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ENVIRONMENTAL ASSESSMENT

APPALACHIAN REGIONAL COMMISSION GRANT PROPOSAL FOR AN INDUSTRIAL BUILDING, CITY OF WATER VALLEY, MISSISSIPPI

Yalobusha County, Mississippi

PREPARED BY:
TENNESSEE VALLEY AUTHORITY

JULY 2012

For more information, please contact:

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APPALACHIAN REGIONAL COMMISSION GRANT PROPOSAL FOR AN INDUSTRIAL BUILDING, CITY OF WATER VALLEY, MISSISSIPPI YALOBUSHA COUNTY, MISSISSIPPI

TENNESSEE VALLEY AUTHORITY

JULY 2012

The Proposed Decision and Need

The Tennessee Valley Authority (TVA) proposes to administer a \$195,000 Appalachian Regional Commission (ARC) grant to the City of Water Valley (City), Mississippi for the construction of an industrial building to accommodate a manufacturing company (see Attachment A). The building would be used by Allied Group, Inc. which is committed to moving their operations to the City. The project involves the construction of a 16,200 square foot metal building, 200 linear feet of gas lines, and 400 linear feet of compressed air lines, all on City property.

This facility would provide long-term economic growth and development opportunities for Northeast Mississippi by creating a more diverse regional economy and stronger economic base. The total project cost is estimated at \$725,675 with state, local, and private funds supplying the remainder. The total federal involvement would be approximately 27 percent.

The City is part of Yalobusha County, Mississippi which has been designated by ARC as a distressed county with a current unemployment rate higher than the state average. The construction of the building would provide an adequate facility for the Allied Group to operate within the City. This project would add 35 jobs to the City area.

TVA serves as the administrator for many projects funded by the Appalachian Regional Commission in the Tennessee Valley. These projects result in increased investment in infrastructure and capacity-building initiatives for Tennessee Valley communities. TVA's action is to make a decision on the administration of an ARC grant for the City. To address the potential environmental impacts of the proposal, TVA has prepared this environmental assessment (EA) in accordance with the Council of Environmental Quality's regulations for implementing the National Environmental Policy Act (NEPA) and TVA's procedures for implementing NEPA.

Background

The City would own the proposed industrial building, the 3-acre lot on which it would be built, and all infrastructure serving it. The City would also be responsible for all maintenance.

The likely occupant of the building would be Allied Group of Mendham, New Jersey which manufactures coalescing filters used to separate liquid water and oil from compressed air. Allied Group has continued to grow despite challenging times and would like to relocate its manufacturing operation to Water Valley, Mississippi.

The City has a commitment from the Mississippi Development Authority to provide funds for the project, and the City is also committing some local money. However, it is critical for ARC to provide funding in order to fully implement the project.

Alternatives

Scoping by TVA has determined that from the standpoint of NEPA, there are two viable alternatives available: the No Action Alternative and the Proposed Action Alternative.

The No Action Alternative

Under the No Action Alternative, TVA would not administer the ARC grant. In this event, the City could seek alternative funding for the industrial building and it could still be constructed. However, Allied Group could also decide to move to another location possibly outside the City or Mississippi. If the City obtained alternative funding the overall environmental consequences would be the same as those of the Action Alternative. However, if Allied Group moved to another location, the overall environmental consequences would be similar to the Action Alternative depending on the attributes of the situation.

Action Alternative – The Proposed Action Alternative

Under the Action Alternative, TVA would administer the ARC grant. The industrial building would be constructed as proposed (see Attachment B) and Allied Group would be able to use the building for manufacturing. The City would implement best management practices (BMPs), standard and special conditions to minimize or reduce the environmental effects of the proposed project to levels of insignificance or mitigation to offset adverse project impacts.

Affected Environment and Evaluation of Impacts

Site Description

The proposed project is in Yalobusha County Mississippi, within the city limits of Water Valley which is the largest community in the county. The county is located in north central Mississippi and is rural with many small communities and much of its area devoted to agriculture and forest. Enid Lake and Grenada Lake, built by the United States Army Corps of Engineers (USACE), provide recreation for boating and fishing, and the Holly Springs National Forest makes up the southwestern corner of the county.

The proposed building site is on about 3 acres in an area designated for industrial development. The site is relatively flat with no streams or creeks. It is former agriculture land which has been cleared of much of the native vegetation and has been used for parking or a lay down area for adjoining manufacturing facilities.

Impacts Evaluated

Due to the partially developed nature of the proposed building site, the applicant's proposed actions, subsequent to TVA's selection of the Action Alternative, would have no impact to many resources such as groundwater, navigation, unique or important aquatic wildlife habitats, recreation, visual resources, wetlands, natural areas, and wild and scenic rivers. These resources were therefore not evaluated further in this EA.

