

STATE OF MISSISSIPPI

PHIL BRYANT

- 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 evaluation 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.deg.state.ms.us/webreportapplication/ustsearchwf.aspx

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

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

Sincerely,

William McKercher, P.E.
Office of Pollution Control

Enclosure

Engineering Voluntary	Control Cleanups	VEP or BF		d d			T		>					HH.			VEP.		BF								VEP	VEP	VEP												i d	à	VEP				VEP	VEP	DA			T		VEP	_
Discovery	Date			10/03/08		cg 09/28/89		7	_	09/23/82	12/10/99	rg 08/30/81	04070	10/27/08	S 09/17/12		(g 01/11/13	02/104/98		0 10/26/95	(g 03/07/03)	03/07/03				01/17/12		04/15/10		05/11/08	П	01/17/97	07/11/01		П	07/11/01	07/11/01				-	11/10/02	-		0 06/14/79 08/08/80	_	09/20/82	09/07/0	06/11/93	-	03/01/00	1	_	08/10/93	09/07/94
Highest Units	Concentration			1 30E-02	П	00E+02 mg/kg	2 88F+03 moden		1.44E+03 mg/kg		78E+02 mg/k	95E+04 mg/k	32E 02	70E+03 Ug/L	NTAL CONDITION:		T	1.31E+03 mg/Kg	Γ	П		7 40E-01 ug/L	Τ		4 90E-01 mg/Kg	SOE+04 mg/L	Γ	1 53+03 ug/L	T	onditions	П	8.10E-03 mg/L		4.10E-01 mg/L	П			3.48E+01 mg/kg		1.50E+00 mg/kg		7.54F+00 mod	0E+02 mg/l.	П	4.30E-02 mg/kg	2.04E+04 mg/kg		N	N. N.	3.62E+02 mg/kg	9E-02 mg/L	9E+01 mg/L	+01	100	5E+04 Ima/ka
	Contaminant			TCE)ATA	-	TPH-GRO	VN CONTAMINA	ordane, dieldrin,	NO DATA	Vapthalene 2.7	thybenzene 3.6	Senzene 1.0	PCE 6.70E+03 uon 1	RECOGNIZED ENVIRONME			Arsenic			Chrysene 1.2			NO DATA		ICE NO DATA		DRO	PAH	Recognized Environmental Co		Vinyl Chloride 8.1	NO DATA		po :			creasate compounds 3.4	ized Environmental	PCB 1.3		Benzene 7.5	nzene		Chlorobenzene 4.3		NO DATA	NO KNOWN CONTAMINATION	NO KNOWN CONTAMINATION		Chloromethane 1.3		Arsenic 1.6	NO KNOWN CONTAMINATION	PH 12.8
Type of	Remediation		Wester Wester						9	-		ш.					0.00	ž	NA.	<u>а</u>		0 0			3			_				NA NA	2 2	9	±			u u	914	1 1 11 11 11 11 11 11 11 11 11 11 11 11			NA C				2		2	Α	NA	NA NA		2 -	-
-	Contamination	Orenze	Webs Webs	×		×	×		×			××	#	×			,	< ×	₽	×	×	× ×			+	×	×	×	×			×		×		+			,	< ×		×	×					+			×	×	×	+	-
П	ederal	FNFA Date			02/25/98	02/25/98	0007700					06/23/93								_					1	D 05/01/08		^				A 09/16/97 X		Î	×	+		×	ľ	Î	>	×	×		e 02/25/98 X			ļ		×	İ	×	×	<u> </u>	~ =
\$1	1	. 4	Control		Archive	Archive	2		10/2/201			JAN	Petron	Advent				2012	05/22/14		9601090	12/2/20			1	NFRAP			9000	<u> </u>		FNFA				<u> </u>			+						Archive			<u> </u>			NERAD			T	-
Stabus	State Form	Order or	A.	15		+	13	13	RUAO				RLIAD		13	+	24.0	┸	BFA		RUAO	OKON.			60	+		4	KUAD			6.0		-				8	9	9			9	=				+	H		+	7	-	RIIAO	I KUAU I
	Anna Chicken		SNFABFA	SNFA 05/08/15	_		SNFA 12/11/13	SNFA 05/17/13	Active			Active		Active	SNFA 04/26/13		Active	a Arraya	BFA 05/22/14	-	SNFA 02/09/16	-	\vdash	\mapsto	SNFA 04/27/99		Active	Active	nactive		\vdash	SNFA 12/20/99	+	SNFA 07/18/11	ENEA D2410M	SNFA 07/19/01	-	SNFA 12/13/99	CNEA N7403/08	-	Action		SNFA 08/18/08	3NFA 02/28/01		Inactive	1		H	Active	SNFA D4/23/01	SNFA 07/09/07		nactive	and and a
Project	Menager		Hickopy Robert	1.		Weathersby, Philip	+	Н	Н		$^{+}$	vvagace, Inomas		Н		Ť	Hasberry, Armed	T	Walace, Thomas		Ť	UST	T				Wallace, Thomas	Hudson, Hunter					Wallace, Thomas	Н							_	UST- Martha Martin	₩	H	0			T	+	Valace, Thomas	Weathersby, Phillip	₩	Wałace, Thomas		71 8
