

PORT OF EPES INDUSTRIAL PARK

Primary Contact Information:

NAME:	_____
	Allison Tucker Brantley
TITLE / DIVISION:	_____
	Executive Director, Sumter County Chamber of Commerce
COMPANY / ORGANIZATION:	_____
	Director of Economic Development, UWA Division of Economic Development & Outreach
ADDRESS:	_____
	384 Student Union Drive/ UWA Station 45
CITY:	_____
	Livingston
STATE / PROVINCE:	_____
	Alabama
POSTAL CODE	_____
	35470
COUNTY / PARISH:	_____
	Sumter
COUNTRY:	_____
	U.S.A.
OFFICE PHONE:	_____
	205-652-3618
CELL PHONE:	_____
	205-391-8769
FAX:	_____
	205-652-3827
E-MAIL:	_____
	abrantley@uwa.edu

I. SITE INFORMATION

Site name: Port of Epes Industrial Park

Site street address: Port of Epes Highway, Epes, AL 35460

County: Sumter

State / Province: Alabama

Directions to site from major highway / interstate: From Interstate-20/59, take Exit 23 Gainesville/Epes; then, take County Road 20 to County Road 21/US 7/AL 11; next, take County Road 21/US 7/AL 11 to Port of Epes Highway; and site property will be on the left

Latitude & Longitude coordinates: 32.6736 and -88.1082

Site website (if applicable): <http://www.edpa.org/bsc/pubresultssite3.asp>

II. GENERAL SITE DESCRIPTION:

A. Site Description:

- Number of total contiguous & developable acres of proposed site: 545 total contiguous acres and 495 developable acres; property in length is app 4500 feet and property in width is app 3500 feet.
- Topography of the site: Flat and cleared with some timber
- General soil conditions: Soil is Selma Chalk (expandable clay), 800' – 1000' thick with moisture penetration rate of 1/20 of an inch per year.
- Foliage covering the site: Pine and Hardwood
- Any buildings on the site that must be demolished site or may be reused for this project: There are no buildings on site that must be demolished or reused.

B. Real Estate:

- Who currently owns the site? The Sumter County Industrial Development Authority currently owns the site. Their contact information: 105 Hospital Drive, Livingston, AL 35470, 205-652-9303
- The site is currently listed for sale or for option
- Price per acre: \$3000.00 but price is negotiable
- Total property price: For total 500 acres, app. \$1,500,000.00
- The site can be subdivided

C. Rail Service? Yes

- Rail provider(s): Norfolk Southern (which has scheduled service seven days per week)
- Rail siding is On site
- There is a mainline but a spur is available
- There are switch yards in Epes and Boligee; switches with Rail America

D. Highway infrastructure? Yes

- Number of access roads to the site: There is one major interstate, one federal highway, one state highway, and two county highways, and one access road on site
- What is the cost to extend access roads to the site? None (because there is an access road on site)
- Distance to closest Interstate: Approximately 3.5 miles
- Name of Interstate: Interstate – 20/59
- The site is capable of handling tanker trucks
 - Comment: Mannington Wood Floors, a heavy manufacturing industry located next to the proposed site, uses tanker trucks on a daily basis
- Description of route to the Interstate (number of lanes, number of controlled intersections (traffic lights), congestion, time to travel, etc.). Two-lane county and state highways; four turns to make with three stop signs

(between site and interstate); no traffic lights/signals; very minimal congestion; and approximate travel time is 10 minutes

E. Barge access? Yes

- Is there an opportunity to share a dock with a company in close proximity where materials can be shipped to site using a pipeline terminal at the dock? Yes No
- The width and depth of the Tombigbee River, at the port, is 2000' x 200', and with an elevation of approximately 63', the depth is 10' (minimum); there is a public dock that is 100' by 100'; infrastructure is in place to accommodate the unloading of liquid bulk materials.

III. UTILITIES INFORMATION:

F. Is there an opportunity to transport gas through pipeline to a refinery in the area? Yes No

- If yes, please explain. The closest refinery is Hunt Refining Co. in Tuscaloosa, Alabama which is app 43 miles from site

G. Telecommunications: AT&T (local exchange carrier is Mediacom); available fiber optics/T-1 lines

H. Hydrogen:

- Hydrogen is not readily available, but can be made available through Airgas South (out of Demopolis, Alabama); Airgas South services Mannington Wood Floors (which is next to site) and Chemical Waste Management (which is app. 15 miles from site)
- Distance to nearest hydrogen line: 30.2 miles; a tube/tank can be used or a cylinder system can be used to supply the hydrogen
- Size of line: cylinder system is app. 251 cubic feet
- There are right-of-ways and infrastructure in place to bring hydrogen to the site.

