650' x 6,500'
Previous Use:	Agriculture
Fire Rating:	ISO 1 after annexation into Little Rock city limits
Distance to Fire Station:	2.5 miles
Distance to Nearest Interstate <i>and</i> 4-lane Highway <i>and</i> Access Points:	2.1 miles – Interstate 440 via Exits 4 and 5
Road Frontage, Type and Weight Capacities:	Industrial grade road – Thibault Road Maximum weight limit of up to 90,000 pounds with five axles.
	Adjacent rail managed by Little Rock Port Authority (railmark LRPA) Railroad which connects to UP & BNSF. Rail will be extended to northern boundary by Q1 2025.
Distance to Nearest Commercial Airport:	6.5 miles – Clinton National Airport (LIT)
	3.8 miles – Little Rock Port Authority docks are part of the McClellan Kerr Navigation System with three active docks on the Arkansas River.
Distance from Retail or Central Business District:	8 miles – Downtown Little Rock
Site Type:	Little Rock Port Authority Industrial Park expansion greenfield; three private residents on the south end of the property have demolition plans in place.



**Site Survey:** See survey attached as S-1 for survey conducted by Joe White and Associates. The survey reflects approximately 995 acres. This includes the ~49 acres the FAA owns with the VOR cone which should be removed by Summer 2025. Also included, are properties on the eastern and southern corner owned by the Thomas and Keatts families. These properties are under negotiations for purchase.





G:\DWG\2022\22-484L - PORT SUPER SITE\OVERALL SURVEY DRAWING.dwg

## **Cost Estimates and Timing**

Cost per Acre: \$40,000/acre

#### Special Timing Considerations:

The VOR cone will be relocated by the FAA and the facilities removed from the site by Summer 2025. The ~49 acres of FAA property will be transferred to City of Little Rock as referenced in the letter dated 1/22/25 behind G-1a.

Residential properties owned by the City of Little Rock and located on the site all have demolition plans in place. The Bartholomew residential demolition has a cost estimate of \$35,000 and 30 days to complete the demolition. Additional Port properties south of the Bartholomew property have an estimate of \$42,000 and 40 days to complete the demolition. All three demolitions are scheduled to be completed in Spring 2025. See C-1a for demolition plans.

Thibault Ditch relocation to the west is estimated to cost \$1,646,400 according to an estimate provided by Pickering Firm on 6/26/24. Timing TBD. See attachment C-1b for details.

The Megasite has 85.86 acres of wetlands and 15,139 linear feet of stream channel that may be considered jurisdictional. With the potential of change in regulations, the cost of mitigation credits of such could range from \$2.9M - \$6.1M if credits are required. The Little Rock Port is considering a wetland mitigation bank. See attachment C-1c for details.

South Port Road Extensions will extend a road down the western side of the property connecting to Harper Road as extension A (\$8.125M estimate) and then beginning again on the southeastern corner and up the eastern edge of the property along the levee as extension B (\$1.454M estimate). Crafton Tull provided conceptual drawings for the project. The Thibault to Harper extension will take approximately 12-18 months. The extension from Harper to Dam Site Road will take approximately 18-24 months. See attachment C-1d.

Rail is currently being extended to just north of the upper portion of the Megasite to serve a new company at the Port. See attachment C-1e Garver Engineering map of Trex Rail Access Tract Map 3/20/24. This project extension should be



complete by March 2025. Additional rail extensions to serve the Megasite will be based on project needs and facility location.

**Clearing Cost:** McGeorge Company provided an estimate of \$750,000 for tree removal on 100 acres within the Megasite property.

See attachment C-1f for cost estimate.

Costs for clearing would be dependent upon project and facility layout.

- **Grading Cost:** Dependent upon project, facility layout.
- Cut/Fill Cost: Dependent upon project, facility layout.

Utility Extension or<br/>Upgrade Costs:Electric – service at site; may need to relocate distribution line<br/>depending upon facility layout; upgrade of service would<br/>depend on the project. A new substation (Frazier Pike<br/>Substation) is under construction and planned for in service in<br/>early 2026 which will include a 115 kV line on site.

Gas – upgrades will be necessary to serve the site.

- 10 MCF/hr: time to construct is 12-18 months with an estimated cost of \$500,000
- 55 MCF/hr: estimated costs of \$1.26 million
- 100 MCF/hr: estimated costs of \$1.4 million

Water – 16" water at northwest boundary of the site.

Wastewater – see attached memo C-1 dated November 20, 2023, for details on the proposed Thibault Road Pump Station and Capacity Diversion Interconnect project. The estimated \$6.4 million project for line extension and lift station will provide for over 2 MGD per day and a gravity service area of approximately 2,300 acres. Funding has been secured for fiscal year 2025 under the appropriations bill. Construction is set for 2026 with a 12-18 month build out. See attachment C-1g for more details.



#### **Arkansas Site Selection Center Demolition Plan**

This plan is a requirement for listing a **site** in the Arkansas Site Selection Center database if there are structures on the property. The ASSC is not requiring that the structure to be demolished. The plan is to give an estimate of cost and timetable for a complete structure(s) removal for development purposes.

			Cost of Removal
Site Name on ASSC	Bartholomew Prop		
Site City	Little Rock AR	C Mathews	
Age of structure(s) on the site.	35 years	AND DEPARTMENT	
Square footage of structure(s) to be demolished including foundations.	SF 5000 SF		\$
Lead based paint	NO	Yes - No	\$
Asbestos	NO	Yes - No	\$
Additional concrete/asphalt (Driveways, sidewalks, etc.)	ves	Yes - No	\$
Underground fuel tank(s)	NO	Yes - No	\$
Septic tank(s)	NO	Yes - No	\$
Utility removal	yes	Yes - No	\$
Total Cost			\$\$35,000.00
Timetable of complete removal.			<u>30</u> Days

Dump or landfill on site	Yes - No
Brownfield site	Yes - No
Superfund site	Yes - No
Limitations from Arkansas Department of Environmental Quality	Yes - No

Contact providing demolition estimate

Name: Rick Farr Company: Furr Excavating Address: Seott AR Phone Number: 501-231-4288

Attach an estimate from all contractors that provided information and a diagram of structures.

Date of estimate: 8 / 16 / 2022



#### **Arkansas Site Selection Center Demolition Plan**

This plan is a requirement for listing a **site** in the Arkansas Site Selection Center database if there are structures on the property. The ASSC is not requiring that the structure to be demolished. The plan is to give an estimate of cost and timetable for a complete structure(s) removal for development purposes.

				Cost of Removal
Site Name on ASSC	Port Prop		+	
Site City	Liffle Rock		1	
Age of structure(s) on the site.	62 years			
Square footage of structure(s) to be demolished including foundations.	900	SF		\$
Lead based paint			Yes - No	\$
Asbestos			Yes - No	\$
Additional concrete/asphalt (Driveways, sidewalks, etc.)			Yes-No	\$
Underground fuel tank(s)			Yes - No	\$
Septic tank(s)			Yes-No	\$
Utility removal			Yes- No	\$
Total Cost				\$ 12,000.00
Timetable of complete removal.				<u> </u>

Dump or landfill on site	Yes -No
Brownfield site	Yes No
Superfund site	Yes No
Limitations from Arkansas Department of Environmental Quality	Yes -No

Contact providing demolition estimate

Name: Rick Furr Company: Furr Excavating Address: Scott AR Phone Number: 501-231-6288

Attach an estimate from all contractors that provided information and a diagram of structures.

