|  |  |
| --- | --- |
| **Date** | May 16, 2017 |

**Louisiana Certified Sites Program Application**

| **Site name** | Waterloo Site | |
| --- | --- | --- |
| **Street Address or other physical location** | 9604 Highway 75  Latitude / Longitude: (30.210358, -91.028802) | |
| **City/town(nearest), State, and Zip code** | Geismar, Louisiana, 70760 | |
| **Parish** | Ascension Parish | |
|  | | |
| **Contact person and title (owner, Director, etc.)** | J. Michael Eades, CEcD, President & CEO | |
| **Organization** | Ascension Economic Development Corporation | |
| **Address** | P.O. Box 1628 | |
| **City/State/Zip** | Gonzales, LA 70707 | |
| **Telephone** | Office  (225) 675-1750 | Cell  (225) 456-4009 |
| **E-mail** | meades@ascensionedc.com | |

|  |  |  |
| --- | --- | --- |
| **Statement of Affirmation** | | |
| I have examined this application and all accompanying materials, and to the best of my knowledge, the information provided herein is correct and complete. I will notify Louisiana Economic Department in writing of any subsequently discovered errors in the information provided and will clarify, amend or supplement any information as requested by the department.  In submitting this application, I do freely participate in the Louisiana Certified Sites Program. Certification of the site by Louisiana Economic Development is made at its sole discretion and its decision is not appealable.  I therefore request certification pursuant to this application. | | |
| **Signature** | **President & CEO**  **Title** | **Date** |

**Table of Contents**

Instructions 4

Minimum Criteria Check List 10

I. Verification of Site Availability 11

A. Site Identification 11

A. Site Identification (continued) – Owner#1 information 13

A. Site Identification (continued) – Owner #2 information 14

A. Site Identification (continued) – Owner #3 information 15

A. Site Identification (continued) – Owner #4 information 16

B. Option to Purchase Site *(if applicable)* 17

C. Site Zoning, Tax Assessment, and Special Economic Development Districts 18

D. Existing Structures on-site 20

E. Land Transferability and Encumbrances 21

F. Fire Protection Rating and Proximity to Emergency Medical Care 23

II. Utilities and infrastructure 24

A. Potable Water Infrastructure 24

B. Wastewater Infrastructure 26

C. Electricity Infrastructure 28

D. Natural Gas Infrastructure 29

E. Local Product Pipelines 31

F. Telecommunications Infrastructure 32

G. Roadway Transportation Infrastructure 33

H. Air Transportation Infrastructure 35

I. Rail Infrastructure 36

J. Water Transportation Infrastructure 37

K. Geography and Geological Assessment 38

L. Environmental Assessment 40

Required/Desired Documents Check List 42

**Foreword**

**As you prepare to undertake the LED certification process, please understand that you are preparing, in effect, a *proposal to a prospective buyer*. Do not think of this document as “busy work” necessary to get your site certified by LED. That could be a big mistake. The exhibits being required herein will go, in their entirety, to prospective buyers from across the US and, potentially, across the globe. Do your best effort to have high-quality exhibits that will represent you and your site well with all prospective buyers. Do not short-change your site with hastily prepared exhibits. Take your time and show your site in its best light. A minimum quality submittal will get minimal interest from buyers.**

**Prospective buyers that contact LED are often considering multiple states. Your site submittals may be compared to a dozen sites under consideration from other states. Do what you can via enhanced submittals to make sure your site makes it to the second round and you get a site visit from the buyer.**

**Do NOT fill out this application if you have not received LED’s review and approval of the pre-application form.**

**Instructions**

**Save yourself time, effort, and rework. Please read these instructions carefully.**

**Also, to eliminate the need to complete this document a second time, please download the latest version from LED’s website. Don’t bother submitting an out-of-date version.**

This is a “protected form.” Please enter all data into the white spaces provided. Do not enter data into the gray spaces, which are reserved for LED use only.

Pressing the TAB key will automatically take the user from blank to blank.

**Requirement - Upper/Lower Case**

All responses MUST BE in upper/lower case. Upper/lower case responses are easier to read. Responses in all UPPER CASE are the hardest to read and will be rejected.

**Requirement - Descriptive Titles on All Exhibits**

In order to prepare all submissions for inclusion in a hyperlinked submission to prospective buyers, LED requires that all exhibits be given very descriptive titles. Please give an exhibit a title as long as is necessary to property describe the contents of the exhibit.

Submissions with brief, non-descriptive titles will be rejected. For example, the titles “Exhibit B – SHPO” and “Exhibit C – Wetlands” will both be rejected since they do not properly convey the contents of the exhibit. But, the titles “Exhibit B – SHPO Letter of Site Clearance” and “Exhibit C – Wetlands Delineation” are both acceptable since they do communicate the contents sufficiently to avoid unnecessary clicks by prospective buyers.

**Requirement - Large, Clear Labeling of All Exhibits**

All attachments submitted with the questionnaire should be CLEARLY labeled as exhibits: Exhibit A, Exhibit B, etc. All exhibits should also have a title: “Exhibit A – Property Boundary Survey,” preferably at the top of the page.

*NOTE: Applicants are requested NOT to use Brother “PTouch” and other similar tape-based labeling systems as this results in a significantly degraded exhibit when the tape-labeled exhibit is rescanned into the computer. Instead, use one of the myriad of the computer tools like Adobe Acrobat, discussed elsewhere herein, or PDF-Exchange (free) that allow users to submit 1st generation copies.*

DO NOT place the exhibit label any closer than ½ inch from any edge of the exhibit as the exhibit name may be lost during any later scans of the image/document. Scanners often truncate text/graphics near edges.

The Exhibit labels (both exhibit number and title) need to be placed at the top of the page on the document itself. Exhibit labels should be in BOLD font and at least 16-points in size if the document allows.

Note: To accomplish the above, may require the applicant to purchase a copy of Adobe Acrobat (not to be confused with Adobe READER.) Adobe ACROBAT (~$99) allows the user to edit PDF documents and place text at the top of any PDF file. So, if the user has a scanned PDF document of a letter from the Corps or a survey boundary, the user can label it properly to reflect the Exhibit number and title.

**Requirement – Consistent Exhibit Naming**

LED does not have any special requirement regarding exhibit numbering/naming except that all exhibits must have the same general format. If you use letters (a, b, c, etc.) to name your exhibits (“Exhibit A – XXXX”), then use letter designators on all exhibits. When you get to Exhibit Z, start over with Exhibit AA, AB, AC, until done. If you choose to use numbers to identify exhibits, then start at Exhibit “1” and increase the exhibit numbers by “1” until you are complete.

**Requirement – All Exhibits Referenced at Least Once**

Lastly, all exhibits should be referenced in the application at least once.

**Requirement – Titles of Filenames Must Exactly Match Exhibit Names**

It is the intent of the department to send an electronic copy to prospective purchasers. For that reason, LED is asking that all documents be submitted in both hardcopy and electronic form. In addition to 16-point exhibit names on the top page of each document (discussed above), all files submitted electronically should have a similar filename. That is, the “Exhibit A – Property Boundary Survey”, when submitted electronically, should have a filename similar to: “Exhibit A – Property File Survey.”

Note: It is critical that the documents in electronic form be clearly labeled: the titles (“filenames”) of the electronic files must contain 1) exhibit numbers and 2) document contents AND the document when opened, should have the 1) Exhibit number and 2) title prominently (16-point or larger as mentioned above) at the top of the page.

**Requirement – Map Specifications and Quality**

The site must be clearly outlined on all maps, aerial photos, etc. in a wide line that contrasts sharply with the surrounding colors on the map/photo.

Maps showing utilities (pipelines, electrical, sewer, etc.) should clearly delineate the utility by using wide lines drawn in contrasting colors.

