



STATE OF MISSISSIPPI

PHIL BRYANT
GOVERNOR

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

GARY C. RIKARD, EXECUTIVE DIRECTOR

February 10, 2017

Jonathon Daniels
Mississippi State Port Authority at Gulfport
2510 14th Street, Suite 1450
Gulfport, MS 39501

RE: *Inclusion of Two Properties as Part of the Port of Gulfport Restoration Project*, dated December 19, 2016
Mississippi State Port at Gulfport

Dear Mr. Daniels:

The Mississippi Department of Environmental Quality (MDEQ) has received your request for environmental assessment review for the above referenced project in Harrison County. Enclosed is a copy of MDEQ's CERCLA/Uncontrolled Sites File List that identifies sites within Harrison County that have potential contamination issues related to them. The tract identified as the North Port Property encompasses an active Uncontrolled Site facility known as the Gulfport Fertilizer facility. There are, however, many abandoned sites around the state that MDEQ has not discovered. An environmental site assessment may be necessary to evaluate additional potential recognized environmental conditions within the proposed project areas.

The Water Quality Certification Branch (WQCB) has reviewed the information dated December 19, 2016 regarding two tracts being considered as components of the Port of Gulfport Restoration Project (PGRP). It is unclear from the proposal if construction activities would result in the loss of jurisdictional waters. To more adequately provide comments on this matter, additional information should be provided that identifies the water resources on the sites and any proposed construction activities that may occur in these areas. This should include any jurisdictional determinations provided by the U.S. Army Corps of Engineers (USACE) as well as site layouts that identifies where construction activities would occur in context to these identified jurisdictional waters. Should these activities necessitate the need for a permit from the USACE and a subsequent Section 401 Water Quality Certification, the Department will evaluate the merits of an application at that time. The WQCB recommends that steps be taken to avoid and/or minimize any impacts to waters on the sites.

You can obtain additional information by accessing the following web addresses:

<http://www.epa.gov/enviro> (RCRA report and others)
<http://opc.deq.state.ms.us/default.aspx>
<http://muster.deq.state.ms.us/webreportapplication/ustsearchwf.aspx>

OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • www.deq.state.ms.us

AN EQUAL OPPORTUNITY EMPLOYER

<http://bit.ly/MS-Closed-Landfills>

If recognized environmental conditions are encountered, please contact me at 601-961-5731.

Sincerely,

A handwritten signature in blue ink that reads "William McKercher". The signature is fluid and cursive, with the first name "William" being larger and more prominent than the last name "McKercher".