Date of estimate: 8 1251 2022



#### **Arkansas Site Selection Center Demolition Plan**

This plan is a requirement for listing a **site** in the Arkansas Site Selection Center database if there are structures on the property. The ASSC is not requiring that the structure to be demolished. The plan is to give an estimate of cost and timetable for a complete structure(s) removal for development purposes.

			Cost of Removal
Site Name on ASSC	Port Prop		
Site City	Little Rock		
Age of structure(s) on the site.	45 years		
Square footage of structure(s) to be demolished including foundations.	Three mobile Homes Three metal bldgs.		\$
Lead based paint	0	Yes - No	\$
Asbestos		Yes -No	\$
Additional concrete/asphalt (Driveways, sidewalks, etc.)		es No	\$
Underground fuel tank(s)		Yes - No	\$
Septic tank(s)		Yes-No	\$
Utility removal		Yes-No	\$
Total Cost			\$ 30,000.00
Timetable of complete removal.			<u>30</u> Days

Dump or landfill on site	Yes -No
Brownfield site	Yes No
Superfund site	Yes No
Limitations from Arkansas Department of Environmental Quality	Yes No

Contact providing demolition estimate

Name: Rick Furr Company: Furr Excarating Address: Scott AR Phone Number: 501-231-6288

Attach an estimate from all contractors that provided information and a diagram of structures.

Date of estimate: 8 / 25/ 2022



#### C-1b

#### LITTLE ROCK PORT AUTHORITY OPINION OF PROBABLE CONSTRUCTION COSTS

#### Thibault Ditch Relocation to the West

	Unit Price	
Ditch Construction Cost	5,600 LF @ \$ 210.00	\$1,176,000
Contingency (20%)		\$235,200
Planning and Engineering Services (10%)		\$117,600
Construction Engineering and Inspection Services (8%)		\$94,080
Utility Relocation (2%)		\$23,520

#### **Total Opinion of Probable Construction Costs**

The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's method of determining prices or over competitive bidding or market conditions. Opinions of probable costs, as provided here, are made on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids or actual construction costs will not vary from opinions of probable cost prepared for the Owner.

Pickering Firm, Inc. 1700 Kirk Road, Suite 120 Little Rock, AR 72223 501.246.3578

Mickering 🕅

\$1,646,400





13000 Cantrell Road • Little Rock, Arkansas 72223 • Phone 501.975-8100 • www.ecci.com

June 21, 2024

Mr. Bryan Day Little Rock Port Authority 10600 Industrial Harbor Drive Little Rock, Arkansas 72206 VIA EMAIL: bryan.day@portoflittlerock.com

Re: Section 404 – Preliminary Mitigation Information Little Rock Port Authority – Supersite, Little Rock, Arkansas ECCI Project # 4446-3022

Dear Mr. Day:

At your request, ECCI has evaluated the potential Section 404 Mitigation Cost for the Port of Little Rock project site located south of Thibault Road and both east and west of a portion of Frazier Pike Road, i.e., the "Supersite".

Based on the original 1Q2023 delineation, approximately 85.86 acres of wetlands and 15,139 linear feet of stream channel would likely be considered jurisdictional and require mitigation if impacted. Based on current regulations, it is possible that of the 85.86 acres of wetlands considered jurisdictional in 1Q2023, only 49.1 acres may currently be considered jurisdictional. Based on current regulations, it is possible that of the 15,139 linear feet of drainages considered jurisdictional in 1Q2023, only 13,268 linear feet may currently be considered jurisdictional.

The table below provides our preliminary rough estimates of mitigation credits that may be required under both the 1Q2023 and current regulations, along with estimated mitigation credit cost ranges (costs were obtained from area mitigation banks and may not be valid at the time of future credit purchase).

Feature Type	Estimated Credits Needed (1Q2023 regulations)	Estimated Credits Needed (current regulations)	Cost Range per Credit	Total Cost Range (1Q2023 regulations)	Total Cost Range (current regulations)
Wetlands	1,200	600	\$2,250 - \$2,750	\$2,700,000 - \$3,300,000	\$1,350,000 - \$1,650,000
Streams	112,000	95,000	\$16.50 - \$25	\$1,848,000 - \$2,800,000	\$1,567,500 - \$2,375,000
	Total \$4,548,000 - \$6,100,000 \$2,917,500 - \$4,025,000				





Although, based on the USACE hierarchy, there is a preference for using mitigation banks to acquire credits rather than permittee-responsible mitigation (PRM), in certain cases there are other options for accomplishing mitigation. Based on evaluation of the property within and surrounding the Supersite, there appear to be opportunities for establishing mitigation areas. This could be done, with USACE approval, on a project-by-project basis, i.e., PRM. Alternatively, the Port could establish its own mitigation bank. If a mitigation bank is established, the Port could choose to sell credits to the public or retain those credits for use when needed for projects within the Port area. For large amounts of mitigation, such as would be needed for the Supersite, PRM or establishment of a mitigation bank is commonly significantly less expensive than purchasing credits from a private mitigation bank. If you would like to discuss the PRM or mitigation bank establishment process, requirements, etc., please let us know.

Sincerely,

ECCI

21 b th

Jimmy Rogers Senior Environmental Scientist



# SOUTH PORT ROAD EXTENSION **CONCEPTUAL**

## PULASKI COUNTY, ARKANSAS

#### GENERAL NOTES

- THE DESIGN INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCES HEREIN, INCLUDING BUT NOT LIMITED TO, SCIGNITAL RETAINING WALLS, MAS GRAVITY MALLS, GRAVITY, GRAVITY MALLS, GRAVITY, GRAVITY MALLS, GRAVITY MALLS, GRAVITY, GRAVITY, MALLS, GRAVITY, MALLS, GRAVITY, MALLS, GRAVITY, MALLS, GRAVITY,
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PROJECT END STATION 70+60 (EXHIBIT A) PROJECT END-STATION 44+55 (EXHIBIT B) PROJECT START -STATION 0+00 (EXHIBIT B) --∧ Site Wes PROJECT START STATION 0+00 (EXHIBIT A) Use Area

EXHIBIT A: TIN, R11W, SEC. 28, 33 & 34 1.3 MILES 40 MPH DESIGN SPEED EXHIBIT B: T1S, R11W, SEC. 4 0.8 MILES 40 MPH DESIGN SPEED





201 BROADWAY LITTLE ROCK, AR 72201

|--|

WATER CENTRAL ARKANSAS WATER 221 EAST CAPITAL AVENUE LITTLE ROCK, AR 72202 (501) 377-1245 TELEPHONE AT&T/SBC 1111 W. CAPITAL AVE. LITTLE ROCK, AR 72203 (501) 373-6594

NATURAL GAS CENTERPOINT ENERGY 2205 EAST ROOSEVELT ROAD LITTLE ROCK, AR 72201 (501) 377-4558 WASTEWATER LITTLE ROCK WASTEWATER UTILITY 11 CLEARWATER DRIVE LITTLE ROCK, AR 72204 (501) 688-1416