I. Electricity/Power:

- Electricity provider: Southern Company/Alabama Power (APC), 600 North 18th Street, Birmingham, AL 35203; Please contact Mr. Shane Kearney, APC – Economic Development at 205-257-3197 or email at sfkearne@southernco.com
- Distance to closest substation: Substation is on site
- Excess capacity at substation: 115 KV transmission on site, 44 KV adjacent to site, and 12 KV distribution on site; Since APC would most likely provide service from an area transmission line to an onsite substation, the substation would be sized according to the mutually agreed to Contract Capacity.
- Describe general configuration of electric service to the site (main supply, feasibility of dual feed, reliability of supply, etc.): Electric service from APC's 115,000 volt electric system is typically highly reliable for today's modern industry which requires a high level of reliability. Once the sites are narrowed down APC can evaluate the feasibility of providing a redundant source for the Prospect's consideration and provide some historical reliability information on its existing electric system(s).

J. Water Source:

- Type and Source of water: The City of Livingston and Sumter County Water Authority provide Potable water
- Distance to Line: App. 4 – 5 miles
- Size and Pressure of line: 8" with 100 – 125 PSI
- Excess Capacity (gallons per minute): App. 300
- Please see the attached "City of Livingston Utility Rates" for the rate/price of water

K. Natural Gas:

- Gas provider(s): Transmission- City of Livingston Utility Board; Distribution- City of Livingston Utility Board
- Distance to nearest gas line: On site (or to Port)
- Size of line: 8 inch steel gas line

- Pressure of line: 183 PSI
- Infrastructure and lines are in place to supply and extend the gas line
- Approximate cost of bringing gas to the site to meet requirement: To be determined by City of Livingston Utility Board
- Approximate cost of gas: To be determined; competitive pricing available
- The cost of natural gas per thousand cubic feet as of January 27, 2012: Firm is \$3.09/mcf and Interruptible is \$3.466/mcf
- The site can currently accommodate 164 MMBTU to 327 MMBTU (per hour of natural gas) but capacity can be increased.

L. Wastewater/sewage:

- Wastewater treatment provider: Sumter County Industrial Development Authority
- Total capacity of wastewater treatment plant: 5000 gallons per day
- Total excess capacity of wastewater treatment plant: 6000 gallons per day
- Distance to nearest wastewater treatment line: On site
- Size of line: 8"
- Infrastructure is in place to extend the line. To extend the line for an industrial discharge, the approximate time is two months to nine months, and the cost is to be determined.
- Could the WWTP handle higher effluent rates and higher influent concentrations? Yes
 - Comments. John Stevens with Sentell Engineering completed current wastewater plant and performed the studies; Permitted for 72,000 gallons per day; capacity can be increased. The wastewater treatment plant currently treats sewage and human waste but can be upgraded to treat hazardous or non-hazardous materials. Sentell Engineering would need additional information on the product produced/chemical process that will be completed in order to provide an approximate cost and time line. There are also two lagoon cells and additional ones can be added at minimal cost.

- M. Availability of Nitrogen (if needed):
- Airgas South located/based in Demopolis currently provides nitrogen to Mannington Wood Floors (at Port of Epes next to proposed site)
 - Distance to nearest nitrogen line: 30.2 miles from site
 - Size of line: To be determined
 - Time required to extend nitrogen line: To be determined (and negotiable with Airgas South)

IV. ENVIRONMENTAL and ZONING

- N. Is the site adequately zoned for manufacturing/ heavy industrial use? Yes
- Specify zoning classification: Heavy Industrial/Manufacturing
- O. Is the site free of wetlands, endangered species or other environmentally unacceptable conditions that would impact or delay development of the site. Yes. Approximately 14 acres are designated wetlands – determined by TTL, Inc; all surveys/studies completed by TTL, Inc for the former U.S. Steel project; waiting on the reports from U.S. Steel and TTL
- Previous land use: Manufacturing
 - Has a Phase I/ Phase II environmental study been conducted of the site? A Phase I Study has been performed by TTL, Inc. Please see attached “TTL Environmental Report.”
 - Were any issues identified in the Phase I/ Phase II? No
- P. Is the site outside the 100-year flood plain as defined on FEMA flood plain maps? No
- If no, how many acres are inside the 100-year flood plain? App 157 of the total 572. More than 75 acres are outside of the flood plain.
- Q. Disposal of hazardous and non-hazardous materials:
- Name to closest non-hazardous solid waste disposal facility: Pine Ridge (in Mississippi)