EPA ID	Mumber		1	$\overline{}$		MSD982/70919 W		M	П	MSS000001091	$\overline{}$	MSD006124486 W	T	W	PAG.	Ī	2 1		3		312	55			MSDS60/0/84/		W	Ĭ				MSD985977883	-	W							MS2170022828	Т	W		MSD001661719 EPD					W	MS2120507379 W/	П	×	+	
67	(acres)			٧		- 6	-	3 0.27	2		-		-	Н	1.6		23	1	Ш	74	4	╀		-	7	Ļ	Ц	E 1	-	1> 6	_	7 45	v	Ц		+		4	0.18	щ	5		-		2			20	Ш	_	4.6	4	Ш	V	
Longitude			m	ις.	89 5	- 6	89 5 41	z,	2		n u	RQ 4 57	N	9	rts	3	80 13 13	9 69	4	2	80 3 7	89 1 38	Ξ	60	0 4	+	9	89 8 16	1	89 5 28	7	89 4 8	, ro	7	ru r	9 60	2	20 1	89 5 33 89 5 28		40	=	89 5 27	2	-	89 5 43	+	4	7	17 L	0 40	50	89 2 55 89 6 0	2 60	n
Latttude			24 35	22 3	0	25 25	22 3	22 35	22 28	7	52 38	75 54	22 22	30 27 31	24 12	32	23 32	-	22 52	21 35	7,2 C/2	23 52	21 28	37 29	3 6	25 40	_	24 22	C1 47	22 3	23 41	25 45	22	25 30	30 22 51	38 22	22 6	25 58	2 2		23 9	35 38	30 25 31	25 42	10 00	30 21 52		23 29	25 13	79 7	23 23	23 23	30 22 38	38 42	R 77
County			larrison	lamison	Harrison	Harrison	Harrison	Harrison	Harrison	Harrison	Hamison	Harrison	Harrison	Harrison	Harrison	Hamson	Harrison	Harrison	Harrison	Harrison	Hamison	Harrison	Harrison	Напароп	Herricon	Harrison	Harrison	Harrison	larrison			Harrison	Ī	T	Hamson	Ī		1	Harrison	П	Harrison			Harrison	T	Herrison	Herrison			Ī	T		1	Harrison	
Clty			Guffport	Guttport	Gulfport	Guffnort	Γ			Guffport	Guffnerd	Guttoort	Guttport			Guffrod	T				Grefnort				Guffnort			Gullport	Guffport			Guffbort			Guffport					Guttport							Guffport			Guifport				Gulfport	
Agency	No.		38866	12176 G	28332 G	4867 G	$\overline{}$			35/41 G		-12			58452 G	38220				35653 G		28142 G	35745 G	35748 G	77	ा उ	35654 G	3 50	35651 G	66838 G	30358 Gu	5011	35646 G	ਲ	35647 G		35649 Gi			35736 Gu	35736 Gt	35736 Gu	Ø	8117 G	28332 Gu	30997 G	35788 Gu		35770 Gu	G 00		400	35771 G		
Site Name			Arr National Guard Gutfport	AmenPrida Linen & Apparel Services	Avandale Culturat Manne	Avondale Industries	Barretts Cleaners	Broadnax Property (Parcel #0811F-05-053.000)	Charles Treasmood & Oil	Chemist - 15094 Crossote Road	Chemiax #1	Chemfax #2	Convenient Mini Storage	Exclusive Cleaners - Del Mar Plaza Shopping Center	Californ Ar National Custo	Gufbort Cell Ste MS204P	Gutport Fertitzer Site	Guttport Small Arms Finng Range	Guttport Tire	Helbert Name Cardrel 14030 Service Dood	Hatter Manne Gutbort - 13605 Seaway Road	Handsboro Square Shopping Center/Pump & Save	Hamson County	Hampan Champ	High Tech Services	Highside Chemicals	Holcomb Partt Factory (Former)	Kremer Manne	Lady Luck Casion (See Misco Marine)	Markham Hotel	Master Iransmission	McDermott Inc. Three Rivers Shapyard	MDÖT - AmeriPnde Linens	MDOT - Barry's U-PULL-IT	MDOT - Gulport Service Center	MDOT - Joe Schapens Property	MDOT - Lazana Property/Master Brake Service	MUCL - USAS and F10 Miler Property - 2120 25th Average	Maco Manne-Lady Luck Casino Ste	Navy Construction Battation Center (NCBC) PCB Spill	NCBC Gulport Off-Base Area of Contamination (Amdt/Bernnett Properties)	Necalise Construction Site	Pat Peck Nissan	Plantimance Service Corp.	Reichhold Chemicals (See Arzona Chem.)	Sears Facility #7456	Steels Joan Residence	Struthers Industries	Contact Materials	Turan Folev Dealership	USDA APHIS Laboratory (former ANPCL-CPHST)	USDA Forest Service Guifport Research Station	VA Gumport Vertians Hearth Care	Mid South RR Refueling Station - Gulfport	