CABLE TELEVISION COMCAST CABLE ELECTRIC 425 W. CAPITAL AVE. LITTLE ROCK, AR 72201 (501) 377-5614 1020 W. 4TH STREET LITTLE ROCK, AR 72201 (501) 375-5755

DRAINAGE & ROADWAY PULASKI COUNTY ROAD AND BRIDGE 3200 BROWN STREET LITTLE ROCK, AR 72202 PHONE: (501) 340-6800

Sheet	List Table
SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	TYPICAL SECTIONS
C-101	OVERALL SITE LAYOUT A

C - 102

OVERALL SITE LAYOUT B

SOUTH PORT ROAD

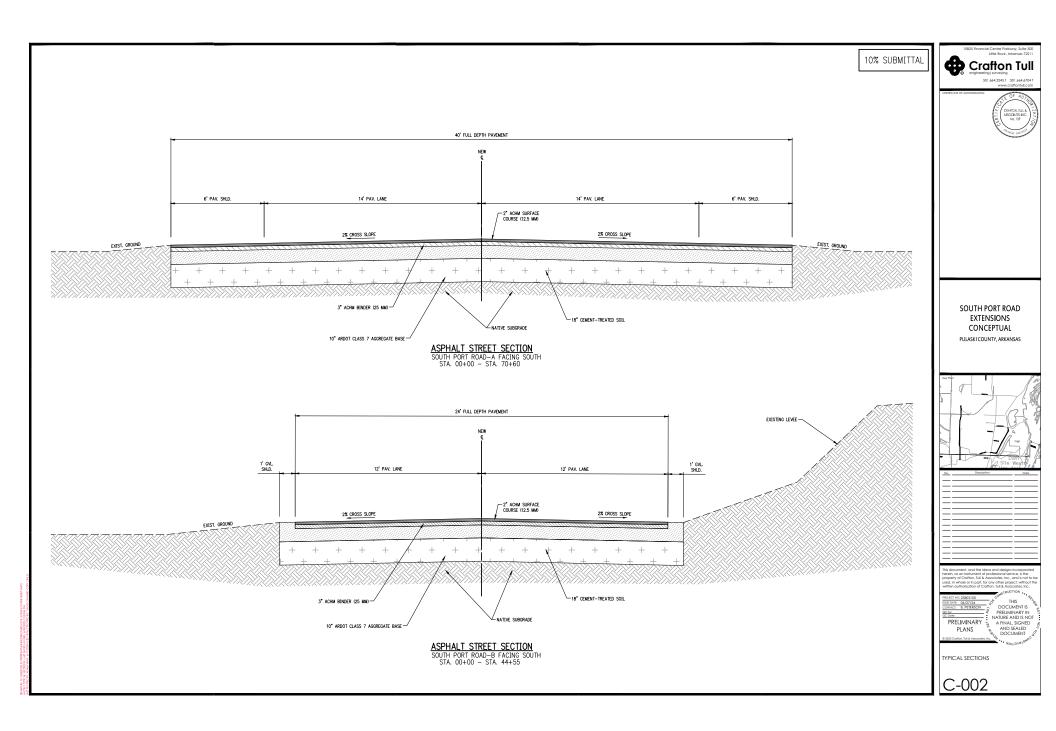
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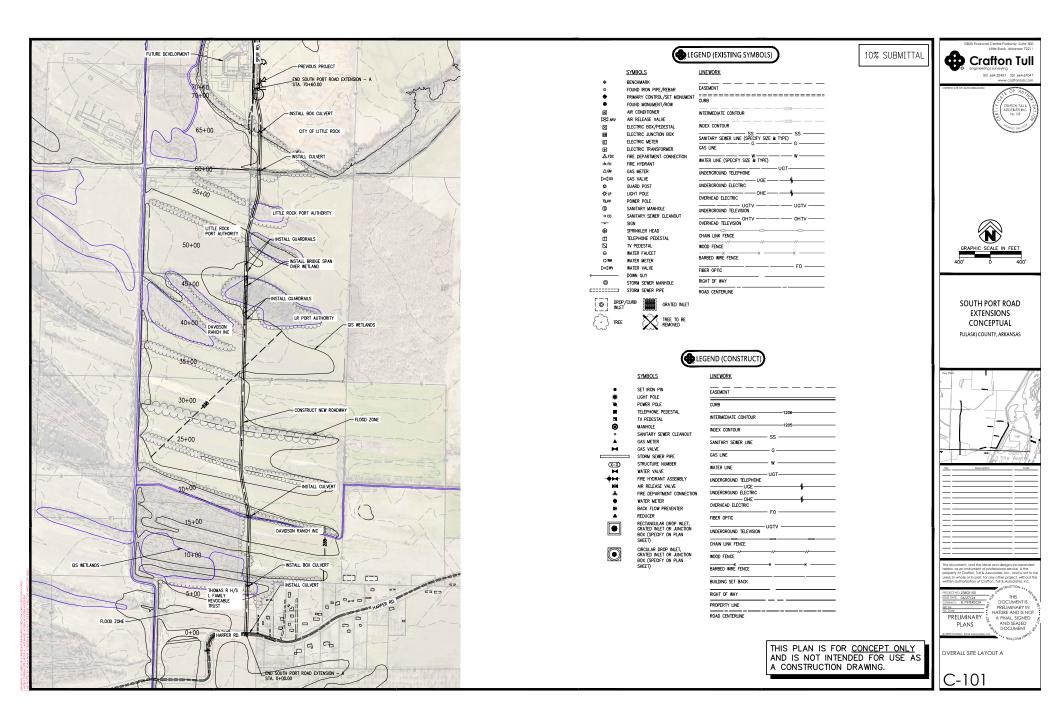
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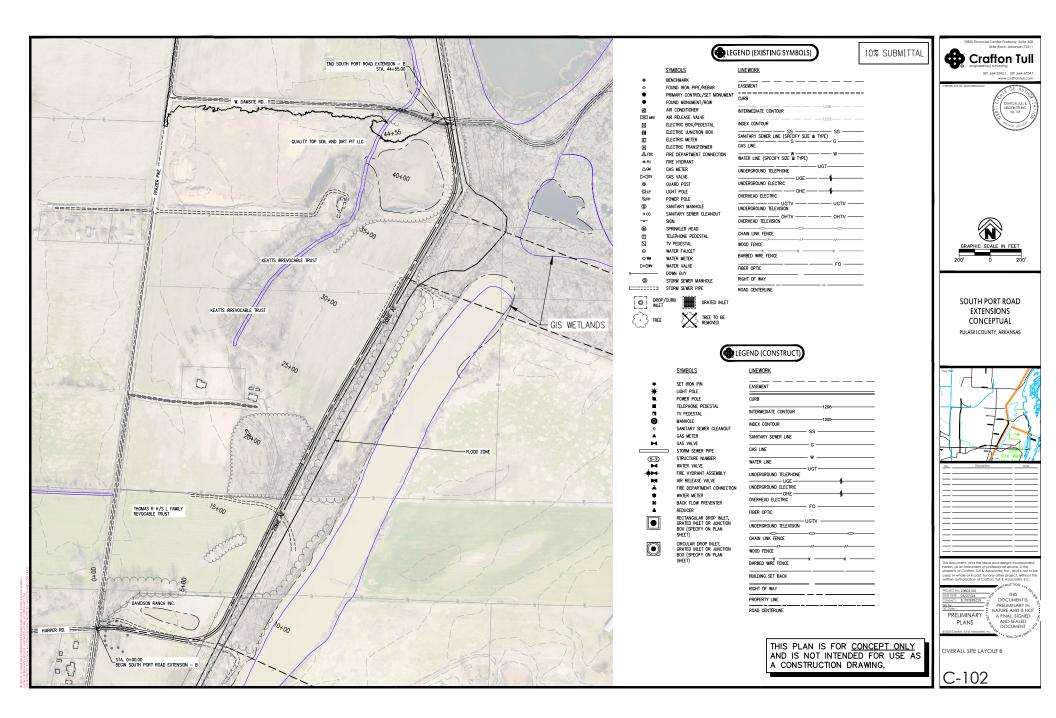
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**EXTENSIONS** CONCEPTUAL PULASKI COUNTY, ARKANSAS



