



Miller-Newell Engineers, Inc.

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February 19, 2024

Jon Chadwell, Executive Director
Newport Economic Development Commission
209 Hazel Street
Newport, AR 72112

Re: Industrial Site Recertification

Dear Jon:

The Environmental Phase I study for the 100 acre site completed in 2018 has been reviewed to determine if the site remains environmentally clear. Based upon our review we found only one change. A 20.38 acres parcel in the southwest corner of the tract has been carved out of the 100 acres and developed as a cannabis grow facility. The facility closed in 2020 and sits vacant at present. The remaining acreage remains in hay meadow, concrete pavement and agricultural land. A ditch runs west to east between the hay meadow and the agricultural field to the North. The ditch appears to have been maintained in recent years and the soil placed on the south side creating a berm. A triangle shaped piece of ground bounded by abandoned Runway 9-27, Runway 13-31 and the connecting taxiway has been tilled and planted in wheat.

The undeveloped acreage and farmed acreage did not show signs of distress. There were no stagnant pools, unidentified barrels or items of concern present on the property. This land appeared as it did in the 2018 study. No contaminant disposal sites have been noted within the area.

During development, the cannabis grow facility was provided with public water, sewer and electrical power. Sewer was run to the site from adjacent property to the west onto adjacent property to the south. The facility extended off of the property to public sewer. Water was brought to the site from the south and runs on adjacent property along the south side of the cannabis site. Three phase electrical power comes from the south and runs across the west edge of the cannabis property to the northwest corner then eastward on the property 150' to a transformer pole. The cannabis facility did have a discharge from the process that was high in nutrients that were not acceptable to the City sewer system. As a result they collected the waste in a holding container then shipped it off site for disposal. No known contaminants were discharged onto the earth's surface. As a result there were no detrimental affects from the grow facility. The structures erected are a metal building and a series of greenhouses with steel framework substructure. The roof is composed of opaque sheeting and a portion of the roof opens for direct sunlight. No known materials such as asbestos were used in the facility.

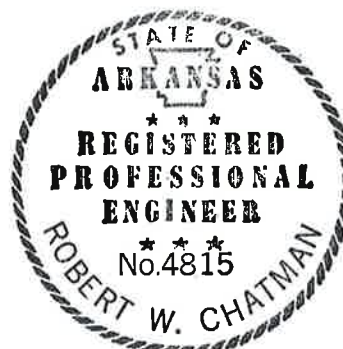
The balance of the property remains as it was found during the 2018 study. No changes were noted in the February 14, 2024 site visit. We are enclosing an aerial photograph of the site taken 10-1-2023 for comparison with the map in the original report.

If we can be of further assistance, please call.

Sincerely,

Robert W. Chatman, P.E.

RWC/sr





2-19-2024

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SITE UTILITY MAP - 96 ACRE INDUSTRIAL SITE
 NEWPORT ECONOMIC DEVELOPMENT COMMISSION
 NEWPORT, ARKANSAS

PROJECT NUMBER: 24-010
 DRAWN BY: DHD
 CHECKED BY: W.M.M.
 DATE: FEB 2024
 REVISIONS:
 1.
 2.
 3.

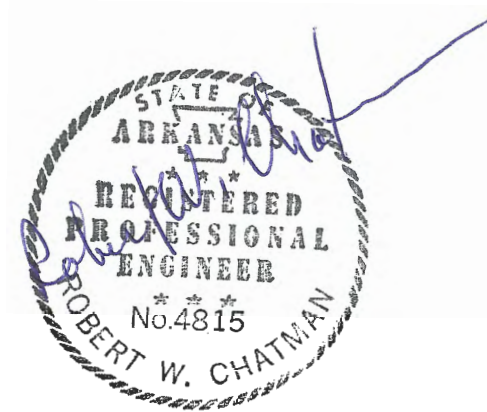
SHEET NUMBER:
1 of 1
 DRAWER NUMBER:



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PHASE I
ENVIRONMENTAL ASSESSMENT
FOR
96 ACRE DEVELOPMENT SITE AT
INDUSTRIAL PARK
NEWPORT ECONOMIC DEVELOPMENT COMMISSION

September 2018



Prepared by:

MILLER-NEWELL ENGINEERS, INC.
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Newport, AR 72112

Miller-Newell Engineers, Inc. has been commissioned by the Newport Economic Development Commission to perform this Phase I Environmental Site Assessment on a tract of land at the Newport Industrial Park. The purpose for the assessment is to prepare the 100 acre site as a certified industrial site. The land is held in the name of Newport Jackson County Industrial Development Board. The property is rectangle in shape with the south line running 125' north of the centerline of the east west runway at the Newport Airbase.

SITE DESCRIPTION

A part of Section 27, Township 12 North, Range 2 West, in Newport, Jackson County, Arkansas.

The property is located in the Newport Industrial Park. The property is in the corporate limits. The property was originally a part of the Army Airbase established in the 1940's during World War II as a training facility. The War Surplus Act reverted the property back to the City of Newport and some fringe properties back to the original owners. The land has been in agricultural use or grasslands for the last fifty years. The land is level with relief being less than two feet. The property is bounded on its north side by agricultural fields. There is a small ditch running east to west and located at about the northern third of the property. The property lays 125' north of the centerline of the east-west runway which is the most prominent geographical feature in the area.

SITE HISTORY

The site history for the property is traceable by researching the deeds on the property. A list of property owners for the past fifty years is provided in Figure 1. In order to confirm the use of the property fifty years ago, the 1957 aerial photo was reviewed. AS can be seen in Figure 2, the photo indicates agricultural or grass land use. The land has been in the same use until present day. There have been no residences on the property in the past fifty years.

SITE 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 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 rights-of-way and easements as well as those rights-of-way and easements reserved within this instrument.

OWNERSHIP HISTORY

Newport Jackson County Industrial Development Board	2004 –Present
Arkansas Department of Corrections	1996-2004
City of Newport	1946- 1996

FIGURE 1

From the historical view in Figure 1 it can be seen that the early ownership was vested in the City of Newport. Through the War Surplus Act the land was reverted back to the City of Newport. The City sold the land to the Department of Corrections who later sold to the Newport-Jackson County Industrial Development Board.

UTILITIES

A 3-phase power line runs parallel with and approximately 900' north of the northern boundary of the property adjacent to Highway 18. To the west property a 3-phase power line runs parallel with the west property line from south to north and at approximately 1100' to the west along Highway 18 Spur. A gas line runs along Highway 18 Spur and the gas line is approximately 2". A sewer pump station is located at the mid-point of the north-south reach of Highway 18 Spur. The subject property will require an additional pump station. The pump station discharges into a force main that flows south along the east right-of-way line of Highway 18 Spur to the existing collection system.

The property has access to water supply from two sources. The City of Newport has a 6" water line on the west side of Highway 18 Spur approximately 1270' from the west property line. The City of Grubbs has a 4" water line on the north side of Highway 18. Best flow and pressure would be realized from the Newport main.

Telephone cables were noted along Highway 18 Spur and Highway 18.

Attachment 1 shows the utility locations.

REGULATORY AGENCY REVIEW

The Arkansas Department of Environmental Quality (ADEQ) is the state arm of EPA. ADEQ has the enforcement and regulatory responsibility for the state concerning hazardous materials, leaking underground storage tanks, hazardous material generators, and among other duties to protect the environment. The ADEQ website was reviewed and the results of that search are provided herein.