Resources that could potentially be affected by the proposed action or need additional study include floodplains, prime or unique farmland, threatened and endangered terrestrial species, cultural resources, terrestrial ecology, socioeconomics, environmental justice, transportation, noise, air quality, and solid waste.

Floodplains

As a federal agency, TVA is subject to the requirements of Executive Order (EO) 11988, Floodplain Management. The objective of EO 11988 is "...to avoid to the extent possible the

long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative” (United States Water Resources Council 1978). The EO is not intended to prohibit floodplain development in all cases, but rather to create a consistent government policy against such development under most circumstances. The EO requires that agencies avoid the 100-year floodplain area subject to a one percent chance of flooding in any given year, unless there is no practicable alternative.

The proposed industrial site is located north of State Route (SR) 32 and east of County Road 436 in Yalobusha County, Mississippi. Based on the applicable 2010 Flood Insurance Rate Map (Attachment C), the northeast corner of the site is likely within the Otoucalofa Creek 100-year floodplain. The 100-year flood elevation at this location is 274 feet mean sea level (msl). The remainder of the site is outside the 100-year floodplain. Yalobusha County has adopted local floodplain regulations.

No Action Alternative - Under the No Action Alternative, TVA would not administer the ARC grant and the building would either not be built at this location or TVA would not be involved in the review process if alternative funding is obtained. If the building were not constructed, the floodplains would not be affected because there would be no physical changes to the current conditions found within the floodplains. If the building is constructed at this location without TVA involvement, the impacts to the floodplain would be much the same as the Action Alternative.

Action Alternative - Under the Action Alternative, TVA would administer the ARC grant and the building would be built at this location. A small portion of the site is located within the Otoucalofa Creek 100-year floodplain. However, based on Allied Group’s site plan, the proposed industrial building would be located outside the limits of the 100-year floodplain which would be consistent with EO 11988. There would be no direct, indirect, or cumulative impacts to the floodplain.

Threatened and Endangered Species

No plants or animals listed as threatened or endangered under the Endangered Species Act or considered of conservation concern by the state of Mississippi are known from the project area and suitable habitat for such species is not present. TVA concurs with the United State Fish and Wildlife Service’s (USFWS) determination of “No Effect” as stated in their letter dated March 21, 2012 (Attachment D). There would be no direct, indirect, or cumulative impacts to federally or state listed species by the implementation of either alternative.

Cultural Resources - DRAFT

TVA determined the area of potential effect to be all areas planned for ground disturbance, which consist of the 3-acre site. No historic or cultural properties are likely to be affected by the proposed undertaking. TVA concurs with the Mississippi Department of Archives and History (MDAH) determination of “no objection” stated in a April 2, 2012 letter to Mr. Johnny M. Shell of North Central Planning and Development District (NCPDD), Winona, Mississippi (Attachment D). Under either alternative no historic properties currently listed or eligible for listing in the National Register of Historic Places would be adversely affected by the proposed undertaking. There would be no direct, indirect, or cumulative impacts to historic or cultural properties by the implementation of either alternative.

Transportation

Trucks going to or from the proposed industrial building would travel to the site via Mississippi State Routes (SR) 7 and 32. Both routes are two lane roads with limited or no shoulders that access flat, rural terrain. According to the Mississippi Department of Transportation (MDOT 2012), four traffic counts within one mile of the proposed site were shown for SR 32. For 2011, the Annual Average Daily Traffic (AADT) range from 860 to 5,200 for these four locations. Similarly, SR 7 has an AADT of 3,800.

No Action Alternative - Under the No Action Alternative, TVA would not administer the ARC grant and the building would either not be built at this location or TVA would not be involved in the review process if alternative funding is obtained. If the building were not constructed, existing transportation would not be affected. If the building is constructed at this location without TVA involvement, the impacts would be much the same as the Action Alternative.

Action Alternative - Under the Action Alternative, TVA would administer the ARC grant and the proposed industrial building would be constructed. There would be a minor temporary increase in transportation while the building and site was constructed. During operation, an average of two trucks per week would be needed to satisfy the transportation needs of Allied Group. Also, 70 vehicle trips per day would be expected from the employees. Depending on the route used, the increased trips generated would be from 1.4 to 7.9 percent of the total AADT and would not result in an increased Level of Service (LOS) rating of SR 32. Likewise, the increased trips generated would result in 1.9 percent of the total AADT and would not result in an increased LOS rating of SR 7. Therefore the additional estimated vehicle trips required to operate the proposed Allied Group facility would have minor direct, indirect, or cumulative impacts on the transportation network in the vicinity of the site.

Aquatic Ecology and Water Quality

No streams or other water bodies are present within the project area. Therefore, the proposed project would not affect water flow, stream channels, or stream banks. Likewise, the proposed project would not contribute to the spread of exotic or invasive aquatic species. No unique or important aquatic habitat is known to occur within a ten-mile radius of the proposed project. Therefore, no direct, indirect, or cumulative impacts to unique or important aquatic habitat, invasive species, or water quality would occur under any alternative.

