



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 14<sup>th</sup> 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](http://www.deq.state.ms.us)

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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



# 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 33<sup>rd</sup> Street and 34<sup>th</sup> 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.

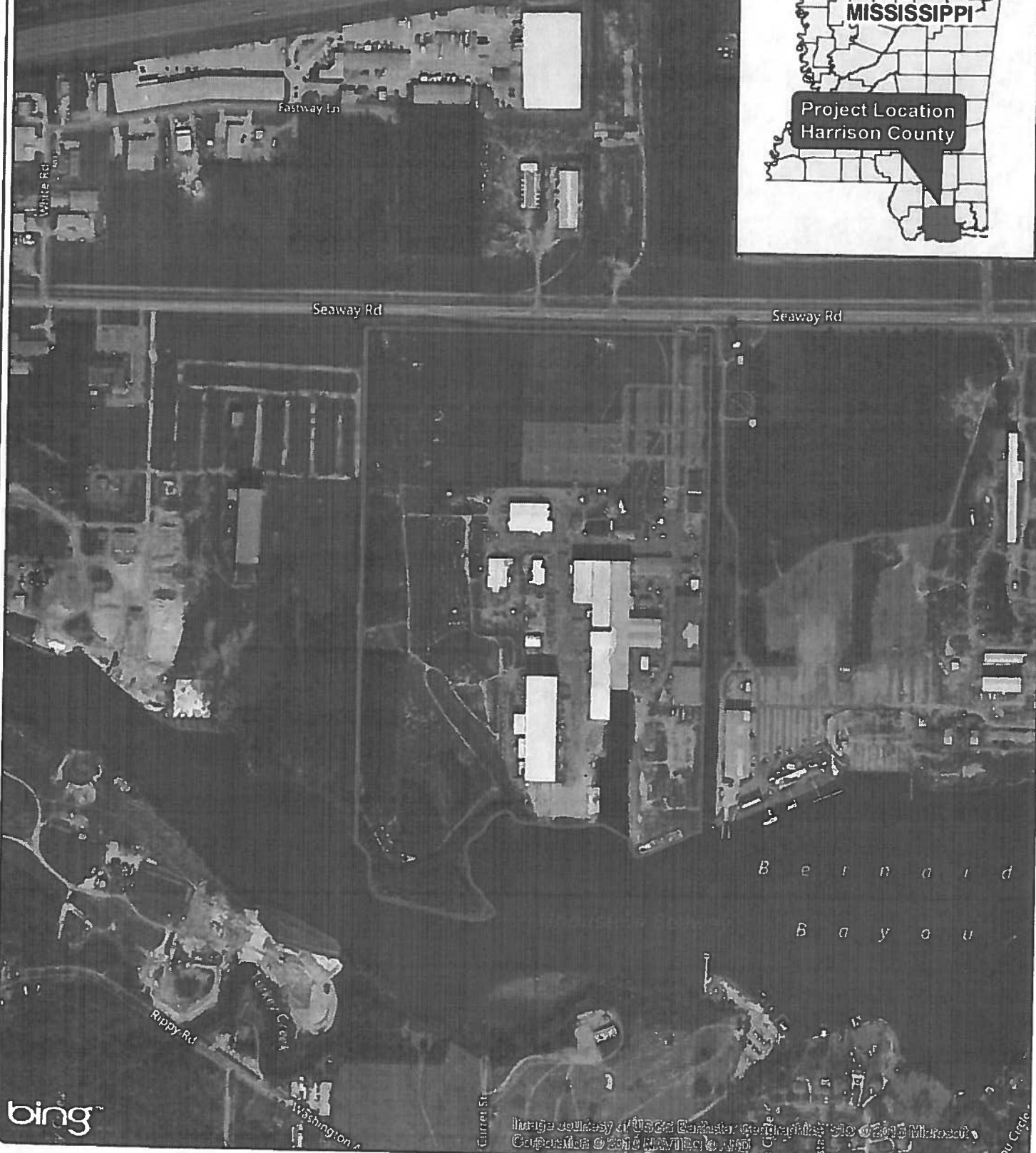
### North Port Property

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 34<sup>th</sup> Avenue and on the south by 33<sup>rd</sup> 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**