William McKercher, P.E.
Office of Pollution Control

Enclosure

OF MISSISSIPPI
 UNCONTROLLED SITES FILE LIST
 ID BY SITE NAME

Agency Interest No.	City	County	Latitude	Longitude	Size of Site (acres)	EPA ID Number	Project Manager	Status	Major Contaminant	Highest Concentration	Units	Discovery Date	Engineering Controls	Voluntary Cleanups
38866	Gulport	Harrison	30 24 35 89 3	89 3 44	<1		Huckaby, Robert	Active	TCE	4.30E-02	mg/L	05/24/89		VEP or BF
12176	Gulport	Harrison	30 22 3 89 5	89 5 51	<1	MSD001081719	Wallace, Thomas	Active	No Data		mg/L	10/03/08		VEP
28332	Gulport	Harrison	30 22 0 89 5	89 5 30	7	MSD982770919	Wheatsherry, Philip	Active	TPH	1.00E+02	mg/kg	11/28/79		
4870	Gulport	Harrison	30 25 35 89 1	89 1 47	7	MSD052982353	Wheatsherry, Philip	Active	TPH-HRO		mg/kg	06/28/89		
4887	Gulport	Harrison	30 25 44 89 3	89 3 48	7		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	11/17/80		
63236	Gulport	Harrison	30 22 2 89 5	89 5 41	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
63239	Gulport	Harrison	30 22 3 89 5	89 5 41	0.77		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	01/23/13		
35741	Gulport	Harrison	30 22 58 89 2	89 2 39	2	MSD000001081	Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35743-002	Gulport	Harrison	30 25 30 89 5	89 5 25	2		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35743-001	Gulport	Harrison	30 25 45 89 5	89 5 23	11	MSD008154486	Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35742	Gulport	Harrison	30 25 54 89 4	89 4 52	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35734	Gulport	Harrison	30 27 31 89 6	89 6 8	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
58452	Gulport	Harrison	30 24 12 89 5	89 5 40	1.8		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
64286	Gulport	Harrison	30 22 17 89 13	89 13 15	33		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35735	Gulport	Harrison	30 23 32 89 5	89 5 48	3		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35744	Gulport	Harrison	30 23 32 89 5	89 5 48	3		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35745	Gulport	Harrison	30 23 35 89 5	89 5 41	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35746	Gulport	Harrison	30 23 35 89 5	89 5 41	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35747	Gulport	Harrison	30 26 0 89 4	89 4 16	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
4569	Gulport	Harrison	30 25 57 89 3	89 3 22	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
3188	Gulport	Harrison	30 23 52 89 1	89 1 38	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
28142	Gulport	Harrison	30 23 52 89 1	89 1 38	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35745	Gulport	Harrison	30 21 26 89 11	89 11 4	4		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35746	Gulport	Harrison	30 37 29 89 3	89 3 21	1	MSD980707947	Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
12741	Gulport	Harrison	30 26 3 89 5	89 5 5	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35654	Gulport	Harrison	30 25 40 89 1	89 1 20	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
3130	Gulport	Harrison	30 22 40 89 6	89 6 4	3		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35651	Gulport	Harrison	30 24 13 89 1	89 1 26	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
68838	Gulport	Harrison	30 22 3 89 5	89 5 28	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
30358	Gulport	Harrison	30 23 41 89 2	89 2 28	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
4895	Gulport	Harrison	30 25 47 89 4	89 4 8	2	MSD085877883	Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35646	Gulport	Harrison	30 25 57 89 5	89 5 10	5	MSD085811909	Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35647	Gulport	Harrison	30 22 3 89 5	89 5 38	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35648	Gulport	Harrison	30 25 30 89 7	89 7 53	11		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35649	Gulport	Harrison	30 22 51 89 5	89 5 53	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35650	Gulport	Harrison	30 22 8 89 5	89 5 47	4		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
63241	Gulport	Harrison	30 26 0 89 4	89 4 16	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35651	Gulport	Harrison	30 25 58 89 5	89 5 39	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35652	Gulport	Harrison	30 22 36 89 5	89 5 33	0.18		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35736	Gulport	Harrison	30 21 43 89 5	89 5 28	2		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35736	Gulport	Harrison	30 23 9 89 8	89 8 5	15		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35736	Gulport	Harrison	30 35 36 89 11	89 11 33	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
6117	Gulport	Harrison	30 25 31 89 5	89 5 27	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
28332	Gulport	Harrison	30 25 42 89 5	89 5 10	10		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35737	Gulport	Harrison	30 21 57 89 4	89 4 46	13		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35738	Gulport	Harrison	30 21 52 89 5	89 5 43	4		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35739	Gulport	Harrison	30 23 29 89 4	89 4 50	20		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35770	Gulport	Harrison	30 26 4 89 3	89 3 48	1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
15648	Gulport	Harrison	30 23 30 89 5	89 5 15	<1		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
69277	Gulport	Harrison	30 23 11 89 5	89 5 15	4		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35771	Gulport	Harrison	30 23 23 89 5	89 5 11	4		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35772	Gulport	Harrison	30 23 39 89 2	89 2 55	3		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
35773	Gulport	Harrison	30 25 35 89 6	89 6 0	0		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		
68423	Gulport	Harrison	30 25 6 89 4	89 4 80	1 (100.12)		Wheatsherry, Philip	Active	NO KNOWN CONTAMINATION		mg/kg	06/01/86		

Note: VMEA - State/Federal No Further Action
 BFA - Based on CERCLA Site
 Archival - from CERCLA Site
 EFD - Enviro Permits Div.
 UST - UST Branch
 SWB - Solid Waste Branch

PORT OF GULFPORT

December 19, 2016

~~Ms. Jennifer Carter~~ *Chris Sanders*
Mississippi Department of Environmental Quality
Office of Pollution Control
Post Office Box 2261
Jackson, Mississippi 39225

REF: Mississippi State Port at Gulfport
Inclusion of Two Properties as Part of the Port of Gulfport Restoration Project