All maps should be first generation copies; prospective buyers will have a difficult time reading 2nd and 3rd generation maps.

**Requirement – Roadway Maps**

At least one map should be included to show the roadways in the area of the site. At least one roadway map should highlight the nearest Interstate highway; prospective buyers are always interested in interstate access. If the nearest interstate is too far from the site to show local highways in sufficient detail, a second roadway map zoomed in closer to the site should be included.

**Requirement – Legible Exhibits**

LED plans to send a high-quality set of the exhibits to all prospective buyers and interested parties. To accomplish that, all exhibits must be very legible. A 2nd or 3rd generation copy is not acceptable.

LED understands that some exhibits, especially those from courthouses, are only available via microfiche and the microfiche copies from a courthouse are not always the best. Original courthouse copies are acceptable even if of poor quality. Third and 4th generation copies of a poor-quality courthouse document are not acceptable.

If the only copy of a document you have, such a parish ordinance or deed, is of poor quality, it will be necessary to contact the appropriate authorities to get a clear copy.

Copies of color maps and aerial photographs should be original print copies; not copies of copies. Colors and lines blend together with each successive photocopy of a document and prospective buyers will not be able to distinguish key features.

Refrain from using scans of color documents/maps. Scanners are very poor at copying the minute details embedded within maps. Scanners are also very poor at reproducing colors accurately. Always produce original prints for maps, not scanned prints.

**IMPORTANT NOTE:** Some of the required maps, such as the National Resource Conservation Soils map, the FEMA floodplain map, the National Wetlands Inventory map, etc., must be submitted with the site clearly outlined. But, the on-line Federal mapping program only gives the user a PDF of the map. The federal automated mapping program does not give the user an opportunity to outline the site. Even then, the user should NOT print a hardcopy of the PDF map, manually outline the site, and then scan the outlined map into the computer. Too many important details, colors and other pertinent data is lost via this process. This process results in a map of poor quality that will frustrate prospective buyers. Instead, while it might take a bit longer and may require the brief, one-time use of an IT person, the user must edit the PDF directly (without resorting to hardcopy edits) to place the site outline in a bright contrasting color with a wide line so the site is clearly delineated. There are numerous tools available from Adobe and others to accomplish this task.

**Minimum Criteria for Entry into the Louisiana Certified Sites Program**

**Note:** A site does not have to be certified to have its profile published on Louisiana Economic Development’s interactive sites and building website.

* **Size:** At least 25 contiguous, buildable acres, free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
* **Price per Acre:** A fixed purchase price or a fixed leasing price per acre for a specified time period is required to certify and publish a site.
* **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required that the property can be obtained free and clear of encumbrances.
* **Zoning**: The site must be zoned or otherwise approved for industrial applications. If zoned, a zoning district description and map are required. Only sites suitable for industrial use will be considered. Sites adjacent to significant residential development or other land uses incompatible with industrial activities will not be considered.
* **Flood:** At least 25 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a formal cost estimate, construction plan and funding source by which construction footprints can be elevated above the plain and meet FEMA standards.
* **Water Supply:** Delivery prior to any potential project startup, either by line or by well, a minimum of 250,000 gallons of potable or process water per day. If an existing source of water supply is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
* **Sanitary Sewer:** Provide a minimum of 250,000 gallons per day of available sanitary sewer capacity in a reasonable time period upon notification. If existing capacity is not available to the property boundary, certification will require submission of an order-of-magnitude cost estimate, conceptual design, and funding source to meet the minimum level of service within a reasonable timetable.
* **General Road Access:** The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers. If an access road does not exist, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the required access within a reasonable timetable.
* **Electricity:** Identify service provider or providers that can deliver reliable 3-Phase power service to the site prior to any potential project startup. If existing capacity is not available at the site, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable**.**
* **Natural Gas:** Natural gas must be available to the property boundary or available prior to any potential project startup. If natural gas is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
* **Listing:** The property owner must agree to have the site published by the Louisiana Economic Developmenton itsinteractive sites and building website.
* **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Assessment must be less than 5 years old from the date of submission.
* **Remediated Sites:** If there are unresolved environmental issues, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided.
* **Due Diligence:** The following due diligence action items must be completed for certification.
* **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Assessment must be less than 5 years old from the date of submission.
* **Wetland and Stream Delineation:** Applicants must have a wetland and stream field survey conducted to delineate all wetlands and “waters of the U.S.” on the site. If wetlands and waters of the U.S. will likely be impacted by planned development of the site (i.e., wetlands are in the middle of the site or in areas likely to undergo construction), the applicant must submit the wetlands delineation to the U.S. Army Corps of Engineers for a formal Jurisdictional Determination. This formalizes the wetlands delineation and provides some assurance from the Corps that wetlands are no more extensive than the delineation purports.

Notes: Wetlands mitigation is NOT required of an applicant but applicants with wetlands in the prime areas of their site are encouraged to mitigate those wetlands.

* **Topographic Survey and 100/500 year Floodplain Designation:** Obtain a USGS map of the site. The map should be zoomed in close enough to the site so as to be able to read topographical data (elevations). Obtain the latest FEMA DFIRM map, whether preliminary or final. Demonstrate that the site is either above the 100/500 year floodplain or a site manufacturing pad can be cost effectively constructed to raise the site above the floodplain.
* **Preliminary Geotechnical Investigation:** Obtain a preliminary geotechnical investigation of the site generally characterizing the site’s soil, rock and groundwater conditions. Substantiate that unfavorable geotechnical conditions do not exist at the site. The geotechnical investigation required for certification should involve no less than 3 and no more than 5 borings spread evenly across the site, unless engineers recommend more for a very large site.
* **Cultural Resources Investigation:** Obtain a database research level cultural and archeological investigation of the site from a qualified third party archeologist to document that there are no known cultural resource sites existing on the site. Provide the results of this third party investigation to the State Historical Preservation Office (SHPO) and request a letter from SHPO indicating whether the site is cleared for development or if the site requires a Phase I Cultural Resources Assessment. If a clearance letter cannot be obtained from SHPO, then a Phase I cultural resources survey must be performed.
* **Endangered Species Investigation:** Secure a letter from the Louisiana Department of Wildlife and Fisheries (LDWF) indicating that development on the site will not impact any protected or endangered species on or near the site. Work requested by LDWF for a clearance letter must be done.
* **Land Use Development Plan:** Prepare a land use development plan for the site including an order-of-magnitude cost estimate for clearing, grading and storm water management for the site’s planned developable acreage.
* **Railroad Accessibility:** If the site can be served by railroad, determine if a right-of-way can be secured and that there is a cost effective manner to reach the site. Also, determine if the railroad owner is a short line or single Class 1 railroad and if a long term commitment has been made by the railroad to keep the rail in service. Obtain an order-of-magnitude cost estimate for rail service to the site, if appropriate. A letter from the rail provider should be obtained stating their willingness to serve the site.
* **Utility, Oil/Gas Well and Pipeline Easements and Rights-of-Way:** Identify any and all existing easements, utility rights-of-way, well heads, pipelines, etc. on the site that may be potential impediments to fully utilizing the site. Determine if the identified impediments can be cost effectively relocated.
* **Roadway Accessibility:** A four lane major highway within close proximity of the site is preferred. Determine if there is a cost effective means to obtain right-of-way and construct an access road from the site to the four lane highway. Obtain an order-of-magnitude cost estimate for the access road construction, if needed. The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers.