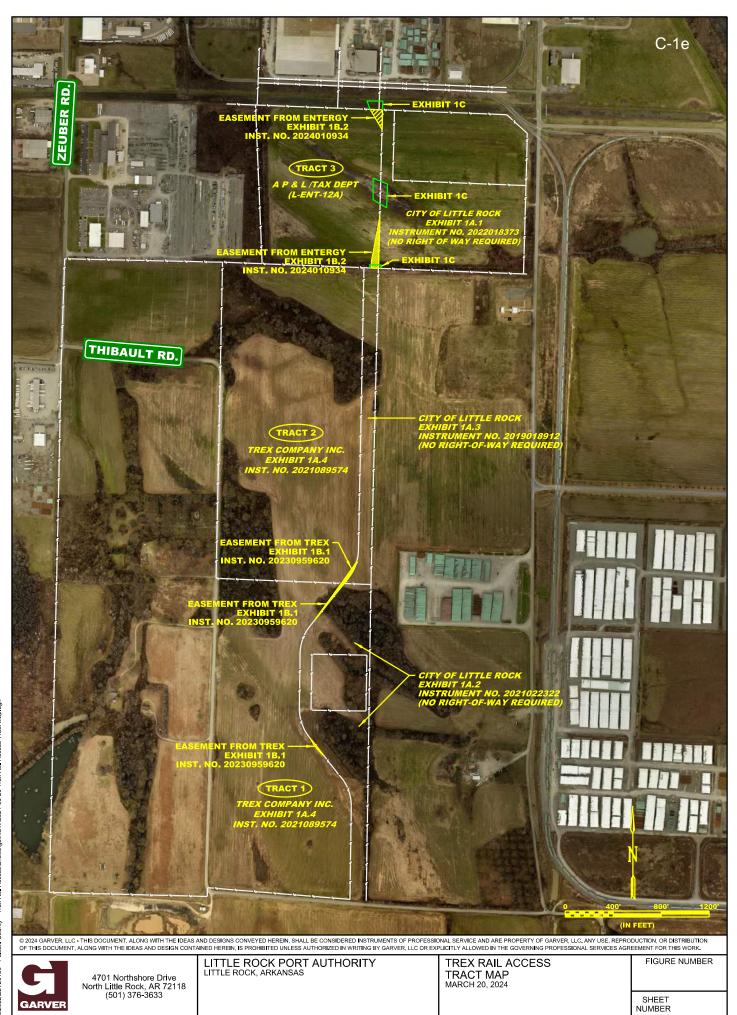






	EDA PROJECT #						
	South Port Road Extension - A						
	6/27/2024						
ltem	Description	Qty	Unit		Unit Price		Amount
2.01	SITE PREPARATION	1	L.S.	\$	100,000.00	\$	100,000.00
3.01	UNCLASSIFIED EXCAVATION	2500	C.Y.	\$	15.50	\$	38,750.00
3.02	SELECT FILL	6000	C.Y.	\$	55.00	\$	330,000.00
4.01	AGGREGATE BASE COURSE (CLASS 7)	14800	TON	\$	45.00	\$	666,000.00
5.01	TACK COAT	1480	GAL	\$	3.00	\$	4,440.00
6.01	ACHM SURFACE COURSE	3256	TON	\$	130.00	\$	423,280.00
6.02	ACHM BINDER COURSE	4884	TON	\$	120.00	\$	586,080.00
11.06	REINFORCED CONCRETE HEADWALL	10	C.Y.	\$	2,000.00	\$	20,000.00
13.84B	STORMDRAIN 4'X8' CROSSDRAIN	160	L.F.	\$	1,500.00	\$	240,000.00
16.01	MAINTENANCE OF TRAFFIC	1	L.S.	\$	25,000.00	\$	25,000.00
18.55	WATER FOR DUST CONTROL	50,000.0	MGAL	\$	0.10	\$	5,000.00
19.01	CLEAN UP	1	L.S.	\$	10,000.00	\$	10,000.00
24.01	CHECK DAM	39	CY	\$	100.00	\$	3,900.00
24.01	SILT FENCE - TYPE A (SFA)	12000	L.F.	\$	3.50	\$	42,000.00
24.02	PERMANENT SEEDING	1	AC.	\$	2,500.00	\$	2,500.00
28.01	GUARDRAIL (TYPE A)	450	L.F.	\$	36.50	\$	16,425.00
301.00	PROCESSING CEMENT-TREATED SOIL	29600	S.Y.	\$	8.00	\$	236,800.00
605.00	24" RCP	80	L.F.	\$	150.00	\$	12,000.00
605.00	24" FES	2	EA.	\$	2,500.00	\$	5,000.00
605.00	48" RCP	110	L.F.	\$	350.00	\$	38,500.00
605.00	48" FES	4	EA.	\$	6,500.00	\$	26,000.00
719.04W	THERMOPLASTIC PAVEMENT STRIPING WHITE (4")	14040	L.F.	\$	1.30	\$	18,252.00
719.04Y	THERMOPLASTIC PAVEMENT STRIPING YELLOW (4")	14075	L.F.	\$	1.00	\$	14,075.00
719.24W	THERMOPLASTIC PAVEMENT STRIPING WHITE (24")	25	L.F.	\$	15.00	\$	375.00
726.01	STANDARD SIGN	8	S.F.	\$	30.00	\$	240.00
729.02	CHANNEL POST SIGN SUPPORT (TYPE C)	1	EA.	\$	100.00	\$	100.00
SP	BRIDGE SPAN OVER WETLAND	16000	S.F.	\$	300.00	\$	4,800,000.00
		CON	ISTRUCTIO			\$	7,664,717.00
			SURV				\$42,000.00
		ENGINEERING DESIGN				\$165,000.00	
		GEOTECHNICAL			\$30,000.00		
		ENVIRONMENTAL				\$25,000.00	
		UTILITY RELOCATION				\$100,000.00	
		CONST. ENG. & INSPECTION				\$98,000.00	
		-	TOTAL I	BUD	GET	\$8	3,124,717.00