Dear Ms. Carter,

The Mississippi State Port Authority (MSPA) is conducting a supplemental evaluation of the Environmental Assessments (EAs) prepared in 2009 and 2010 for the Port of Gulfport Restoration Project (PGRP). This evaluation is being conducted in accordance with U.S. Department of Housing and Urban Development (HUD) regulations for inclusion of two properties acquired by the MSPA as components of the PGRP. Property one is an approximately 121-acre site located on the Industrial Seaway southeast of the I-10/ State Highway 49 interchange, Gulfport, Harrison County, Mississippi. The site will function as an inland port facility for the PGRP. Property two is an approximately 153-acre site located northeast of the intersection of 33rd Street and 34th Avenue, Gulfport, Harrison County, Mississippi. The site known as the North Port Property will be used to construct a freezer storage facility for the PGRP to replace the cold storage facility lost due to Hurricane Katrina. Details of the properties and proposed projects are contained in the attached Project Descriptions and Figures.

In accordance with environmental review procedures outlined by HUD at 24 CFR 58, we request that your agency review the proposed projects and provide comments and any available information under your agency's jurisdiction concerning inclusion of the two properties as part of the PGRP. If we do not receive a reply from you within thirty days of the date of this letter we will assume you have no additional comments.

If you need any additional information or have any questions, please do not hesitate to call me at (228) 865-4300 or Paul Bradley with Volkert, Inc. at (251) 342-1070. I look forward to receiving your comments on this important matter.

Sincerely,



Jonathan Daniels
Executive Director/C.E.O.

Attachments

Cc: Mr. Ewing Milam, Mississippi Development Authority
Ms. Elizabeth Calvit, CH2M HILL
Mr. Paul Bradley, Volkert, Inc.

Project Descriptions

The Mississippi State Port Authority (MSPA) at Gulfport has acquired two properties to be included in the Port of Gulfport Restoration Project (PGRP).

Inland Port, Industrial Seaway, Property

The Inland Port Property is located approximately five miles northeast of the existing port. It is an approximately 121-acre site located on the Industrial Seaway southeast of the I-10 /State Highway 49 interchange in the City of Gulfport (**Figure 1**). The site will function as an inland port facility for the PGRP. The Inland port property is the former Huntington Ingalls Shipyard facility located at 13303 Seaway Road in Gulfport, Harrison County, Mississippi. It has numerous buildings which supported the Huntington Ingalls shipbuilding composite component operation. For the foreseeable future the property will be utilized by TopShip, LLC for shipbuilding and other support to the offshore energy industry. The existing buildings and facility will continue to be used with minimal modification to other portions of the project site. The site is zoned as industrial and adjacent properties are industrial and commercial. Some residential properties are located south of the Industrial Seaway and north of I-10. Most of the site has been disturbed through previous development activities. Wetlands are located on a portion of the site but are not expected to be directly impacted by the proposed project. Portions of the property are within the 100-year flood plain. No new structures are currently planned for the site. A Phase II Environmental Site Assessment was conducted in February 2015. The soil and groundwater sample analytical laboratory results revealed the presence of some contaminants of concern (COC), however, the detected COC concentrations did not exceed their respective Mississippi Department of Environmental Quality (MDEQ) Tier 1 Unrestricted TRG values, except for arsenic in the soil. The concentrations of arsenic detected in the soil samples were well below concentrations of naturally-occurring background arsenic levels in Mississippi.