|  |  |  |
| --- | --- | --- |
| Minimum Criteria Check List | | |
| **Criteria** | **Minimum Requirement** | **Yes/No** |
| Acres above 100-yr flood plain using latest DFIRM maps | 25 acres or greater | Yes |
| Price per acre | Price/Lease quoted in writing | Yes |
| Control of property | Ownership/Option/Other | Yes |
| Use classification (zoning) | If the site is in an area with zoning, the site must be zoned for industrial use (or capable of being rezoned to industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached. | Yes |
| Water supply | 250,000 gpd or greater is available on site within a reasonable timetable. If the water source is not available to the property boundary, a construction plan and cost estimate is attached. | Yes |
| Wastewater | 250,000 gpd or greater is available at the site within a reasonable time frame. If existing capacity is not available to the property boundary, a construction plan and cost estimate is attached. | Yes |
| Electricity | Reliable 3-phase on site or a construction plan and cost estimate is attached. | Yes |
| Natural Gas | Must be available to the property boundary or a construction estimate and plan for bringing to the site attached. | Yes |
| Environmental | Phase I (less than 5 years old). Phase 2 may be required if Phase 1 indicates issues exist on the property. | Yes |
| Cultural Resources | Phase I is required if the State Historical Preservation Office does not clear the site for development. | Yes |
| Endangered Species | A clearance letter from the Louisiana Department of Wildlife and Fisheries indicating that development on the site will not impact threatened/endangered species. | Yes |
| Highway access | Capable of supporting 83,400 pounds gross weight. | Yes |
| Maps and Attachments | Have all REQUIRED Maps and attachments, as a minimum, been included with this submittal? (See list of REQUIRED/DESIRED Exhibits near the end of the form.) | Yes |