	EDA PROJECT #					
	South Port Road Extension - B					
	6/27/2024					
ltem	Description	Qty	Unit	Unit Price		Amount
2.01	SITE PREPARATION	1	L.S.	\$ 50,000.0	00 \$	50,000.00
3.01	UNCLASSIFIED EXCAVATION	2000	C.Y.	\$ 15.	50 \$	31,000.00
3.02	SELECT FILL	4000	C.Y.	\$ 55.0	00 \$	220,000.00
4.01	AGGREGATE BASE COURSE (CLASS 7)	5900	TON	\$ 45.0	00 \$	265,500.00
5.01	TACK COAT	600	GAL	\$ 3.0	00 \$	1,800.00
6.01	ACHM SURFACE COURSE	1308	TON	\$ 130.0	00 \$	170,040.00
6.02	ACHM BINDER COURSE	1960	TON	\$ 120.0	00 \$	235,200.00
16.01	MAINTENANCE OF TRAFFIC	1	L.S.	\$ 10,000.0	)0 \$	10,000.00
18.55	WATER FOR DUST CONTROL	20,000.0	MGAL	\$ 0.	0\$	2,000.00
19.01	CLEAN UP	1	L.S.	\$ 10,000.0	)0 \$	10,000.00
24.01	CHECK DAM	20	CY	\$ 100.0	)0 \$	2,000.00
24.01	SILT FENCE - TYPE A (SFA)	8000	L.F.	\$ 3.	50 \$	28,000.00
24.02	PERMANENT SEEDING	1	AC.	\$ 2,500.0	)0 \$	2,500.00
301.00	PROCESSING CEMENT-TREATED SOIL	12121	S.Y.	\$ 8.0	)0 \$	96,968.00
719.04Y	THERMOPLASTIC PAVEMENT STRIPING YELLOW (4")	8850	L.F.	\$ 1.0	)0 \$	8,850.00
719.24W	THERMOPLASTIC PAVEMENT STRIPING WHITE (24")	50	L.F.	\$ 15.0	00 \$	750.00
726.01	STANDARD SIGN	12	S.F.	\$ 30.0	00 \$	360.00
729.02	CHANNEL POST SIGN SUPPORT (TYPE C)	2	EA.	\$ 100.0	00 \$	200.00
		CON	ISTRUCTIO	ON SUBTOTAL	\$	1,135,168.00
			SURV	EYING		\$25,000.00
		E	NGINEERI	NG DESIGN		\$105,000.00
			GEOTEO	CHNICAL		\$15,000.00
			ENVIRON	IMENTAL		\$14,000.00
		l	UTILITY RELOCATION			\$100,000.00
		CON	CONST. ENG. & INSPECTION			\$60,000.00
			<b>TOTAL I</b>	BUDGET	\$	1,454,168.00



CMCulen 3/20/2024 3:08:51 PM WORKSPACE: Gener 2012 L:12022/227720150 - Pulask County – Trex Ral Access/Drawings/ROW/2024-03-20 Trex Ral Access Tract Map.dgn



#### ESTIMATE:

Removal of trees from 100 acres located at the Port of Little Rock on the proposed supersite.

\$7,500 per acre

Total cost \$750,000

Note: this estimate is good for ninety days



Howell Anderson, P.E., Chief Operating Officer

From: Cary Beth Lipscomb, P.E., Engineering Manager

**Date:** November 20, 2023

Re:

To:

New Port Pump Station and Capacity Diversion Interconnect

#### Mr. Anderson:

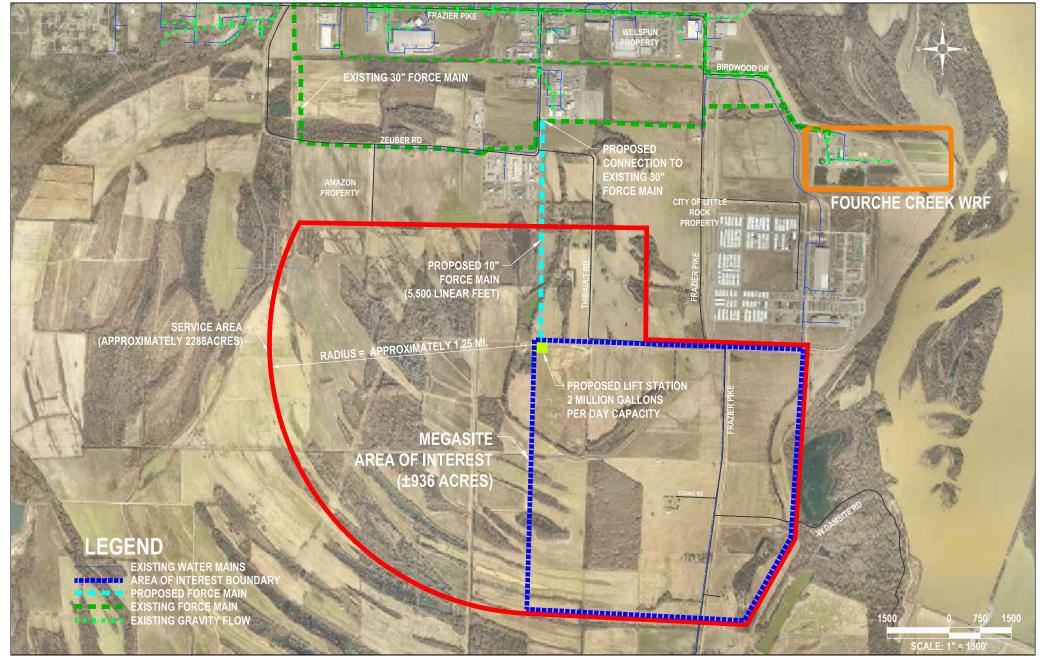
In order to support growth in the Port of Little Rock, a new pump station and interconnect structures are required for the additional sewer capacity of new customers. The initial phase of the proposed Thibault Road Pump Station and Capacity Diversion Interconnect project will provide sewer service to approximately 2300 acres south of the existing Port of Little Rock including a proposed 900-acre mega site. The total project cost estimate is \$6,400,000.

The proposed new Thibault Road pump station will be designed to have a sewer flow capacity of approximately 2 million gallons per day (MGD) and a gravity service area of approximately 2,300 acres extending south to approximately Harper Road. This project will also include a new 10-inch force main to connect the proposed pump station to the existing Little Rock Water Reclamation Authority (LRWRA) system, which ultimately terminates at the Fourche Creek Water Reclamation Facility (FCWRF). A site map of the proposed pump station can be seen in Attachment 1, along with the proposed force main and the location of the existing LRWRA system. The proposed pump station would include a pre-cast concrete wet well with a depth of 30 feet, two (2) duty pumps and remote system monitoring and operational control. This design will allow for the pump station to be expanded when needed to accommodate future additional growth in the Port of Little Rock.