The following is a list of active Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites in Newport, Arkansas:

<u>Site Name</u>	<u>Location</u>
Arkwood, Inc.	Omaha
Cedar Chemical Co.	Helena-West Helena
Gurley Oil Pit	Edmondson
Industrial Waste Control	Jenny Lind
Jacksonville (Graham Road) Municipal Landfill	Jacksonville
MacMillan Ring-Free Oil	Norphlet
Mid-South Wood Products	Mena
Monroe Auto Equipment Co.	Paragould
Mountain Pine Pressure Treating	Plainview

<u>Site Name</u>	<u>Location</u>
Old Midland Products	Ola
Quachita Nevada Wood Treater Popile, Inc.	Reader El Dorado
Rogers Road Municipal Landfill	Jacksonville
South 8 th Street Landfill	West Memphis
Vertac, Inc.	Jacksonville

None were noted in Newport, Arkansas.

The following is a list of regulated underground storage tanks for the Newport Industrial Park Area:

<u>Site Name</u>	<u>Location</u>
Curtner Lumber Company, Inc.	8502 Curtner Drive
Arkansas State University	7648 Victory Boulevard
Newport Municipal Airport	8502 Victory Boulevard
Grimes Arkansas Department of Corrections	300 Corrections Drive

None were noted to have leaked or to be leaking. These are located within 1 mile of the study site.

The following is a list of Resource Conservation & Recover Act of 1976 (RCRA) hazardous waste generators for the Newport Industrial Park Area:

<u>Site Name</u>	<u>Location</u>
Arkansas State University Newport	7648 Victory Boulevard
T W H Enterprises	4010 North Operations Drive
General Cable Corporation	7301 Victory Boulevard
AR State Truck Driving Training	7648 Victory Boulevard
Delta Manufacturing	7900 Victory Boulevard
Taylor Made Ambulance	3710 Highway 67 North

Our review indicates no regulatory action against any property within one-half mile of the site.

SITE OBSERVATION

(9.2.3) The site visit was held August 20, 2018. The site inspection included transversing all boundaries criss-crossing the property. This provided an excellent overview of vegetation and conditions on the property.

(9.2.4) Access to the property is via Highway 980 which leads to the Newport Industrial Park from US 4-lane Highway 67. From Highway 980, which turns into Victory Boulevard, turn left on to Comet Drive to the southwest corner of the study site. The property being studied lays 125' north of the centerline of the east-west runway of the

Newport Airbase Complex. The property begins with the west end of this runway and is approximately 1000 feet north and south and 4370 feet east and west. The south line does divert away from the 125' parallel to the east-west alignment when it intersects the Runway 13-31. At this point the south line excludes a portion of Runway 13-31; then continues parallel to Runway 9-27. See enclosed property map. While the access to the property crosses the ASUN Truck Driving School property, ASUN has granted an easement. The final 75' to the property is grassland. A street will need to be constructed for final ingress and egress from the site.

(9.4.1.1-9.4.1.2) The current use of the property is grassland and crop production. The primary two crops are rice and soy beans. From all research the land has been used for these two purposes for in excess of fifty years. No signs of distressed vegetation was noted.

(9.4.1.3 -9.4.1.4) The adjacent property has various uses. To the east the land is used as a municipal airport. To the west is an agricultural field. To the north, is cropland. To the south is the east-west runway now used as a truck driving range.

(9.4.1.5) The site is in the city limits of Newport with the north line of the property being part of the city limits boundary. The south line of the property lays 125' north of the centerline of the abandoned Runway 9-27. The runway now serves as a truck driving range. A part of Runway 13-31 also protrudes into the property. See site Utility Map for layout.

(9.4.1.6) The geographical makeup of the region is composed of soils with varying deposits clays and silts. The surface is underlain by the quaternary aquifer. The terrain is flat. Runoff from the area flows to Village Creek by various drainage ditches. A part of the property is drained through subsurface drains originally installed when the airbase was developed in the early 1940's.

(9.4.1.7) There are currently no residences or other structures on the site. Aerial photography from 1970 shows no buildings.

(9.4.1.8) The only public transportation access to the site is Comet Street which runs north from the Highway 980. From Highway 980 one can go north on Highway 18 Spur to Highway 18 then left on 18 to the access to US Highway 67 4-lane toward Jonesboro or St Louis. Highway 980 also runs west to intersect US Highway 67 4-lane to run south to Little Rock and Dallas.