**I. Verification of Site Availability**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **A. Site Identification** | | | | | |
| 1. | Site name | Waterloo Site | | | |
| 2. | Address or physical location (include accurate latitude/longitude, if available) | 9604 Highway 75  Latitude / Longitude: (30.210358, -91.028802) | | | |
| 3. | City/town (nearest), state/zip code | Geismar, Louisiana, 70760 | | | |
| 4. | Parish | Ascension Parish | | | |
| 5. | Contact person and title | J. Michael Eades, CEcD, President & CEO | | | |
| 6. | Address | P.O. Box 1628 | | | |
| 7. | City/State/Zip | Gonzales, Louisiana 70707 | | | |
| 8. | Telephone | Office  (225) 675-1750 | Cell  (225) 456-4009 | | |
| 9. | E-mail Contact(s) | meades@ascensionedc.com | | | |
| 10. | Total acres for lease/sale? | | | 155.88 acres available for lease or sale | |
| Total contiguous developable acreage **above the 100-year flood plain** | | | 60.75 acres above the 100-year flood plain. Please see exhibits below outlining a mitigation plan for the 95.13 acres (1) foot below the 100-year flood plain.  Exhibit A. Waterloo Site FEMA Flood Plain Survey Map  Exhibit B. Waterloo Site FEMA Flood Plain Mitigation Plan Letter | |
| 11. | Number of parcels making up acreage | | | 3 parcels | |
| 12. | Number of owners of the separate parcels | | | One (1) owner | |
| 13. | Total selling price for all acres ($)  Note: Include a total price, not a unit price per acre or per sq. foot. You may include both total and unit costs but a total cost is required. | | | $19,485,000.00 Total Selling price for all acres or $125,000.00 per acre selling price | |
| 14. | Total acreage annual lease ($) | | | $4,000,000.00 Total acreage annual lease price per year or $25,660.74 per acre, per year lease price. | |
| 15. | Is there a lease-purchase option? (YES/NO) | | | | No |
| If yes, description/comment on lease-purchase option: | | | | |
| Not Applicable | | | | |
| 16. | Is there a right-of-first-refusal feature? (YES/NO) | | | | No |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | If yes, description/comment on right-of-first refusal option: | | | | |
| Not Applicable | | | | |
| 17. | Has a title abstract been submitted with this application? (YES/NO) | | | | Yes |
| If YES, Exhibit # and name of document? | | Exhibit C. Waterloo Site Title Abstract | | |
| 18. | Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO) | | | | No |
| 18a. | | Parcel description | Acres | Lease or selling price per acre ($) | Total Lease or selling price ($) |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **A. Site Identification (continued) – Owner#1 information** | | | | | | |
| 1. | Site name | Waterloo Site | | | | |
| 2. | Owner name | Barber Brothers Contracting Company, L.L.C. | | | | |
| 3. | Contact person | J. Michael Eades, CEcD, President & CEO | | | | |
| 4. | Address | P.O. Box 1628 | | | | |
| 5. | City/State/Zip | Gonzales, Louisiana, 70707 | | | | |
| 6. | Telephone | Office  (225) 675-1750 | | Cell  (225) 456-4009 | | |
| 7. | E-mail | meades@ascensionedc.com | | | | |
| 8. | Total acres within the site owned by this owner | | | | 155.88 acres | |
| 9. | Total selling price of this acreage ($) | | | | $19,485,000.00 Total Selling price or $125,000.00 per acre selling price | |
| 10. | Total annual lease price of this acreage ($) | | | | $4,000,000.00 Total acreage annual lease price per year or $25,660.74 per acre, per year, lease price. | |
| 11. | Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | No | | |
| 12. | Comments regarding the immediate availability of this parcel: | | | | | |
| This site is immediately available for lease or sale. | | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **A. Site Identification (continued) – Owner #2 information** | | | | | |
| 1. | Site name | Not Applicable | | | |
| 2. | Owner name | Not Applicable | | | |
| 3. | Contact person | Not Applicable | | | |
| 4. | Address | Not Applicable | | | |
| 5. | City/State/Zip | Not Applicable | | | |
| 6. | Telephone | Office  Not Applicable | | Cell  Not Applicable | |
| 7. | E-mail | Not Applicable | | | |
| 8. | Total acres within the site owned by this owner | | | | Not Applicable |
| 9. | Total selling price of this acreage ($) | | | | Not Applicable |
| 10. | Total annual lease price of this acreage ($) | | | | Not Applicable |
| 11. | Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO)  If YES, include Exhibit# and name of document. | | Not Applicable | | |
| 12. | Comments regarding the immediate availability of this parcel: | | | | |
| Not Applicable | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **A. Site Identification (continued) – Owner #3 information** | | | | | |
| 1. | Site name | Not Applicable | | | |
| 2. | Owner name | Not Applicable | | | |
| 3. | Contact person | Not Applicable | | | |
| 4. | Address | Not Applicable | | | |
| 5. | City/State/Zip | Not Applicable | | | |
| 6. | Telephone | Office  Not Applicable | | Cell  Not Applicable | |
| 7. | E-mail | Not Applicable | | | |
| 8. | Total acres within the site owned by this owner | | | | Not Applicable |
| 9. | Total selling price of this acreage ($) | | | | Not Applicable |
| 10. | Total annual lease price of this acreage ($) | | | | Not Applicable |
| 11. | Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO)  If YES, include Exhibit# and name of document. | | Not Applicable | | |
| 12. | Comments regarding the immediate availability of this parcel: | | | | |
| Not Applicable | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **A. Site Identification (continued) – Owner #4 information** | | | | | |
| 1. | Site name | Not Applicable | | | |
| 2. | Owner name | Not Applicable | | | |
| 3. | Contact person | Not Applicable | | | |
| 4. | Address | Not Applicable | | | |
| 5. | City/State/Zip | Not Applicable | | | |
| 6. | Telephone | Office  Not Applicable | | Cell  Not Applicable | |
| 7. | E-mail | Not Applicable | | | |
| 8. | Total acres within the site owned by this owner | | | | Not Applicable |
| 9. | Total selling price of this acreage ($) | | | | Not Applicable |
| 10. | Total annual lease price of this acreage ($) | | | | Not Applicable |
| 11. | Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO)  If YES, include Exhibit# and name of document. | | Not Applicable | | |
| 12. | Comments regarding the immediate availability of this parcel: | | | | |
| Not Applicable | | | | |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **B. Option to Purchase Site** *(if applicable)* | | | | | | |
| 1. | Option holder | Not Applicable | | | | |
| 2. | Contact person and organization (as appropriate) | Not Applicable | | | | |
| 3. | Address | Not Applicable | | | | |
| 4. | City | Not Applicable | | | | |
| 5. | Telephone | Office  Not Applicable | | Cell  Not Applicable | | |
| 6. | E-mail | Not Applicable | | | | |
| 7. | Total number of acres under option to purchase | | | | Not Applicable | |
| 8. | Option expiration date | | | | Not Applicable | |
| 9. | Is the option assignable? (YES/NO) | | | | | Not Applicable |
| 10. | Is there a mechanism to renew the option upon expiration? (YES/NO) | | | | | Not Applicable |
| 11. | Has a copy of the option to purchase been included with this application? (YES/NO)  If YES, include Exhibit# and name of document. | | Not Applicable | | | |
| 12. | Special comments, if any, relative to option to purchase: | | | | | |
| Not Applicable | | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **C. Site Zoning, Tax Assessment, and Special Economic Development Districts** | | | | | |
| 1. | Is site within incorporated municipal limits? (YES/NO) | | | No | |
| If so, what municipality? | Not Applicable | | | |
| If the site is NOT within an incorporated municipality, how far is it to the boundary line of the nearest incorporated area (miles)? What is the name of the incorporated municipality/city/town? | | 4.18 (miles) to City of Gonzales, Louisiana | | |
| 2. | Is the site within a zoning district? (YES/NO) | | | Yes | |
| If YES, contact name, agency name, address and phone of zoning authority. | Richard Compton  Director of Planning and Development  Parish of Ascension  42077 Churchpoint Road  Gonzales, LA 70737-1659  (225) 450-1002  www.planascension.org | | | |
| If zoned, briefly describe the property’s current zoning classification? | Heavy Industrial: (HI)  Heavy Industrial is characterized as high-impact manufacturing, compounding, processing, treatment and other uses that by their very nature create a certain real or potential nuisance and which are not compatible with nearby residential and commercial developments. Among the uses anticipated in the Heavy Industrial Zone are processing and storage, refineries, tank farms, foundries, primary metals and other enterprises whose raw materials, goods-in-process or finished products could be characterized as toxic, noxious, hazardous, odiferous, explosive, radioactive or otherwise potentially harmful to nearby neighbors if improperly handled. | | | |
| If zoned, has a copy of the zoning regulation been attached? (YES/NO)  If zoning regulation is attached, include Exhibit# and name of document. | Yes  Exhibit D. Waterloo Site Zoning Regulations | | | |
| 3. | Are there any restrictions on noise level? (YES/NO) | | | No | |
| If YES, please describe: | Not Applicable | | | |
| 4. | Are there any height restrictions? (YES/NO) | | | No | |
| If YES, please describe: | Not Applicable | | | |
| 5. | Describe any land use restrictions (e.g., hours of operation) | None | | | |
| 6. | How long will it take for required city/parish re-zoning permits or other required permits to be issued? (months) | | | Not Applicable | |
| 7. | Are adjacent properties zoned the same as the site? (YES/NO) | | | Yes |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 8. | Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments. | | | |
| North:  Vacant land owned by Huntsman Corporation. Utilized principally as pastureland, although Huntsman utilizes the northeast corner of the site as a laydown/storage area for excess equipment. | | | |
| East:  Historically, this land has been utilized as pastureland. Recently, however, this property was purchased by Methanex Corporation, who is in the process of constructing a methanol production plant this site. | | | |
| South:  The body of the site fronts on LA Highway 75 and the CN Railroad mainline. In addition, there are 28+/- acres in the Batture area between the levee and the Mississippi River. A portion of this acreage is utilized to unload bulk materials from ships and barges, aggregates in particular. | | | |
| West:  The land to the west of the site is owned by Crosstex Energy and is currently forested. | | | |
| 9. | What is the current property tax millage applied to the site? Include units (per acre, etc.) | | 101.55 | |
| 10. | What is the current assessed valuation of the site? | | $135,180 (Includes entire 200± site acreage) | |
| 11. | Has a copy of the latest assessment been provided with this application? (YES/NO) | | | Yes |
| If YES, include Exhibit# and name of document. | Exhibit E. Waterloo Site 2012 Tax Assessment | | |
| 12. | Is the site located within a Foreign Trade Zone? (YES/NO) | | | No |
| 13. | Is the site located within a Renewal Community? (YES/NO) | | | No |
| 14. | Is the site located within a Louisiana Enterprise Zone? (YES/NO) | | | No |
|  | | | | |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **D. Existing Structures on-site** | | | | | | | |
| 1. | Buildings | Size  (sq ft) | | Year Built | Latest use | Included in sale  (YES/NO) | |
|  | Small building on NE border of property | 5,000 (sq ft) | | 2010 | Storage of Equipment | Yes | |
|  | Not Applicable | N/A | | N/A | Not Applicable | N/A | |
|  | Not Applicable | N/A | | N/A | Not Applicable | N/A | |
|  | Not Applicable | N/A | | N/A | Not Applicable | N/A | |
|  | Not Applicable | N/A | | N/A | Not Applicable | N/A | |
| 2. | Paved surfaces | | | | | | |
|  | Paved entrance off Hwy 75 on the SE corner of property | 1,682.99 (linear feet) | | 2004 & repaved in 2012 |  | | |
|  | Not Applicable | N/A | | N/A |  | | |
|  | Not Applicable | N/A | | N/A |  | | |
| 3. | Fences | | | | | | |
|  | Wire Fencing along West, North, and East property boundary | 7,954.77 (linear feet) | | 2003 |  | | |
|  | Not Applicable | N/A | | N/A |  | | |
|  | Not Applicable | N/A | | N/A |  | | |
| 4. | Are there any cemeteries located on the site? (YES/NO) | | | | | | No |
|  | If YES, please describe. | | Not Applicable | | | | |
| 5. | Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (YES/NO) | | | | | | Yes |
|  | If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO)  If YES, include Exhibit# and name of document. | | | | No | | |
|  | | | | | | | |

|  |  |  |  |
| --- | --- | --- | --- |
| **E. Land Transferability and Encumbrances** | | | |
| 1. | Has a copy of the deed been included with this application? (YES/NO)  NOTE: Deeds that have no deed restrictions are not required documents; deeds with any form of easements, limitations of use, or other encumbrances must be attached as an exhibit. | | Yes |
|  | If YES, include Exhibit# and name of document. | Exhibit F. Waterloo Site Property Deed Report | |
| 2. | Has the required boundary/property survey been included with this application? (YES/NO) | | Yes |
|  | If YES, include Exhibit# and name of document. | Exhibit G. Waterloo Site Property Boundary Survey  Exhibit H. Waterloo Site Property Boundary Aerial Survey | |
| 3. | List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit if lengthy.  Include Exhibit # and name of document if attached as a separate document. | | |
|  | Please see numbered list below and the following exhibits for full details  1.) Overhead Electric Servitude (4.50 Acres)  2.) Levee ROW (9.32 Acres)  3.) Pipeline ROW (3.65 Acres)  4.) Rail Servitude (5.32 Acres)  5.) Road Servitude (4.77 Acres)  6.) Underground Telecom ROW (0.27 Acres)  Exhibit I. Waterloo Site Property Rights of Way Survey  Exhibit J. Waterloo Site Pipeline Rights of Way Cross Section | | |
| 4. | List and describe other easements (include property survey indicating easements)  Include Exhibit # and name of document if attached as a separate document. | | |
|  | Not Applicable | | |
| 5. | List and describe any liens against the property.  Include Exhibit # and name of document if attached as a separate document. | | |
|  | Not Applicable | | |
| 6. | List and describe any judgments impacting development of the site.  Include Exhibit # and name of document if attached as a separate document. | | |
|  | Not Applicable | | |