Prime Farmland

The proposed project is located in the municipality of Water Valley and therefore its land use is determined by the City. Currently the land is not being farmed. The property has been previously evaluated for prime farmland when its land use designation was set for industrial development. Prime farmland is present at the proposed project site, but the soil properties have likely been altered considerably due its past use as a graveled parking lot. Therefore, the prime farmland designation no longer applies (NRCS 2012). Consequently, no direct, indirect, or cumulative impacts to prime farmlands are expected under either of the alternatives.

Terrestrial Ecology

There are no uncommon or rare plants or animal communities found within the project area and all terrestrial habitats present are common and representative of the region.

A National Champion Tree, southern catalpa (*Catalpa bignonioides*) can be found approximately 2 miles northeast of the proposed project, near the intersection of Jones and Boyd Street in Water Valley. A National Champion tree is the largest recorded living specimen

of a tree variety found in the continental United States. This tree is on the National Register of Big Trees, which is a list of these living specimens maintained since 1940 by American Forests, a nonprofit conservation organization.

EO 13112 (Invasive Species) defines an invasive nonnative species as any species that is not native to that ecosystem; and whose introduction does or is likely to cause economic or environmental harm or harm to human health (USDA 2012).

No Action Alternative - Under the No Action Alternative, TVA would not administer the ARC grant and the building would either not be built at this location or TVA would not be involved in the review process if alternative funding is obtained. If the building were not constructed, terrestrial resources would not be affected. If the building is constructed at this location without TVA involvement, the impacts would be much the same as the Action Alternative.

Action Alternative - Under the Action Alternative, TVA would administer the ARC grant and the building would be built at this location. Minor impacts are expected to the terrestrial ecology of the proposed site an area as a result vegetation and habitat removal.

Vegetation removal and movement of heavy equipment through the area would result in soil disturbance that would have minor impacts to terrestrial ecology and could potentially be a vector for the introduction of invasive species. Revegetating disturbed areas with native or non-native, non-invasive species would minimize the potential for this project to contribute to the spread of exotic or invasive terrestrial plant species as directed by EO13112.

There would be only minor direct, indirect or cumulative effects to terrestrial resources and evasive species.

Socioeconomics and Environmental Justice

The proposed Allied Group facility would be located in Yalobusha County, Mississippi, Census Tract 9502. The total population of Yalobusha County in 2010 was 12,678. The county is designated by ARC as a “distressed county,” the most recent unemployment rate was 10.7 percent, which is higher than the state’s rate of 9.9 percent. The minority population share was at 40.1 percent in the county, which is higher than the state (39.1) and national (36.3) percentages. According to the American Community Survey 2006-2010 estimates, the population below the poverty level at the county level is 26.2 percent and the state and national levels at 21.2 and 13.8 percent, respectively.

(<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>).

Per capita personal income in Yalobusha County was \$28,932, as of 2010, about 72 percent of the national level of \$39,937 and 93 percent of the state level of \$31,071

(<http://www.bea.gov/regional/index.htm>). Employment in the county is more dependent on manufacturing, transportation, and retail than statewide or nationally, but less dependent on service and professional sectors of the economy.

No Action Alternative - Under the No Action Alternative, TVA would not administer the ARC grant and the building would either not be built; built at a different location; or TVA would not be involved in the review process if alternative funding is obtained. If the building were not constructed, socioeconomics or environmental justice would not be affected. If the building is constructed at this location without TVA involvement, the impacts would be much the same as the Action Alternative.

Action Alternative - Under the Action Alternative, TVA would administer the ARC grant and the building would be built at this location. The immediate vicinity around the proposed site, as well as most of the nearby industrial park, is unpopulated. Therefore, any construction or operation activities related to the proposed facility would be remote from the area's population and not likely to have any noticeable impact on residents. The proposal would add 35 jobs to the local economy and some temporary construction jobs as the facility is built. Therefore, beneficial impacts on commercial activity or other activities in the area are likely to occur because of new or increased purchases of local services and goods. Although the increase in jobs would be relatively small when compared to the entire county, the new jobs would be beneficial to the City and local communities with minor impacts to employment or income likely to occur.

Minority and low-income populations occur in the county and vicinity of the proposed industrial building site. However, there are no adjacent residences. Therefore, any impacts that might occur would be economically beneficial and not disproportionately affect disadvantaged populations.

Noise, Air Quality, and Solid Waste

The proposed project would be located in an existing industrial operations area. No residential development is adjacent to the project area. No hazardous waste is involved or produced by the manufacturing process.

No Action Alternative - Under the No Action Alternative, TVA would not administer the ARC grant and the building would either not be built; built at a different location; or TVA would not be involved in the review process if alternative funding is obtained. If the building were not constructed, there would be no additional impacts to noise or air quality. If the building is constructed at this location without TVA involvement, the impacts would be much the same as the Action Alternative.