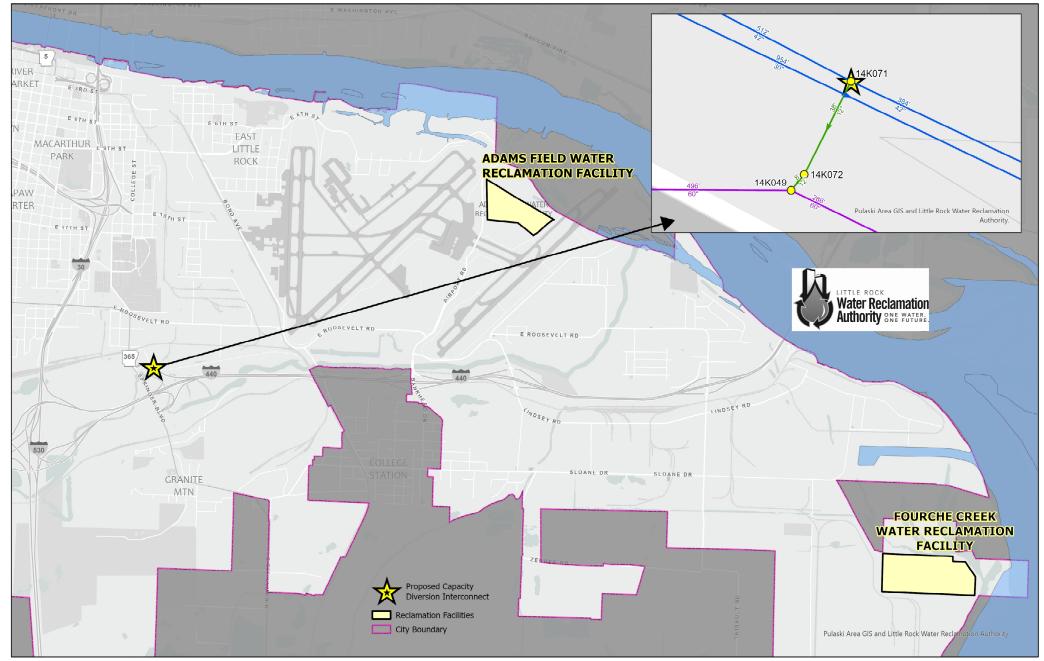
The FCWRF is currently limited to a treatment capacity of 12.8 MGD before facility expansion is required by permit and is currently averaging daily flows of 10.5 MGD. LRWRA's other facility, the Adams Field Water Reclamation Facility (AFWRF), currently has available capacity which can be utilized. As a temporary measure to offset flows into the FCWRF, LRWRA is proposing a plan to divert up to 3.0 MGD of flow from the FCWRF system into the AFWRF system, using a pre-existing convergence point east of Springer Blvd. The proposed capacity diversion interconnect that would allow these flows to be diverted to AFWRF is shown in Attachment 2. This interconnect includes a 12-inch line that connects the 42-inch FCWRF line to the 60-inch AFWRF line. This project would require the construction of diversion structures, additional sewer lines, as well as the associated flow monitoring and automation equipment tied to the utility's flow control system. The diverted flows would provide adequate capacity to FCWRF for near-term Port of Little Rock development until the projected completion of the FCWRF biological expansion in 2032. Diverting flows from the FCWRF system to the AFWRF system also provides a significantly lower cost alternative compared to an expedited expansion to the FCWRF.



#### Attachment 1



#### Attachment 2



## Environmental

Wetlands Screening: FTN Associated Ltd. provided a Delineation of Potential Section 404 Issues dated March 30, 2023 (See attachment E-1a for detail.). FTN conducted a Level 3, routine wetland delineation of the approximate 1,100-acre site. A total of 110 sampling locations were established and data collected.

The project area was found to be most agricultural fields and also included ag drainage, residential property, an active borrow pit, undeveloped forested areas, various wetlands and ponds. FTN observed 47 areas that displayed wetland characteristics, totaling approximately 92.08 acres.

Three ephemeral channels and seven farm ditches were observed and are likely subject to jurisdiction under Section 404.

Two open water ponds totaling less than an acre appear unlikely to be subject to jurisdiction.

In a follow-up letter from ECCI dated 6/21/24 regarding wetland mitigation and the costs for such, the approximate acres of wetland were reported as 85.86 acres as of 1Q2023 with a potential cost estimate of \$2.9 - \$6.1 million depending on the regulations and mitigation required. See attachment C-1c for detail. Less than 50 of those acres may currently be considered jurisdictional based on a Supreme Court decision in 2023. In attachment E 1-b, "Table 1. Summary of wetland jurisdictional status" on pages 2-3 of the report compares the two jurisdictional impacts. ECCI recommends a jurisdictional determination be obtained from the USACE prior to development. Attached E-1c reflects the national wetlands.

A federal nexus (federal dollars involved/ requested, federal permit required, or federal land decision required in project area) will result in a more scrutinized review of this category.

**Floodplain** The majority of the site is located in FEMA Zone X, protected by levee or of minimal risk, which is 100% above the 100-year flood plain. There are small areas on the western boundary in Flood Zone A, with a one percent chance of annual flood hazard. See attachment E-2 for a map of the flood zone and Figure 5 in attachment E-1b.



Historical and Cultural Review:	Flat Earth Archeology conducted a desktop review dated in 2023 of the 1,000 acres property of interest (including the 875 acres Megasite).
	Seven Archeological sites were recorded within the boundaries of the Megasite. Findings included lithics, ceramics, building material, metal, glass and animal remains. One record on the northern boundary (3PU0015) contained human remains.
	One historical building, Little Rock VORTAC, was noted on the north central portion of the site. The Department of Transportation and the FAA have plans to remove the facilities from this location in the Winter 2024/Spring 2025.
	In March of 2017, Flat Earth conducted a pedestrian survey of 515 acres which included a large portion of the Megasite. Four undocumented archeological sites were discovered, documented and submitted to the Arkansas Archeological Survey. No shovel test pits or excavations were carried out. Flat Earth recommends a Full Phase I survey of the property.
	See attachment E-3 for the full desktop review conducted in 2023. A copy of the March 2017 pedestrian survey can be provided upon request. A federal nexus will result in a more scrutinized review of this category.
	A Phase II Cultural Study is planned for Spring 2025.
Endangered Species:	As dated 5/9/24, ECCI conducted an evaluation of potential presence of threatened and endangered species including an iPac report (dated 5/7/24) of the Megasite area. Of the seven federally listed species that may occur, three were identified as having the potential to affect habitat areas on the site: two species of bats and the alligator snapping turtle. The iPac also suggested Bald Eagles could be present.
	A federal nexus will result in a more scrutinized review of this category. If no federal agency is involved in the project, ECCI still recommends requesting technical assistance from the US Fish and Wildlife Service regarding potential impacts to the species. See attachment E-4 for detail.