|  |  |
| --- | --- |
| 7. | List and describe any restrictive covenants.  Include Exhibit # and name of document if attached as a separate document. |
|  | Not Applicable |
| 8. | List and describe other encumbrances.  Include Exhibit # and name of document if attached as a separate document. |
|  | Yes  Exhibit K. Waterloo Site Cultural & Wetland Encumbrances Map |
|  | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **F. Fire Protection Rating and Proximity to Emergency Medical Care** | | | | |
| 1. | Is the site within the coverage area of a fire department? (YES/NO) | | | Yes |
| 2. | Name of agency or other provider of fire protection services to the site | Ascension Parish Fire Department  Fire Protection District # 1  13192 Airline Highway  Gonzales, LA 70737  (225) 647-7342 | | |
| 3. | Rating of fire service provider | | | 5 Rating |
| 4. | Distance to fire station (miles) | | | 6.20 (road miles) |
|  | Name of Fire Station providing services to the site | Geismar Volunteer Fire Department  12171 Highway 73  Geismar, LA 70734  (225) 673-3396 | | |
| 5. | Distance to emergency medical care (miles) | | 6.44 (road miles) | |
|  | Name and brief description of nearest emergency medical care facility: | St. Elizabeth Hospital  1125 LA Hwy 30  Gonzales, LA 70737  (225) 647-5000  www.steh.com  In addition to 95 Hospital beds, outpatient care, and emergency services St. Elizabeths offers the following services also.  Part of the Franciscan Missionaries of Our Lady of Health Systems. St. Elizabeth Hospital maintains modern, up-to-date, and state-of-the art diagnostic equipment including CT (CAT) machines, MRI, digital x-ray, ultrasound equipment, and lab equipment.  St. Elizabeth Hospital offers Mobile Virtual Critical Care or MVCC. With MVCC, patients in ICU, in addition to being cared for by our experienced nursing staff and on-site hospitalists, are remotely monitored 24 hours a day, 7 days a week, by physicians specially trained in critical care called Intensivists. | | |
|  | | | | |

**II. Utilities and infrastructure**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **A. Water Supply Infrastructure** | | | | | | |
| 1. | Has a site map indicating the location of all existing water utilities been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | Yes  Exhibit L. Waterloo Site Potable Water Infrastructure Map | | | |
| 2. | Company/agency name, address and phone of provider of potable or process water to the site | | Ascension Water Company  P.O. Box 96016  Baton Rouge, LA 70896-9016  (225) 952-7666 | | | |
| 3. | Distance to the closest potable/process water line to service the site (feet)  (Note: The line must be available to the property boundary or a construction plan and cost estimate must be attached to this application.)  If a construction plan is attached, include Exhibit# and name of document | | | 4,000 (feet) A 12 inch waterline stops on Hwy 73; 2,700 (feet) North of Hwy 75)  Please see Exhibit M. Waterloo Site Potable Water Infrastructure Upgrade Letter | | |
| 4. | Size of potable/process water line closest to the site (inches in diameter) | | | 12 (inches in diameter) | | |
| 5. | Static and residual pressures of the potable/process water line closest to the site | | | Static  67 (PSI) | Residual  20 (PSI) | |
| 6. | Source of potable or process water (lake, well, other source) | Potable water from a well source is available from Parish Water Company through a 12" existing main line along highway 73. An approximately 4,000 L.F. 12" main line extension must be constructed in order to provide potable water service to the site. | | | | |
| 7. | Total potable/process water system capacity (millions of gallons per day) | | | 113.64 Million Gallons per Day (MGD) | | |
| 8. | Current average daily use of the water system (millions of gallons per day) | | | 75.00 Million Gallons per Day (MGD) | | |
| 9. | Peak demand (millions of gallons per day) | | | 111.80 Million Gallons per Day (MGD) | | |
| 10. | Excess capacity of the existing water system (millions of gallons per day) | | | 1.84 Million Gallons per Day (MGD) | | |
| 11. | Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)  If YES, include Exhibit# and name of document. | | No, the water operator would not provide written letter confirming any specific excess capacity for any given time frame. | | | |
| 12. | Distance to closest elevated potable water storage tank (miles) | | | 4.34 (miles) | | |
| 13. | Capacity of closest elevated potable water storage tank (gallons) | | | 250,000 (gallons) | | |
| 14. | Distance to the appropriate booster station (miles) | | | 4.34 (miles) | | |
| 15. | Is or will there be adequate pressure and flow at site to combat fires? (YES/NO) | | | | | Yes |
| 16. | Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (YES/NO)  If YES, include Exhibit# and name of document. | | Yes  Exhibit M. Waterloo Site Potable Water Infrastructure Upgrade Letter | | | |
| If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO) | | | | | Yes |
| If the plan can be implemented within a reasonable time frame, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions? | | | | | |
| Preliminary Engineering Judgement | | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **B. Wastewater Infrastructure** | | | | | |
| 1. | Has a site map indicating the location of all existing wastewater utilities been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | No waste water utilities currently on site. Please see Exhibit N. for proposed upgrade plans. | | |
| 2. | Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate. | | Site would require construction of a new wastewater treatment plant. Contact Ascension Wastewater Treatment (AWT)  37458 Cornerview Road  Geismar, LA 70730  www.wastewatertreatmentla.com  (225) 673-3156 | | |
| 3. | Distance to the closest wastewater collection line to service the site (feet)  (Note: Line must be available to the site boundary or a construction plan and cost estimate must be attached.) | | | No wastewater line is available to service the site.  Please see Exhibit N. Waterloo Site Wastewater Infrastructure Upgrade Letter & Map | |
| 4. | Size of wastewater collection line closest to the site (inches diameter) | | | No Line available to service the site. | |
| 5. | Is there a force main at or near the site? (YES/NO) | | | | No |
| 6. | Capacity of nearest lift station (gallons/day) | | | 250,000 GPD (proposed) | |
| 7. | NPDES permit number of sewer provider | | | No current sewer provider | |
| 8. | Total capacity of wastewater system (gallons/day) | | | 250,000 GPD (proposed) | |
| 9. | Current average daily use of wastewater system (gallons/day) | | | 250,000 GPD (proposed) | |
| 10. | Peak load on wastewater system (gallons/day) | | | 250,000 GPD (proposed) | |
| 11. | Excess capacity of wastewater system (gallons/day) | | | 0.00 GPD | |
| 12. | Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO) | | | None Available | |
| If not, what is the basis for the excess capacity assertion? | No existing wastewater systems exist on site. A proposed 250,000 (GPD) system must be built to serve the site. | | | |
| 13. | What are the pre-treatment requirements to discharge to the wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment.  If included as a separate document, please include Exhibit# and title of document here. | | | | |
| Please See Exhibit N. Waterloo Site Wastewater Infrastructure Upgrade Letter & Map for pre-treatment and discharge requirements. | | | | |