Action Alternative - Under the No Action Alternative, TVA would administer the ARC grant and the building and facilities would be constructed. There would be a small increase in noise from the new manufacturing facility and a temporary impact to noise and air quality (fugitive dust) during construction of the facilities. However, any noise from the proposal would likely have a minor impact on the surrounding environment which has no nearby residences and is currently an industrial and commercial area. Construction of the proposed facility would cause minimal offsite fugitive air emissions, and operational emissions would not exceed federal and state prevention of significant deterioration thresholds. The wastes produced from the manufacturing process and operations would include about 30 cubic yards of nonhazardous scrap materials and office waste per week. These materials would be disposed of by a licensed waste management company in a permitted landfill. Therefore, there would be only minor or temporary direct, indirect or cumulative effects anticipated to noise, air quality, and solid waste.

Cumulative Impacts

Resources that could cumulatively be affected by TVA administering the ARC grant and the construction of an industrial building and facilities are; transportation, terrestrial ecology, and socioeconomics. Transportation and terrestrial ecology would continue to be affected by general population increases, industrial use, and development growth in the area. Socioeconomics would be beneficially impacted by direct job growth and indirectly by associated services. However, this action would not result in cumulative impacts on a regional or Valley-wide basis. Although it would have a somewhat greater impact than the No Action Alternative, the Action Alternative would result in a minimal impact on the environment and

improve local economy when the proposal was completed. Therefore, TVA has determined that cumulative impacts of this action would be insignificant.

Necessary Permits

As the impacted area would be greater than one acre, a Construction Storm Water Permit from the Mississippi Department of Environmental Quality's would be required, pursuant to Section 401 of the Clean Water Act.

Public and Agency Involvement

On behalf of the City of Water Valley, the NCPDD sent a completed application for the proposed industrial building to the ARC for a grant for part of its construction on March 8, 2012. Similar information was also sent to interested state and federal agencies.

On March 21, 2012, NCPDD received a letter from the USFWS that the proposed project would have no effect on federally listed species or their habitats. No further consultation under the Endangered Species Act would be required unless there were changes in scope or location.

On April 4, 2012, NCPDD received a letter from the MDAH stating that no cultural resources would likely be affected by the proposed project and that the MDAH had no objection with the undertaking.

Mitigation Measures

To minimize or reduce the environmental effects of the proposed project TVA would require the City to implement BMPs and other routine measures.

Preferred Alternative

TVA's Preferred Alternative is the Action Alternative where TVA would administer the ARC grant and the industrial building and associated facilities would be constructed at the proposed location.

TVA Preparers

Sarah Blankenship, Contract Archaeologist, Cultural Resources, National Historic Preservation Act Section 106 Compliance

Patricia Cox, Botanist, Biological Resources, Terrestrial Ecology and Threatened and Endangered Species

Heather M. Hart, Biologist, Biological Resources, Natural Areas

Charles S. Howard, Aquatic Community Ecologist, Aquatic Ecology and Aquatic Threatened and Endangered Species

Holly G. LeGrand, Biologist, Biological Resources, Terrestrial Resources

Mark C. Lowe, Manager, Environmental Engineering Projects, Transportation

Paul A. Mays, Environmental Engineering, Prime farmlands

Craig L. Phillips, Contract Aquatic Ecologist, Biological Resources, Aquatic Ecology

Roger Milstead, Program Manager, River Operations, Floodplains

Kim Pilarski, Biologist, Biological Resources, Wetlands

Richard L. Toennisson, Contract Senior NEPA Specialist, NEPA Compliance and Document Preparation

W. Richard Yarnell, Archaeologist, Cultural Resources, National Historic Preservation Act Section 106 Compliance

Bill L. Zotto, Economic Development, Project Manager

Agencies and Others Consulted

Mississippi Department of Archives and History, Jackson, Mississippi

United States Fish and Wildlife Service, Jackson, Mississippi

United States Natural Resources Conservation Service, Coffeeville, Mississippi

References

Mississippi Department of Transportation. 2012. MDOT Office of Intermodal Planning, Yalobusha County Traffic Data, 2011 AADT Count Retrieved from <<http://www.gomdot.com/Divisions/IntermodalPlanning/resources/Maps/TrafficVolumeMaps.aspx>> (accessed June 2012).

NatureServe. 2011. Nature Serve Explorer: An online encyclopedia of life [web application]. Version 7.1 Nature Serve, Arlington, Virginia. Available: <http://www.natureserve.org/explorer> (Accessed 30 March 2012).

U.S. Department of Agriculture. 2012. *Invasive and Noxious Weeds*. Retrieved from <<http://plants.usda.gov/java/noxiousDriver>> (Accessed 30 March 2012).