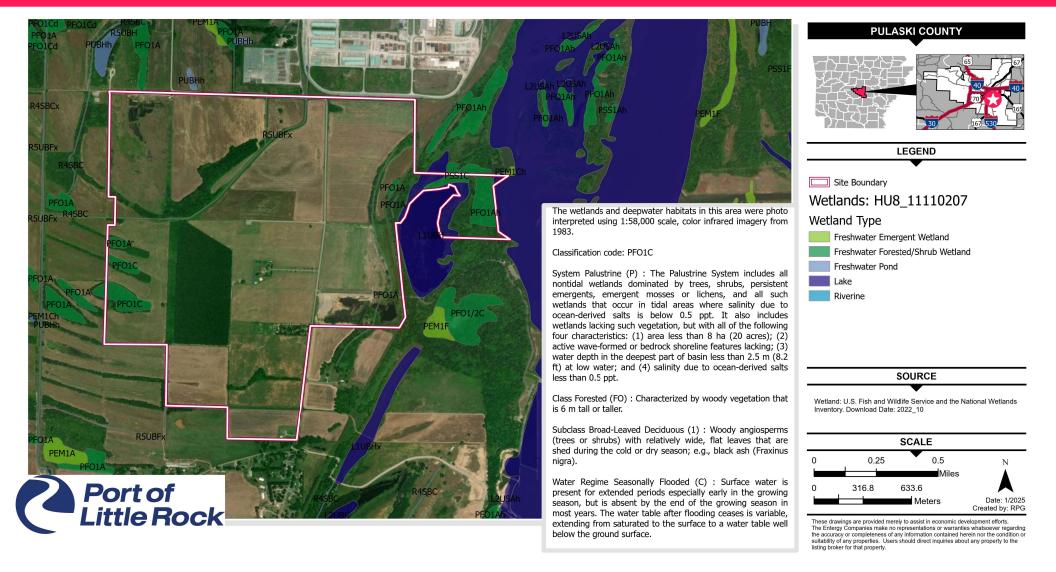
Environmental	In July 2024, ECCI provided a Phase I Environmental Site
Phase I (and Phase II	ECCI provided a Phase I Environmental Assessment in July
if required):	2024 on 965 acres on what is now known as the Megasite.
	During the course of the project, ECCI performed a site
	reconnaissance, reviewed federal, state, and local records, and conducted interviews. ECCI noted the property as primarily agricultural land, undeveloped property, residential property and a Federal Aviation facility. ECCI did not observe any recognized environmental conditions, controlled environmental conditions or historical recognized environmental conditions as reported in the Executive Summary on page 2 of the report.
	See attachment E-5 for the full Phase 1 ESA.
Stormwater Retention Plan:	All sites in the Port of Little Rock are subject to state stormwater retention requirements (10-15 business day approval for permit). See attachment E-6, Arkansas Department of Environmental Quality Quick Reference Guide, page 4 for General Permits for Stormwater for details.





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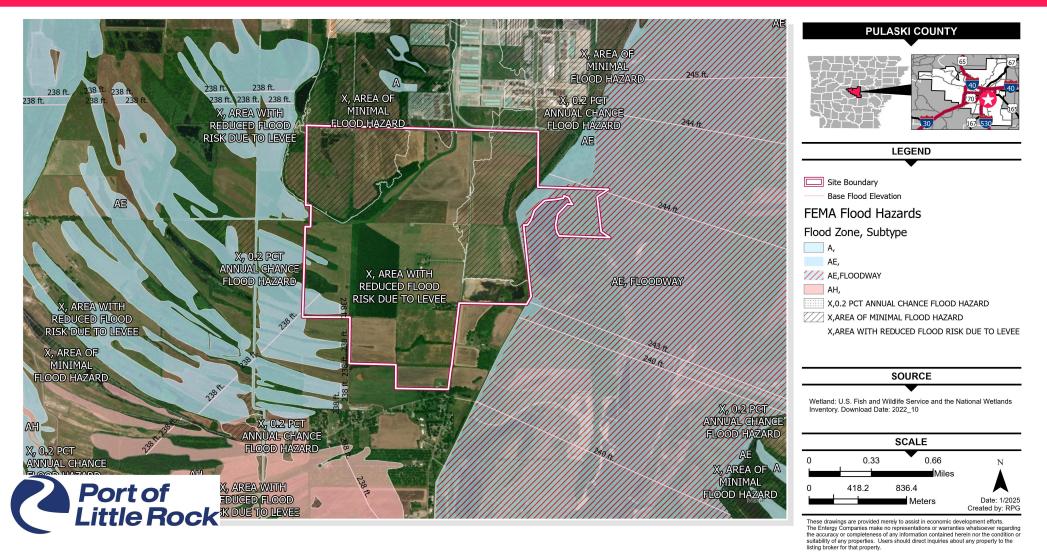
#### LITTLE ROCK PORT MEGASITE / NATIONAL WETLAND INVENTORY



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## LITTLE ROCK PORT MEGASITE / FEMA FLOOD HAZARDS



E-2

## Geotechnical

**Soils Report:** On June 5, 2024, UES provided interim results of their geotechnical investigation of the Megasite area. Four borings were drilled in the northern portion of the property with three at 60' and one at 85'. The conditions were summarized as:

- A) The flat site terrain with poor to very poor surface water drainage.
- B) The surficial moisture-sensitive silt and sandy silt commonly at the ground surface which will be subject to significant strength and stability reductions during wet seasons.
- C) The predominant low shear strength and high to moderate compressibility of the onsite soils to 23- to 28-ft depth.
- D) The increase in shear strength and decrease in compressibility below 23- to 28-ft depth.
- E) The presence of localized perched water at shallow depths on the order of 1.5 ft. but more typical groundwater levels at 12- to 13-ft depth in May 2024.
- F) The results of preliminary analyses indicating a Seismic Site Class D and a low potential for liquefaction triggering.

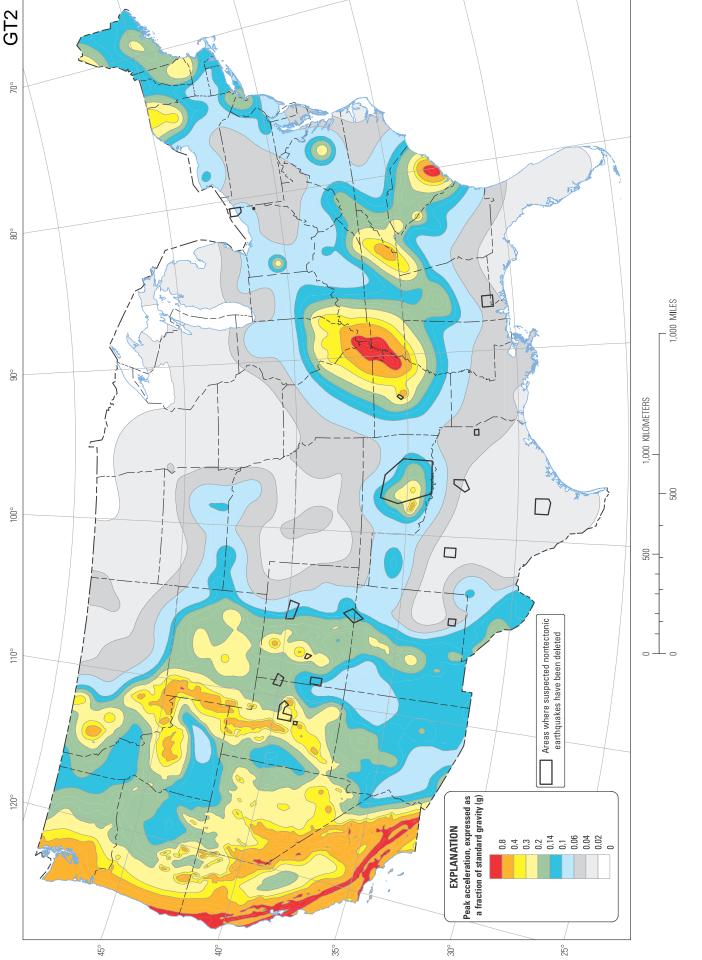
See attachment GT-1 for additional detail.