|  |  |  |  |
| --- | --- | --- | --- |
| 14. | Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Exhibit N. Waterloo Site Wastewater Infrastructure Upgrade Letter & Map | |
| If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO) | | Yes |
| 15. | Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO)  If YES, please include the Exhibit# and title of document. | Yes  Exhibit N. Waterloo Site Wastewater Infrastructure Upgrade Letter & Map | |
|  | | | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **C. Electricity Infrastructure** | | | | |
| 1. | Has a site map, with the site clearly outlined, indicating the location of all existing electrical lines been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Exhibit O. Waterloo Site Electricity Distribution Infrastructure Map  Exhibit P. Waterloo Site Electricity Transmission Infrastructure Map | | |
| 2. | Local provider of electrical power (company name, address, phone and contact person, as appropriate) | Entergy Gulf States Louisiana, LLC  1619 Burnside Drive  Gonzales, LA 70737  (225) 382-4910  David Herring, Customer Service Manager | | |
| 3. | Distance to provider’s nearest distribution line (feet) | | Available on site | |
| 4. | Size of provider’s nearest distribution line (kV) | | 34.5 (kV) 3-Phase | |
| 5. | Distance to nearest transmission line equal to or greater than 69 kV (miles) | | A 230 (kV) Transmission Line transects the property. | |
| 6. | Is reliable 3-phase service available at the site today? (YES/NO)  (Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a reasonable timetable**.)** | | | Yes |
| If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase. | Not Applicable | | |
| What additional services are to be included with this upgrade? | Not Applicable | | |
| Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) | Not Applicable | | |
| 7. | Is dual feed available? That is, can the site be supplied power from two substations such that if one substation has an outage, the site still has power? (YES/NO) | | | Yes |
| 8. | Peak load capacity available at site (MW)? | | 5 (MW) | |
| 9. | Distance to nearest substation to serve the site (miles) | | 4.46 (miles) | |
| 10. | Distance to the next closest substation to serve the site (miles) | | 5.03 (miles) | |
|  | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **D. Natural Gas Infrastructure** | | | | | |
| 1. | Has a site map, with the site clearly outlined, indicating the location of all existing natural gas lines near/adjacent to the site been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | Yes  Exhibit Q. Waterloo Site Natural Gas Distribution Infrastructure Map  Exhibit R. Waterloo Site Natural Gas Transmission Infrastructure Map | | |
| 2. | Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate) | | Atmos Energy Marketing  1100 Poydras Street  Suite # 3400  New Orleans, LA 70169  (225) 636-5856  Dawn McManus, Regional Manager | | |
| 3. | Distance to nearest distribution service line (NOT transmission line) (feet) | | | 1,320 (feet) | |
| 4. | Size of distribution service line (inches) | | | 2 (inches) | |
| 5. | Pressure of distribution service line (psi) | | | 50 (PSIG) | |
| 6. | If the distribution line is not on or immediately adjacent to the site, has a plan to extend the line (including construction budget and schedule) been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | Yes, please see the following exhibits:  Exhibit S. Waterloo Site Natural Gas Infrastructure Upgrade Letter  Exhibit Q. Waterloo Site Natural Gas Distribution Infrastructure Map | | |
| If the line needs to be extended to the site, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO) | | | | Yes |
| What is your basis for asserting that the plan can be completed in a reasonable timetable? Engineering/construction estimate? Letter from natural gas supplier? etc. | | | | |
| Preliminary Engineering Judgement | | | | |
| 7. | Transmission provider of natural gas | Crosstex & Acadian | | | |
| 8. | Distance to nearest transmission line (NOT distribution line) (miles) | | | Available on site | |
| 9. | Size and pressure of transmission line (inches and PSI) | | | There are 10, 12 and 16-inch natural gas transmission lines on site. The PSI varies between 1,200 PSI and 2,600 PSI depending on system demand. | |
| 10. | Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO) | | | | Yes |

|  |  |
| --- | --- |
| 11. | List and describe services to be upgraded or improved. |
| New pipeline interconnects are planned to the existing Crosstex pipelines on the site that will carry product to and from the adjacent Methanex plant currently under construction. |
| Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If so, what is the basis for this assertion? |
| Not Applicable |
|  | |