United States Natural Resource Conservation Service. 2012. Personal communication with Lee Clark, Soil Conservationist of Yalobusha County, Mississippi, June 15, 2012.

United States Water Resources Council. 1978. Floodplain management guidelines for implementing Executive Order 11988. 43 FR 6030, Federal Register 43(29), Feb. 1978.

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t> June, 2012

<http://www.bea.gov/regional/index.htm> June, 2012

Attachments

- A. Maps and Plans
- B. ARC Application and Plans
- C. Floodplain Map
- D. Agency Letters

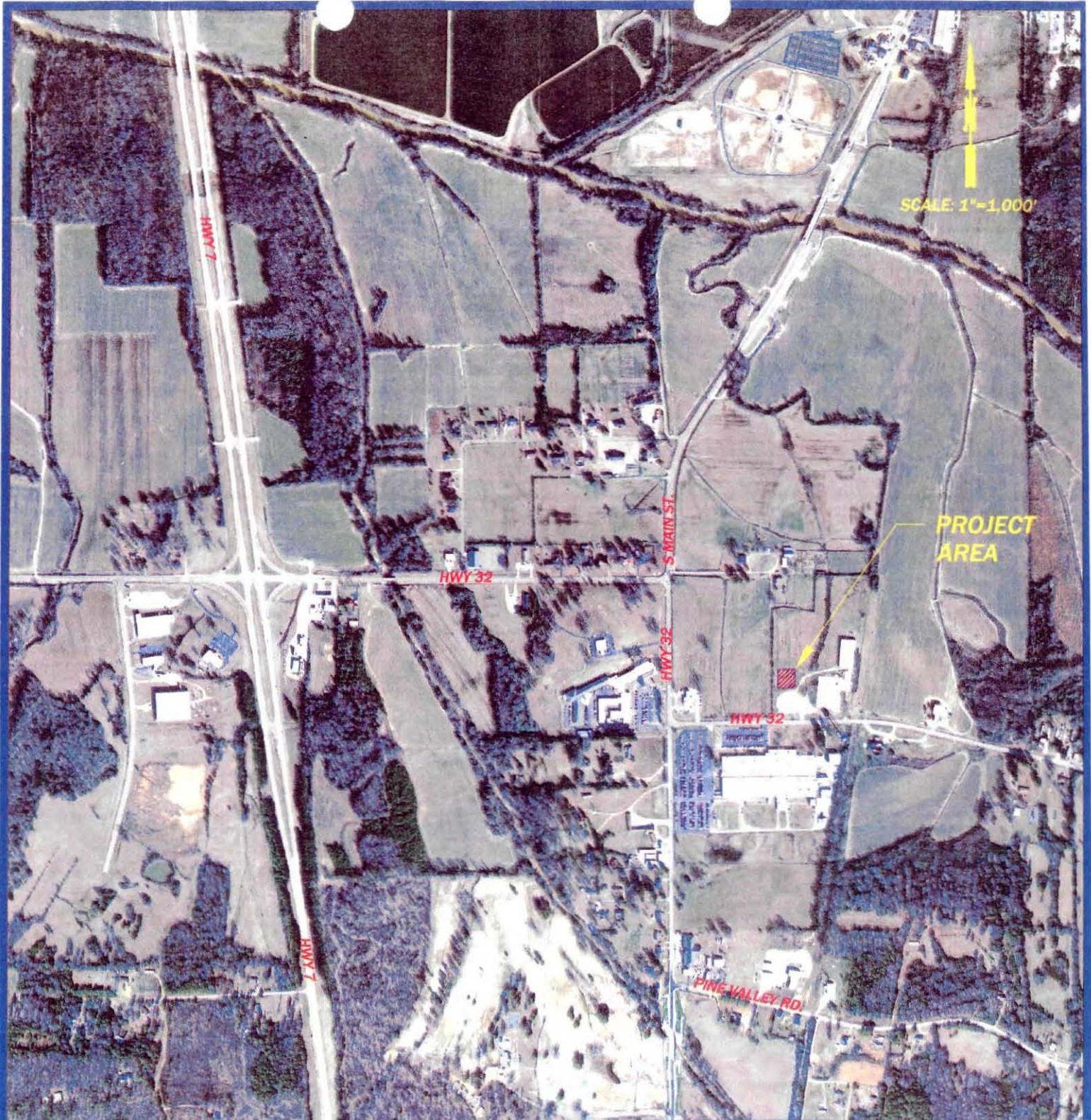
Attachment A - Maps and Plans



VICINITY MAP

CITY OF WATER VALLEY
SPEC BUILDING
YALOBUSHA COUNTY, MISSISSIPPI

WILLIS	CIVIL ENGINEERING 133 SOUTH MOUND STREET GRENADA, MISSISSIPPI 38901 PH. 662-226-1081	SHEET NO	2
		OF SHEETS	5
DRAWN BY:	CHECKED BY:	DATE:	FILE NO:
J.E.H.	D.G.	03/2012	11-925