**Seismic Rating:** On page 2 of the UES geotechnical report, the site is referenced as being in Zone 1 – which is the zone of least anticipated seismic potential and a low potential for liquefaction triggering. See attachment GT-1 for more detail.

The United State Geological Survey provides National Seismic Hazard Maps which are derived from seismic hazard curves calculated on a grid of sites across the United State that describe the annual frequency of exceeding a set of ground motions. Little Rock is in one of the lower ratings of probability of exceeding peak ground acceleration.

See attached map GT-2 for more detail.







## **Zoning/Permitting**

Copy of Restrictive Covenants:	Not applicable.
Current Classification and Proposed Zoning (if different) to Conform with Intended Use:	
Copy of Zoning Ordinance:	Not applicable.
Explanation of Process to Change Zoning:	Not applicable – the property will be annexed at I-3 Heavy Industrial after being annexed into the city limits of Little Rock.



#### **GENERAL INFORMATION ON**

#### THE PETITION FORM OF ANNEXATION

#### I. THE APPLICANT(S) PREPARE LEGAL DESCRIPTION AND MAP

Coordinate with the Arkansas Geographic Information Systems Office (1 Capitol Mall, Suite 6D, Little Rock or 501-682-2767) for the preparation of legal description and digital map

#### II. THE APPLICANT(S) PREPARES THE <u>ANNEXATION PETITION</u>.

- A. The petition should include an accurate legal description and signatures of a majority of the owners owning a majority of the property described in the petition.
- B. The petition should include a person authorized to act as the agent for the annexation.
- C. An accurate plat or map should be included with the petition.

# III. THE APPLICANT(S) PREPARES THE NOTICE OF HEARING ON ANNEXATION PETITION.

# IV. THE EXECUTED ANNEXATION PETITION AND THE NOTICE OF HEARING ON ANNEXATION PETITION SHOULD BE FILED WITH THE PULASKI COUNTY CLERK.

- A. Copies of maps or plats should be included.
- B. Total fees would be \$100.00 to the county (This amount may have changed).
- C. A legal notice fee would be payable to the county (cost would be determined by the length of the legal description).
- V. A HEARING DATE BEFORE THE COUNTY JUDGE IS ESTABLISHED.
- VI. THE APPLICANT(S) PREPARES AN ORDER PRIOR TO THE COURT HEARING FOR THE COUNTY JUDGE'S SIGNATURE.
  - A. The judge approves or denies the order.

## VII. THE APPLICANT(S) FILES FOR ANNEXATION WITH THE LITTLE ROCK PLANNING COMMISSION.

A. Applicant completes application and filing fee (\$250.00) with the following: Letter requesting annexation, Copy of AGIO letter, Copy of filed Judge's Order, Map with legal description, Copy of Petition, and a list of services requested.

#### VIII. AN <u>ORDINANCE</u> IS PREPARED AND FILED IT WITH THE LITTLE ROCK CITY CLERK.

- A. The annexation ordinance is placed on the Little Rock Board's agenda.
- B. The Board approves or denies the annexation ordinance.

## Utilities

Phone: Email: Service and Proximity	Chris Murphy or Bentley Story 425 West Capitol Ave., Suite 2700 Little Rock, AR 72201 501.377.4467 or 501.377.4089
City, State, Zip: Phone:	
<u>Water</u> : Name of Utility: Contact Person(s): Address: City, State, Zip: Phone: Email: Service and Proximity to Site:	Little Rock, AR 72202 501.377.1298 <u>Jim.ferguson@carkw.com</u>



## Utilities

Sewer: Name of Utility: Contact Person(s): Address: City, State, Zip: Phone: Email: Service and Proximity to Site:	Little Rock Water Reclamation Authority Rebecca Burkman, Director of Environmental Affairs 11 Clearwater Drive Little Rock, AR 72204 501.688.1486 <u>rebecca.burkman@Irwra.com</u> 3.0 MGD lift station to be constructed on the NW corner of the site, creating 4.8 MGD of excess capacity. Construction in 2026 with a 12-18 month buildout. See attachment C-1g for a memo from the Little Rock Water Reclamation Authority for more detail on the new pump station and impact to the system.
<u>Telecommunications</u> : Name of Utility: Contact Person(s): Address: City, State, Zip: Phone: Email: Service and Proximity to Site:	AT&T Lisa Lake 120 W 8th Street, Suite 351 Little Rock, AR 72201 501.563.8230 <u>lisa.lake@att.com</u> AT&T has fiber handholes along the north side of the property on Thibault Road. AT&T is the primary provider in the Port.
Name of Utility: Contact Person(s): Address: City, State, Zip: Phone: Email: Service and Proximity to Site:	Unite Private Networks Suzanne Page Little Rock, AR 72201 501.539.6141 <u>Suzanne.Page@upnfiber.com</u> UPN offers custom fiber builds and could provide dual entry to the property. Cost would depend on project needs. Unite Private Networks (UPN) provides service to adjacent properties Trex, Fiocchi, and Welspun.



Rail:

Name of Utility:Little Rock Port Authority Short Line RailContact Person(s):Bryan DayAddress:10600 Industrial Harbor DriveCity, State, Zip:Little Rock, AR 72206Phone:501.519.1950Email:bryan.day@portoflittlerock.comService and Proximity<br/>to Site:The Little Rock Port Authority railroad will be expanded to the<br/>north boundary of the site by Spring 2025. The railroad<br/>connects to two Class I railroads: UP & BNSF. LRPA railroad

switches daily for port industry.



## Taxes

Local Sales Tax Rates:	Total: 8.6125% State of Arkansas: 6.5% Pulaski County: 1.0% City of Little Rock: 1.125%
• •	\$1.30 per \$100; Property Tax Abatement of up to 65% to be considered for competitive projects.
	Property taxes are based on 20% of the total value. Little Rock's millage is 0.0643 mils.
	If the property value is \$1,000,000, the property tax would be: \$1,000,000 x .20 x 0.0643 = \$12,860
State Taxation Summary:	The Arkansas Economic Development Commission taxation report can be found on the AEDC web site at <u>https://info.arkansasedc.com/download-taxation-economic-</u> <u>report?_gl=1*ks2mkk*_gcl_au*NzE4MDcyNzkxLjE2OTQ0NDIwNjc</u> . A copy of the 2024 report is included as reference as attachment
	T-1.



#### Maps

#### The following maps are provided behind this section:

- Transportation, Regional
- Transportation, Immediate
- Port View
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Water/Wastewater Infrastructure
- Electrical Infrastructure
- Surrounding Uses and Existing Industry
- McClellan-Kerr Arkansas River Navigation System Map

#### DISCLAIMER

Entergy Arkansas, LLC ("EAL"), nor anyone acting on behalf of EAL, makes no representations or warranties of whatsoever nature, directly or indirectly, express or implied, as to the site described herein or any improvements located thereon including, without limitation, the physical conditions or attributes of the site or improvements; condition of title to the site or improvements; suitability of the site or improvements for any particular purposes; compliance with federal, state or local laws, regulations or orders and applicable zoning, building and other legal requirements; and/or the correctness and completeness of the contents contained within these materials.

Recipients of these materials must perform their own investigation and due diligence concerning all aspects of the site and/or improvements, financial, tax, and business matters associated therewith so as to enable them to evaluate the merits and risks of the site and to make any informed decision with respect thereto.