- Distance to closest non-hazardous solid waste disposal facility: App. 45 miles
- Name to closest hazardous solid waste disposal facility: Chemical Waste Management
- Distance to closest hazardous solid waste disposal facility. App. 15 miles
- R. Is there availability of disposal for uncontaminated runoff from the site? Yes
- S. Is the site in an area of air quality attainment? Yes
- T. Noise restrictions for the site? None
- U. Are lighted towers permissible at this site? Yes, the site has been permitted to allow this.
- V. Are visible steam plumes from cooling towers permissible at this site? Yes

IV. WORKFORCE DEVELOPMENT AND TRAINING

- W. Labor Force
 - Average operator wage: app. \$15 per hour; average county wage: app. \$17.75 per hour
 - Total County Labor Force: 5,304 (Sept. 2016); 5,087 (Feb. 2017)
 - Available Labor Force: 1,142 (Sept. 2016)
- X. ACT Career Curriculum
 - A comprehensive learning system focused on the foundational knowledge and skills important for success in the workplace including its three components of ACT KeyTrain, ACT Soft Skills Suite, and ACT Career Ready 101.
 - It provides efficient and effective training in key foundational skills to help sharpen the skills of students, job seekers, and employees; its goal is to boost job skills, enabling greater individual success and, ultimately, higher productivity among each organization's workforce.
- Y. AIDT
 - AIDT's Total Workforce Delivery System, which is ISO 9001:2008 certified, has provided thousands of skilled, motivated employees to Alabama industries since 1971. The key to AIDT's response is a unique infrastructure allowing the total, upfront commitment of our resources to the success of your company. AIDT offers

comprehensive pre-employment selection and training, leadership development, on-the job training, continuous/process improvement assessments, maintenance assessments, and industrial safety assessments and training—all specific to your company's needs. From lead time planning to program delivery, AIDT rallies its total in-house capabilities to deliver a quality workforce.

Z. Alabama E3 (Economy, Energy, and Environment)

- Coordinate technical assistance programs offered at the federal, state and local levels that help companies maximize their energy efficiency, reduce pollution and greenhouse gas emissions. It trains employees in using "green" manufacturing practices.

AA. Alabama Career Center

- The Alabama Career Center System assists employers in the local, intrastate or interstate recruitment of applicants. The Career Centers offer employers pre-employment screening, interview facilities, job listings, Incumbent Worker Training, Individual Training Accounts, Work Opportunity Tax Credit, assistance with closings/layoffs, conducts any desired testing of potential employees to measure aptitudes for specified job skills using validated tests, and performs any related service that might be needed.

BB. Alabama Technology Network

- Regional centers tailor services to meet local needs, providing innovative and cost effective solutions to enable Alabama's existing industry to be globally competitive. The network is Alabama's affiliate of the National Institute of Standards and Technology's Manufacturing Extension Partnership, which provides hands-on assistance and training to smaller manufacturers.

CC. The University of West Alabama

- Applied Manufacturing Technology Program
 - i. Provides training in applied manufacturing technology for unemployed and underemployed TAA impacted adults in the Black Belt Region. It is a comprehensive program including assessments, career paths,

individualized basic education programs, manufacturing technology training, experiential learning experiences, support services, and job placement.

- Department of Computer Information Systems and Technology
 - i. The Department offers Bachelor's degrees in three major areas: Computer Information Systems (CIS), Industrial Technology, and Technology. A two-year Associate's degree in Industrial Maintenance is also available. In addition, traditional and non-traditional students can earn a certificate in Welding.
- Division of Economic Development and Outreach
 - i. The Division serves as a community outreach arm for the University by developing the region's unique natural and cultural assets to address the educational, social, and economic needs of the Black Belt. It provides the following services: Economic Impact and Feasibility Studies, Site Selection and RFI Assistance, Business and Industry Expansion Assistance, Entrepreneurial Assistance, and other economic development assistance

V. VISUAL SITE MAPS and ATTACHMENTS

The following maps are included:

- TTL Environmental Report
- Overview
- Tax Map (identifying existing and surrounding/adjacent property owners)
- Utility Infrastructure Map
- Flood Plain Map
- Topo Map
- USGS Map
- Education and Manufacturer Map
- Sumter County Employers