SCALE: 1"=1,000'

PROJECT AREA

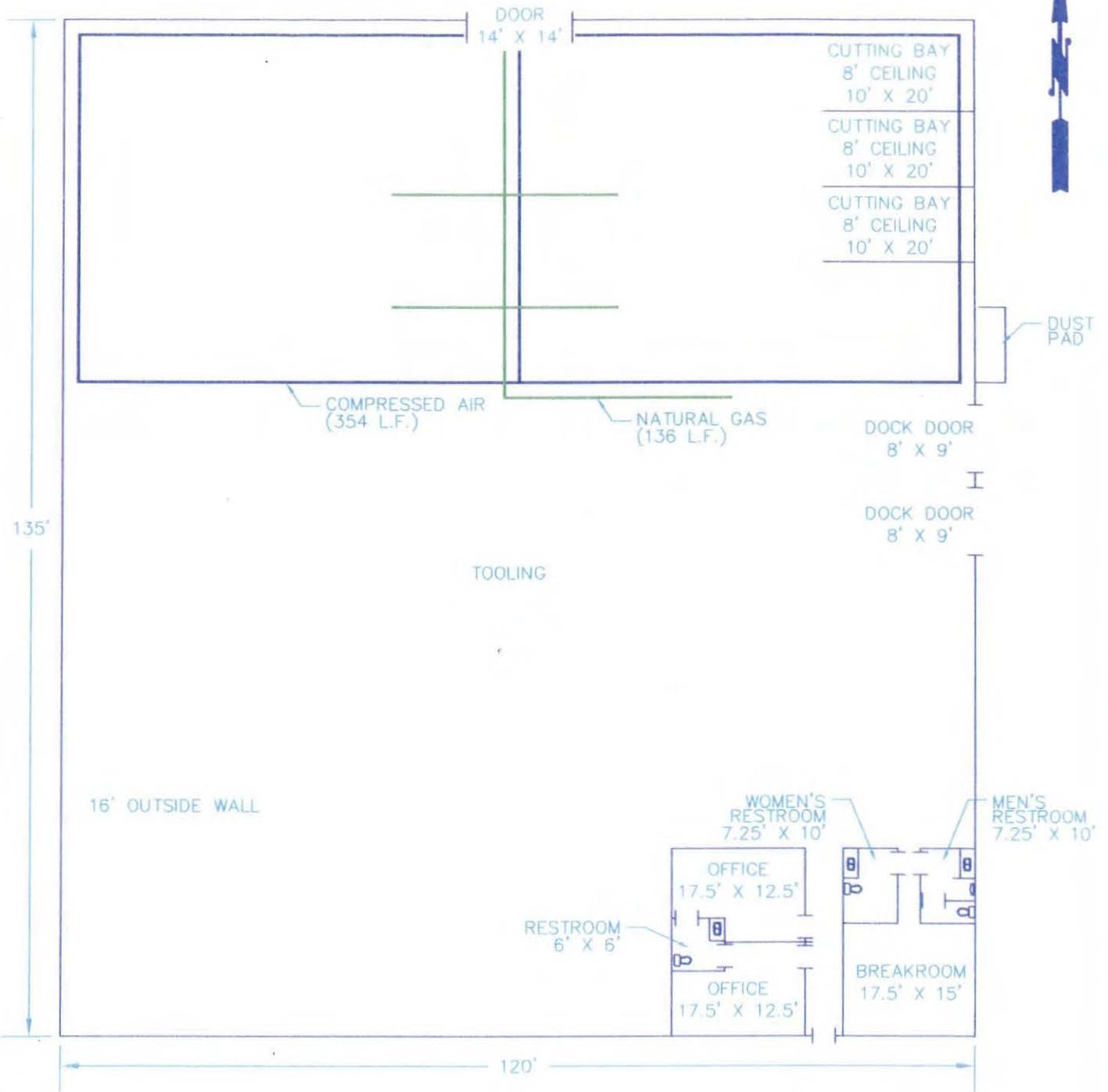
LOCATION MAP			
CITY OF WATER VALLEY SPEC BUILDING YALOBUSHA COUNTY, MISSISSIPPI			
WILLIS ENGINEERING INCORPORATED	CIVIL ENGINEERING 133 SOUTH MOUND STREET GRENADA, MISSISSIPPI 38901 PH.662-226-1081		SHEET NO. 3
	DRAWN BY: J.E.H.	CHECKED BY: D.G.	OF SHEETS 5
		DATE: 03/2012	FILE NO. 11-925