OF MISSISSIPPI JAVUNCONTROLLED SITES FILE LIST 3D BY SITE NAME



December 19, 2016

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.

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).

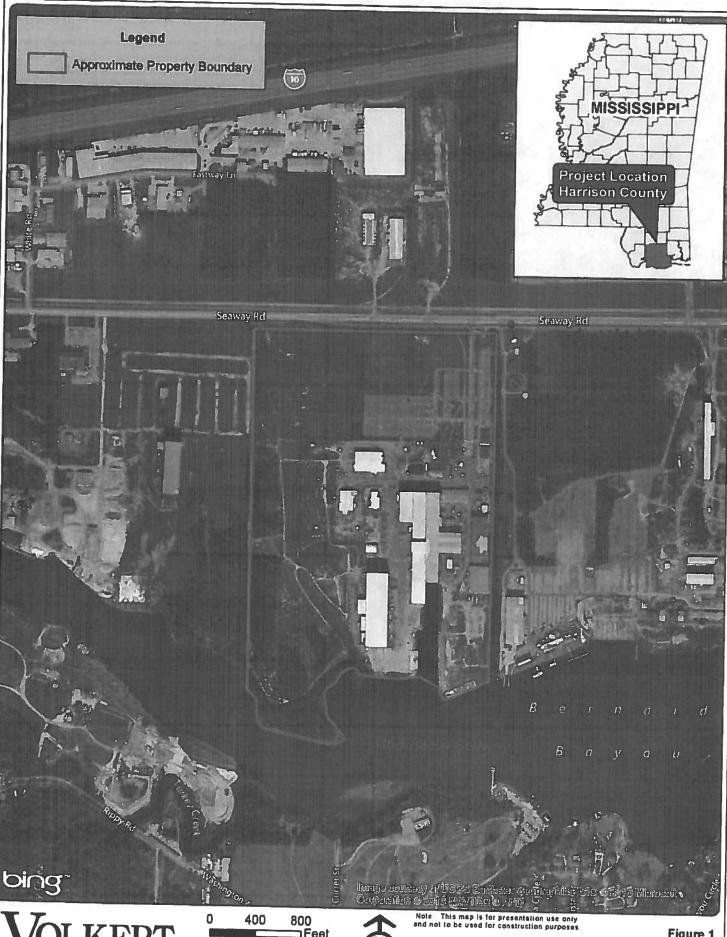
Inland Port, Industrial Seaway, Property

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



⊐Feet 1 inch = 800 feet



Inland Port, Industrial Seaway Property