|  |  |  |  |
| --- | --- | --- | --- |
| **E. Local Product Pipeline Crossings** | | | |
| 1. | Do any pipelines of any type (natural gas, water, crude oil, etc.) cross the site? (YES/NO)  If YES, has a site map, with the site clearly outlined, indicating the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | Yes  Exhibit J. Waterloo Site Pipeline Rights of Way Cross Section |
| 2. | Pipeline owner | Acadian Gas (16 inches diameter) | |
|  | Primary contents of pipeline | Natural Gas | |
| 3. | Pipeline owner | Shell Pipeline (6.63 inches diameter) | |
|  | Primary contents of pipeline | Ethylene | |
| 4. | Pipeline owner | Pipeline Technology (4 inches diameter) | |
|  | Primary contents of pipeline | Anhydrous Ammonia Gas | |
| 5. | Pipeline owner | Pioneer Chlor Alkali Company, Inc | |
|  | Primary contents of pipeline | Chlorine | |
| 6. | Pipeline owner | Praxair, Inc. (4 inches diameter) | |
|  | Primary contents of pipeline | Hydrogen Gas | |
|  | | | |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **F. Telecommunications Infrastructure** | | | | | | | | | |
| 1. | Has a site map indicating the location of all existing telecommunications lines been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | | | Yes  Exhibit T. Waterloo Site Telecommunications Infrastructure Map | | | | |
| 2. | Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate) | | | | Eatel  913 South Burnside Avenue  Gonzales, LA 70737  Gary Gomez  (225) 621-4300  www.eatel.com | | | | |
| 3. | Distance to provider’s nearest telecommunications line (feet) | | | | | | | On site | |
| 4. | Distance to nearest central office (CO) serving the site (miles) | | | | | | | 8.38 (miles) | |
| 5. | Is digital switching available at the site? (YES/NO) | | | | | | | | Yes |
| 6. | Is fiber optic cable currently available at the site? (YES/NO) | | | | | | | | Yes |
| 7. | Are T-1 lines available at the site? (YES/NO) | | | | | | | | Yes |
| 8. | Are T-3 lines available at the site? (YES/NO) | | | | | | | | Yes |
| 9. | Is cellular or PCS wireless service available at the site? (YES/NO) | | | | | | | | Yes |
| 10. | Is satellite or commercial grade with an unobstructed view of the sky available at the site? (YES/NO) | | | | | | | | Yes |
| 11. | If a plan is underway to improve telecommunications at/near the site, has a copy of the plan to improve the existing telecom lines or systems (including construction budget and schedule) been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | | | | | No | | |
|  | If a plan has been developed, which services are to be included: | | | | | | | | |
|  | Not Applicable | | | | | | | | |
|  | Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If YES, what is the basis for this assertion? | | | | | | | | |
|  | Not Applicable | | | | | | | | |
| **G. Roadway Transportation Infrastructure** | | | | | | | | | |
| 1. | Has the required site map, with the site clearly outlined, indicating the location of all existing roadways abutting or crossing the site been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | | | | Yes  Exhibit U. Waterloo Site Transportation Infrastructure Maps  Exhibit V. Waterloo Site Transportation Infrastructure Wide Map | | | | |
| 2. | Nearest roadway | Roadway number | Distance from site (road miles) | | | Number of lanes | | Width of lanes | |
|  | Parish road | 3251 or Ashland Road | 2.78 (road miles) | | | 2 (lanes) | | 12 (feet) | |
|  | State highway | LA Hwy 75 or River Road | On site, 0.00 (road miles) | | | 2 (lanes) | | 12 (feet) | |
|  | U.S. highway | U.S. Hwy 61 | 9.45 (road miles) | | | 4 (lanes) | | 12 (feet) | |
|  | North-south Interstate highway | Interstate I-55 | 37.49 (road miles) | | |  | |  | |
|  | East-west Interstate highway | Interstate I-10 | 5.58 (road miles) | | |  | |  | |
| 3. | Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO) | | | | | | | | Yes |
| 4. | What is the weight limit of the parish road in pounds (lbs)? | | | | | | | 88,000 (lbs.) | |
| 5. | Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO) | | | | | | | | Yes |
| 6. | What is the weight limit of the state highway in pounds (lbs)? | | | | | | | 83,400 (lbs.) | |
| 7. | Is access to site controlled by a traffic light? (YES/NO) | | | | | | | | No |
| 8. | Are there any known improvements planned for local roadways? (YES/NO). If YES, please complete the blocks below. | | | | | | | | Yes |
|  | Local roadway to be improved | Description of improvement,  Including controlling or funding authority | | | | | | Schedule | |
|  | Interstate I-10 | Grading, base, course, bridge widening, drainage structures, P.C.C. pavement | | | | | | Unknown | |
|  | Interstate I-12 | P.C.C. patching of P.C.C. pavement | | | | | | Unknown | |
|  | Not Applicable | Not Applicable | | | | | | Not Applicable | |
| 9. | Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO) | | | | | | | | No |
|  | If YES, how long will access to the interstate be impacted? | | | | Not Applicable | | | | |
| 10. | Are any roadway improvements required to access the site? (YES/NO) | | | | | | | | No |
|  | If YES, please describe required improvements. | | | | Not Applicable | | | | |
|  | If YES, is there a state or local commitment to making these improvements? (YES/NO) | | | | | | | | Not Applicable |
| 11. | Do any rights-of-way need to be obtained to access the site? (YES/NO) | | | | | | | | No |
|  | If YES, please describe Right-of-Way needs. | | | Not Applicable | | | | | |
|  | If YES, what is the time schedule for obtaining these rights-of-way? | | | | | | | Not Applicable | |
|  | | | | | | | | | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **H. Air Transportation Infrastructure** | | | | |
| 1. | Name and address of ***nearest*** ***commercial airport*** with scheduled passenger service | Baton Rouge Metropolitan Airport (BTR)  9430 Jackie Cochran Drive  Baton Rouge, LA 70807  (225) 355-0333  www.flybtr.com | | |
| 2. | Distance in road miles to the nearest commercial airport | | 23.58 (road miles) | |
| 3. | Average travel time to nearest commercial airport | | 30 minutes average travel time | |
| 4. | Number of air carriers serving nearest commercial airport | | 4 commercial carriers | |
| 5. | Is direct international passenger service available at this airport? (YES/NO) | | | No |
| 6. | Is international passenger service available within a two-hour flight? (YES/NO) | | | Yes |
| 7. | Is international cargo service available? (YES/NO) | | | Yes |
| **Optional –** Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from both airports. | | | | |
| 8. | Name and address of second closest commercial airport with scheduled passenger service | Louis Armstrong New Orleans International Airport (MSY)  900 Airline Drive  Kenner, LA 70062  (504) 303-7500  www.flymsy.com | | |
| 9. | Distance in road miles to the second closest commercial airport | | 48.85 (road miles) | |
| 10. | Average travel time to second closest commercial airport | | 55 minutes average travel time | |
| 11. | Number of air carriers serving second closest commercial airport | | 10 commercial carriers | |
| 12. | Is direct international passenger service available at this airport? (YES/NO) | | | Yes |
| 13. | Is international passenger service available within a two-hour flight at this airport? (YES/NO) | | | Yes |
| 14. | Is international cargo service available at this airport? (YES/NO) | | | Yes |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **I. Rail Infrastructure** | | | | | |
| 1. | Is the site currently served by rail? (YES/NO) (Is there a rail spur currently on the site or adjacent to the site?) | | Not currently, but a rail spur and yard is currently being planned. Please see  Exhibit W. Waterloo Site Railroad Infrastructure Upgrade Letter & Maps | | |
| 2. | Name of carrier of nearest freight railroad line? | Canadian National Railway (CN) | | | |
| 3. | Distance to the nearest carrier’s freight railroad line (miles) | | | On site, 0.00 (miles) | |
| 4. | Second carrier’s closest freight railroad line, if a second carrier is available. | Kansas City Southern Railroad (KCS) | | | |
| 5. | Distance to the second closest carrier’s freight railroad line (miles) | | | 6.58 (miles) | |
| 6. | Location of nearest intermodal rail yard | Williams Olefins LLC | | | |
| 7. | Distance in rail miles to nearest intermodal rail yard | | | 1.98 (rail miles) | |
| 8. | If rail does not serve the site, has a plan to provide service (including construction budget, construction plan, and source of funding) been attached? (YES/NO)  If YES, please include Exhibit# and title of document. | | Yes  Exhibit W. Waterloo Site Railroad Infrastructure Upgrade Letter & Maps | | |
| In what time frame (number of months) can rail service to the site be provided? | | | 12-18 months as this plan includes a turnout connection to the CN main line. | |
| What is the basis for this assertion? Engineering estimate? Letter from rail company? etc. | | | | |
| As specified in CN Rail Specifications document dated 12 September 2011. | | | | |
| 9. | If rail is not currently on or adjacent to the site, do rights-of-way (ROW) exist for extension of rail line to site? (YES/NO) | | | | Yes |
| Do these rights-of-way cross federal, state, or parish roadways? (YES/NO) | | | | No |
| 10. | What party is responsible for ongoing maintenance of line extended to the site? | The property owner is responsible for track O&M up to the turnout and connection to the CN main line. | | | |
|  | | | | | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **J. Water Transportation Infrastructure** | | | | |
| 1. | Name, address, phone and contact name (as appropriate) of ***nearest shallow draft port*** | Port of Morgan City  800 Youngs Road  P.O. Box 1460  Morgan City, LA 70381  (985) 384-0850  Jerry Hoffpauir, Executive Director | | |
| 2. | Name of waterway at shallow draft port | Atchafalaya River | | |
| 3. | What water depth is maintained at the shallow water port? (feet) | | 20 (feet) water depth | |
| 4. | Distance in road miles to nearest shallow draft port | | 37.52 (road miles) | |
| 5. | Does the shallow water port site currently have barge docking facilities? (YES/NO) | | | Yes |
| 6. | Name, address, phone and contact name (as appropriate) of ***nearest deepwater port*** | Port of Greater Baton Rouge  2425 Ernest Wilson Drive  P.O. Box 380  Port Allen, LA 70767-0380  (225) 342-1660  Greg Johnson, Director of Business Development  www.portgbr.com | | |
| 7. | Name of body of water at deepwater port | Mississippi River | | |
| 9. | Distance in road miles to nearest deepwater port | | 18.76 (road miles) | |
| 10. | Does the deepwater port currently have deepwater vessel docking facilities? (YES/NO) | | | Yes |
| 11. | How much draft can this deepwater port accommodate? | | | 45 (feet) draft maintained |
|  | | | | |

|  |  |  |  |
| --- | --- | --- | --- |
| **K. Geography and Geological Assessment** | | | |
| 1. | Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO)  Note: We prefer a map where the site has been zoomed into close enough to where the topographical data (elevations) is legible. We do not need the whole USGS quad map but would appreciate it if both exhibits are attached.  If YES, please include Exhibit# and title of document. | Yes  Exhibit X. Waterloo Site U.S. Geological Survey Quad Map | |
| 2. | Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Exhibit Y. Waterloo Site Soils Conservation Service Map  Exhibit Z. Waterloo Site Soils Map Report | |
| 3. | Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Exhibit AA. Waterloo Site National Wetlands Inventory Map & Jurisdictional Determination Map | |
| 4. | Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO)  Please use the latest FEMA DFIRM map, even if preliminary.  If YES, please include Exhibit# and title of document. | Yes  Exhibit BB. Waterloo Site FEMA 100 year Flood Plain Map | |
| 5. | Minimum topographical elevation (ft, MSL) | | 16 (ft, MSL) |
| 6. | Maximum topographical elevation (ft, MSL) | | 18 (ft, MSL) |
| 7. | Topographical variation (maximum elevation minus minimum elevation) (ft) | | 2 (ft, MSL) Topographical variation |
| 8. | Indicate the general grade or percentage slope of the site. | | Mostly flat with very gentle slopes of less than 1.00% slopes |
| 9. | Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.). | Generally flat with some slope down into the New River course which transects the property. | |
| 10. | Described the general type of vegetation on the site. | The majority of the site is clear with open grass fields throughout, and a small patch of deciduous trees in the northwest corner. | |