AERIAL MAP

CITY OF WATER VALLEY
SPEC BUILDING
YALOBUSHA COUNTY, MISSISSIPPI

WILLIS ENGINEERING INCORPORATED	CIVIL ENGINEERING 133 SOUTH MOUND STREET GRENADA, MISSISSIPPI 38901 PH. 662-226-1081		SHEET NO. 4
	DRAWN BY: J.E.H.	CHECKED BY: D.G.	DATE: 03/2012
			OF SHEETS 5



SCALE: 1" = 20'

MANUFACTURING BUILDING

CITY OF WATER VALLEY
 SPEC BUILDING
 YALOBUSHA COUNTY, MISSISSIPPI

WILLIS
 ENGINEERING
 INCORPORATED

CIVIL ENGINEERING
 133 SOUTH MOUND STREET
 GRENADA, MISSISSIPPI 38901
 PH. 662-226-1081

SHEET NO.

5

OF SHEETS

5

DRAWN BY:

J.E.H.

CHECKED BY:

D.G.

DATE:

03/2012

FILE NO.

11-925

Attachment B - Application and Plans

Gerry Taylor
President
Attala County

ASSISTING LOCAL GOVERNMENTS IN SEVEN COUNTIES

Steve Russell
Executive Director

Norman Cobbins
Vice President
Holmes County



Chris Weathers
Administrative Assistant
Information Technology Manager

Talmadge "Tee" Golding
Secretary-Treasurer
Montgomery County

NORTH CENTRAL PLANNING & DEVELOPMENT DISTRICT

711 South Applegate • Winona, MS 38967 • 662-283-2675 • Fax 662-283-5875

March 8, 2012

TO: Mike Armour, Director
Appalachian Regional Office
330 West Jefferson Street
P. O. Box 1606
Tupelo, Mississippi 38802

FROM: JOHNNY M. SHELL, PLANNER-NORTH CENTRAL PDD
Email: jshell@ncpdd.org

**Re: City of Water Valley – ARC Construction Project Application (New Industrial Bldg.)
[ARC Funds Requested: \$195,000 – Other Funds: \$530,675 – Total Cost: \$725,675]**

- (X) FOR REVIEW/ APPROVAL ACTION

Attachment: (Application Docket – Original & 1 Copy)

1. ARC Construction Project Application/with Project Summary Narrative
2. Form SF-424, Application for Federal Assistance
3. Copy of Letter – Applicant Contribution Commitment to Project Development (\$22,600)
4. Copy of PER Cost Proposal Estimate/with Maps, Detail Drawings and Other Pertinent Related Engineering Design Prepared by Willis Engineering, Inc. dated 03/01/2012 (Part 1 and Part 2).
5. Other Supporting Documentation:
 - o Copy of Other Fund Resources – Ms Rural Impact Fund Program (RIF) Application
 - o Copy of New Private Business Commitment Letter dated 01/25/2012 (Allied Group Inc.)

Cc: Larry Hart, Mayor – City of Water Valley, P. O. Box 888, Water Valley, Mississippi 38967
Philip McMullan, TVA Economic Development P. O. Box 292409, Nashville, TN 27229-2409

Address: P.O. Box 888, Water Valley, MS 38965

CERTIFICATION

The applicant and/or sponsor certifies that to the best of his/her knowledge and belief the data in this application are true and correct. It is understood that any significant changes prior to funding approval may affect funding priority. The applicant also certifies that all anticipated local financial contributors specified in the attached budget have been notified by letter concerning their anticipated contribution to the project.

 O. Hart, Mayor

3-7-12

Signature and Title

Date

ARC Mississippi Construction Project Application Narrative
(Suggested length 5-8 pages, please number pages)

- 1. Identify the primary ARC goal and objective the project will address. Identify and quote the primary ARC State Strategy the project will address. Be specific in identifying the goals and objective. Project applications where numerous goals and strategies are identified will be returned and requested to identify the goal and strategy primarily related to the project.**

The primary ARC goal that the project will address is Goal 1: Increase job opportunities and per capita income in Appalachia to reach parity with the nation. The State Strategy that it addresses is State Priority 1: Increase private sector and high wage jobs across the Mississippi Appalachian region. The State Objective it addresses is 1.1: Diversify and strengthen the economic base.

- 2a. Describe the specific problems or issues the project will address and how these issues impact the community. For all construction or improvements projects, provide a detailed description of all major construction/improvement components. Include details such as linear feet to be constructed, square footage built, or acreage, and timelines for starting and completing each component. An executive summary or narrative description from an engineer's report can be substituted for the narrative).**

The City of Water Valley needs an industrial building to accommodate the Allied Group, which is a manufacturing company that is committed to moving operations to Water Valley. This project involves the construction of a 16,200 square foot metal building, 200 linear feet of gas lines, and 400 linear feet of air compressor lines. It also includes provision of electrical service and HVAC wiring. It is anticipated that work can begin on April 1, 2012, and end on June 30, 2012.