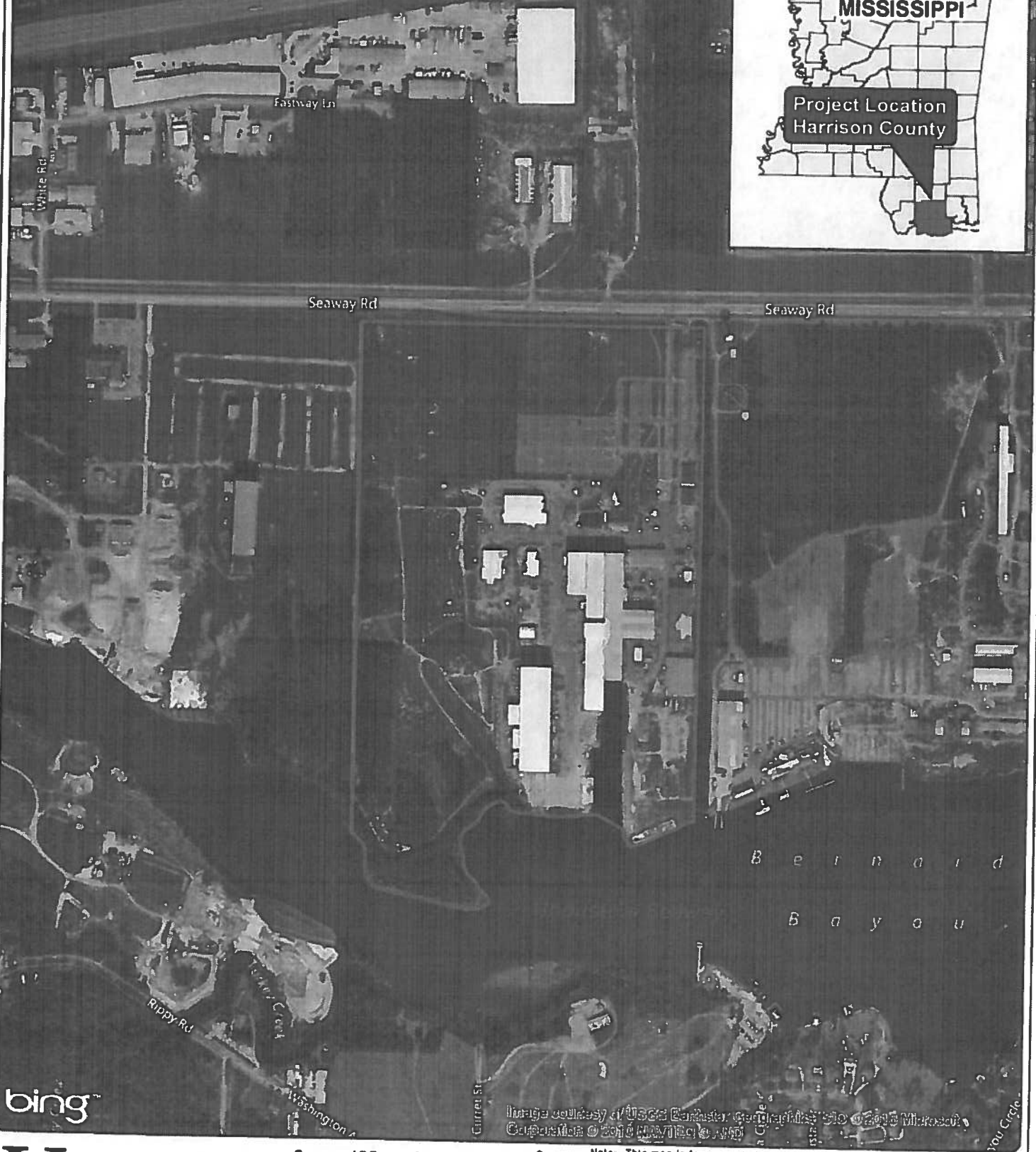
North Port Property

The North Port Property is an approximately 153-acre site located approximately two miles north of the existing port (**Figure 2**). The property is bound on the west by 34th Avenue and on the south by 33rd Street. The Mid-South Rail Line runs adjacent and parallel to the eastern boundary of the property. The MSPA plans to construct an inland freezer facility on the property. The proposed project would be a component of the PGRP to replace cold storage facilities lost due to Hurricane Katrina. The facility will include buildings with 80,000 square feet of freezer space and 120,000 square feet of dry storage. There will also be a pavement area for containers (**Figure 3**).

The North Port Property is a vacant, undeveloped, wooded/partially cleared site. Residential properties are to the north and west of the site and commercial and light industrial properties are to the east and south. The Gulfport Fertilizer Company formerly operated a super-phosphate fertilizer operation at the site in the early 1900s. An eastern portion of the property, in the location of the former fertilizer facility, has been capped and fenced off due to arsenic and lead contamination in soil and groundwater. A Deed Notice (which restricts work) and MDEQ-approved cap is in place for the fenced area. MSPA met with William McKercher, MDEQ on November 15, 2016, to discuss the proposed project. Coordination will

Legend

 Approximate Property Boundary



VOLKERT

0 400 800 Feet
1 inch = 800 feet



Note: This map is for presentation use only and not to be used for construction purposes

Figure 1
Inland Port, Industrial Seaway Property