(9.4.1.9) Water is not available at the site. The City of Newport has a 6" looped line located south of the site and south of the railroad spur at Comet Street. This is approximately 1400 feet south of the site. A 6" main runs along Highway 18 Spur some 1270 feet west of the west property line. A 4" main runs along Highway 18 which is parallel with the north line and 1100 feet north. No sewer exists at the site. A facility constructed on the south edge of Runway 9-27 is served by a grinder pump station that has a small force main running south to the City of Newport sewer.

(9.4.1.10) Sewer is also located on Highway 18 Spur. A pump station is located 1185 feet west of the southwest corner of the study property.

(9.4.2.1-9.4.2.3) The land has been in use for agricultural purposes since its clearing in the early 1900's. Prior to that time it was woodlands. For a short period the land was taken by the U.S. Government for use as an Army Air Field. This particular land was a grass area serving as a primary surface for Runway 9-27. The primary surface is a smooth safety area that is at or below the runway elevation.

(9.4.2.4) There are no storage tanks on the subject property. No evidence exists that there has been any storage tanks on the property.

(9.4.2.5) During the site visit no noxious odors were noted at the site.

(9.4.2.6) There were no pools of liquid nor sumps on the site.

(9.4.2.7- 9.4.2.9) During the site visit, a search was made for abandoned containers of contaminants. None were found.

(9.4.2.10) There are no power lines on the site. Three phase power currently runs on the westside of the Highway 18 Spur and on the south side of Highway 18 and along the railroad spur located 1300 feet south of the property.

(9.4.3.1) There were no structures on the site and as a result no HVAC units on the site.

(9.4.3.2) There was no staining of the soil nor was corrosion noted.

(9.4.3.3) There was no interior stain and no sumps on the site that might indicate contamination.

(9.4.4.1) There were no pits, ponds, or lagoons noted. There are several drainage inlets serving the subsurface drainage system. The grates have been removed by vandals for scrap iron. The openings are significantly large enough for a man to fall in.

(9.4.4.2) No stains were noted.

(9.4.4.3) No stressed vegetation was found during the site visit.

(9.4.4.4) There were no solid waste disposal sites noted on the property.

(9.4.4.5) Being no structures on the site, there is no wastewater generated on the site. The sanitary sewer pump station to the west of the site presently handles wastewater from the residences on the west side of Highway 18 Spur.

(9.4.4.6) There are no wells on the site.

(9.4.4.7) There are no septic systems or cesspools on the site.

CONSLUSIONS AND RECOMMENDATIONS

Based upon review of the historical records, interviews and the site visit, it is clear that the property has been in use in agricultural land for in excess of fifty years. For a short period in the 1940's, it was in grassland and used as a safety zone around the airport while the airport was used for military purposes. As agricultural land one would expect the use of fertilizers, pesticides, and herbicides. The applications are regulated by the State Plant Board in order to prevent excessive buildup and surpassing the threshold levels to become contaminants. No evidence was found to indicate excessive concentrations. A review was made of the National Wetlands Inventory website (copy of printout attached). No wetlands were indicated for the property.

Based upon the ASTM Protocol for a Phase I Environmental Assessment no evidence of concern was found. The site is cleared of environmental issues.



August 20, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

1957 AERIAL PHOTO

FIGURE 2

18 94.5
11 54.6
32 50.6
33 25.5
18

3433
6-23-71

Pc/NHBL

1 25.3

3439
7-31-15

2
57.0

NCL
Pc/NHBL

NCL
Pc/NHBL

3482

Pc/NHBL

Pc/NHBL

2

1

38
35.9

Pc/NHBL
3485

37
34.0

Pc/NHBL
3485

3483
11-23-71

Pc/NHBL

Pc/NHBL

Pc/NHBL

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26