|  |  |  |  |
| --- | --- | --- | --- |
| 11. | Identify any bodies of water or wetlands on or abutting the site. | Identify authority with jurisdiction  over water body. | |
| Jurisdictional Wetlands within site boundary: (20.00 acres) | (CEMVN) Corps of Engineers Mississippi Valley New Orleans | |
| Other Waters of the U.S. within site boundary: (13.00 acres: (2,700 Linear feet by 40 feet width)) | (CEMVN) Corps of Engineers Mississippi Valley New Orleans | |
| New River & Mississippi River | (CEMVN) Corps of Engineers Mississippi Valley New Orleans | |
| 12. | Has a copy of a preliminary geotechnical study been provided with this application? (YES/NO)  Note: By “geotechnical study,” we mean the study must have included soil borings by a licensed geotechnical contractor at the site or a nearby adjacent site. A GeoCheck report, while useful information, is not deemed sufficient to satisfy this criteria.  If YES, please include Exhibit# and title of document. | Yes  Exhibit CC. Waterloo Site Preliminary Geotechnical Engineering Report | |
| If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO) | | Yes |
| If YES, does the study indicate the soils are suitable for building foundations and/or construction of on-site roadways? | | Yes, some level of soil augmentation may be required for building and/or roadways. |
|  | If YES, is soil augmentation required for construction of a “typical” 100,000 sq ft industrial manufacturing building? (YES/NO) | | Yes |
| 13. | Depth to groundwater (ft) | 6 (feet) | |
| 14. | Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Exhibit DD. Waterloo Site Color Aerial Photo Map  Exhibit EE. Waterloo Site Oblique Aerial Photo Map  Exhibit FF. Waterloo Site All Utilities Infrastructure Site Map | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **L. Environmental Assessment** | | | | |
| 1. | Has the required copy of the Phase I Environmental Assessment been included with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Exhibit GG. Waterloo Site Phase I Environmental Site Assessment | | |
| 2. | Was the result from Phase I “No Further Action”? (YES/NO)  If NO, what additional recommendations were made? | Yes | | |
| 3. | Do the findings of Phase I require a Phase II? (YES/NO) | | | No |
|  | If YES, has a Phase II environmental assessment been completed? (YES/NO) | | | Not Applicable |
|  | If a Phase II has been completed, has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document. | Not Applicable | | |
|  | Was the result from Phase II “No Further Action”? (YES/NO) | | | Not Applicable |
| 4. | Has the required letter from the LA Dept. of Wildlife and Fisheries indicating that development will not impact any endangered species and that the site is cleared for development been included with the application? (YES/NO)  Please include Exhibit# and title of document. | Yes  Exhibit HH. Waterloo Site LA Dept. of Wildlife & Fisheries Letter | | |
| 5. | Has a wetlands delineation/determination been conducted for this site? (YES/NO) | | | Yes |
|  | If a wetlands determination has been conducted, has a copy of the wetland delineation/ determination been provided with this application? (YES/NO)  If a copy has been included, please include Exhibit# and title of document. | Yes  Exhibit II. Waterloo Site Jurisdictional Determination & Wetlands Delineation Report | | |
|  | If a wetlands determination has been conducted, did it indicate the presence of wetlands and/or other waterways on site? (YES/NO) | Yes  Wetlands (20.00 acres)  Other Water of U.S. (13.00 acres) | | |
|  | If wetlands are present, has a Corp of Engineers Sec 404 Permit Application been submitted? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Covered under J.D. #MVN 2011-03219-SE | | |
|  | If wetlands are present, has a Corp of Engineers Sec 404 Permit been received? (YES/NO)  If YES, please include Exhibit# and title of document. | Yes  Covered under J.D. # MVN 2011-03219-SE | | |
|  | If wetlands are present, have all wetlands on the site been mitigated? (YES/NO)  If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation. | No | | |
|  | Any other comments related to the possible presence of wetlands on site? | No other comments related to the presence of wetlands on site. | | |
| 6. | Has the required State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site been provided with this application? (YES/NO)    Note: The “SHPO” in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation.  Please include Exhibit# and title of document. | | | Yes  Exhibit JJ. Waterloo Site LA SHPO Letter of Site Recommendation |
|  | Has the SHPO cleared the site for development?  (YES/NO) | | All of the site has been cleared with the exception of one portion of the site (8.42 acres) depicted in APE (16AN57) may still contain archeological finds that must be remediated before the site can be developed. | |
|  | If the SHPO has NOT cleared the site for development, has the required Phase I Cultural Resources Assessment been performed? (YES/NO)  If YES, please include Exhibit# and title of document. | | Yes  Exhibit KK. Waterloo Site Phase I Cultural Resources Assessment Report & Transmittal Letter | |
|  | | | | |

***Required* Documents/Exhibits List**

1. U.S. Geological Survey quad map **with the site outlined**
2. Color aerial photo from the past 24 months **with the site outlined**
3. Boundary survey (including rights-of-way and easements)
4. Copy of the deed or other documents, including parish, state or federal ordinances that would restrict construction or operations at the site of any type.
5. Topographical map **with the site outlined** (The USGS Quad map will satisfy this requirement if the topo/elevation data is clearly visible on the portion of the Quad map included as an exhibit.)
6. Roster of owners
7. Site map, **with the site outlined**, indicating the location of all existing roadways abutting and/or crossing the site
8. Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications and other utilities lines
9. USDA Natural Resources Conservation Service Web Soil Survey map **with the site outlined**
10. National Wetlands Inventory (NWI) map **with the site outlined**
11. If 10% or more of a site is thought to be wetlands, a wetlands delineation must accompany submission. (It must be completed by a Professional Wetlands Scientist (PWS) or, as a minimum, someone who has been thru the Army Corps’ Wetland Delineation course.)

The submitted wetlands delineation does not have to be a “jurisdictional wetlands determination,” that is, a delineation officially approved by the Corps of Engineers. Nor is a Corps of Engineers 404 wetlands permit required. However, if a permit or jurisdictional wetlands delineation has been completed, a copy of the wetland determination or Corps of Engineers wetlands permit should be submitted with the application.

1. FEMA flood plain map **with the site outlined**
2. Phase I environmental assessment (must be within the last 5 years.)
3. If a Phase II environmental assessment has been completed, a copy of a Phase II assessment report in its entirety.
4. La. Dept. of Wildlife and Fisheries (LDWF) determination – A clearance letter from LDWF indicating that development will not impact any endangered species.
5. State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site. The letter from SHPO will indicate that the site is cleared or may indicate that further evaluation is required.
6. Phase I cultural resources assessment if letter from SHPO asks for further evaluation of the site.
7. Copy of a geotechnical study for the site.

***Desired* Documents List**

1. Copy of the deed, if not required above
2. Copy of title abstract
3. Copy of the latest property assessment from the parish assessor
4. If applicable, a plan to improve or upgrade the existing potable water system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
5. Letter from the local water provider confirming excess water capacity.
6. If applicable, a plan to improve or upgrade the existing wastewater system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
7. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
8. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
9. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
10. If applicable, a plan to provide service rail service to the site (including construction budget and schedule)

(Last revision: December 2012)