- 2b. Identify who will own improvements and provide maintenance for the completed project. Address how the project addresses opportunities for regional infrastructure. Illustrate local demand for the project including letters from key stakeholders, customer data, etc.**

The City of Water Valley will own the industrial building and all infrastructure serving the building. The city will also be responsible for all maintenance of the building and infrastructure. The location of the Allied Group could spur the location of other industries in the area that are suppliers of the company. See attached letters.

- 2c. For residential service projects in non-distressed counties, address how the project meets the “Policy for Residential Infrastructure Projects” in ARC’s Project Guidelines. Include letter or other documentation from state health/environmental agencies if relevant.**

Not applicable.

- 2d. For industrial sites or community facilities, describe strategies for marketing the project to potential users and beneficiaries. Explain how this project relates to the goal and strategy identified in Item 1.**

Not applicable.

3. **Describe how the project meets the priorities of local or regional community or economic development plans, and describe efforts to coordinate the project with other area economic development activities.**

This project conforms to North Central Planning and Development District's Comprehensive Economic Development Strategy (CEDS) 2007 – 2012. Specifically, it fits within the goal of recruiting outside industries which are consistent with community-wide economic development goals and increase the median income. It also conforms to a strategic plan that was developed by Yalobusha County with funding from ARC.

4. **Identify the counties and census tracts served by the project. Comment on the project's impact on ARC's designated distressed areas. Attach area map with the project's service area clearly marked, diagrams of building sites, and plans of buildings to be constructed.**

This project will serve Yalobusha County and Census Tract 9502. The project will have a positive impact on the economy of Yalobusha County, which is designated by ARC as a "distressed county," by creating 35 jobs. See attached maps and plans.

5. **State outputs and outcomes in absolute numerical terms per ARC's Performance Measurement Guidelines. Include households served (new or improved services), business served (new or improved services), increase in capacity, jobs created/retained and leverage private investment. Attach letters documenting jobs retained, jobs created, and leveraged private investment when applicable. Describe other project benefits as appropriate, such as likely impact on future economic development activity in the area, anticipated spin-off results, population served and households connected.**

Output: Construction of 1 industrial building

Outcome: 1 industry served and 35 jobs created.

Output: Private investment of a minimum of \$200,000

Outcome: 35 high-wage jobs created

This project will have a positive on the economy of Water Valley and Yalobusha County by creating 35 jobs. Yalobusha most recent unemployment rate was 10.7%, which is higher than the state's rate of 9.9%. This project should help alleviate chronic unemployment in the area.

6. **Describe the applicant's strategy for ensuring the project's long-term sustainability (once ARC funds are no longer available) and the grantee's capacity to manage the project's long-term operations.**

The city will own and maintain the industrial building and related infrastructure. Funds will be budgetted each year for maintenance of the building and infrastructure.

7. **Explain the funding sources for this project. Why are ARC funds needed? Document the need for ARC funds. Remember ARC funds are the last source of funds. All other funding sources**

must be in place or documentation showing funds have been applied for from all funding sources. If a local match is part of funding sources please include a letter of commitment from the municipality or county governing board stating they are committed to funding this project.

The City of Water Valley has applied for \$100,000 of Rural Impact Fund money from MDA and has been approved to apply for up to \$250,000 in CAP Loan funds by MDA (see enclosed documentation). The city is committing \$22,600 in local funds (see attached letter). However, the city has very limited local funds and is, therefore, in need of ARC funds to cover the balance of the project. The City of Water Valley is located in Yalobusha County, which is designated by ARC as a distressed county.

8. If a Basic Federal Agency is involved, state whether or not a pre-application or application has been forwarded to the requested Basic Agency Federal Agency. If the project has been approved include a copy of the Basic Federal Agency approval.

The basic agency for this project will be TVA. A copy of this application has been sent to TVA.

Steve Russell – Executive Director _____

(662) 283-2675

Name and Title of individual who prepared the application

Telephone Number



Signature of individual who prepared the application

3-7-12

Date

srussell@ncpdd.org
E-mail address of individual who prepared the application

STATE OF MISSISSIPPI
APPALACHIAN REGIONAL COMMISSION
PROJECT SUMMARY

Project Title: City of Water Valley – Construction of Industrial Building

Project Grantee: City of Water Valley

County Served: Yalobusha County – Distressed

Basic Agency: Tennessee Valley Authority (TVA)

Goal/Strategy: Goal State Priority I: Increase private sector and high wage jobs across the Mississippi Appalachian region.

Strategy: State Objective 1.1: Diversify and strengthen the economic base (Objective 1.1.1).

Purpose: The purpose of this project is to construct a 16,200 square foot industrial building to accommodate a new industry.

Funding:	<u>Amount</u>	<u>%</u>	<u>Source</u>
ARC	\$195,000	27	
State	308,075	42	RIF & CAP
Local	22,600	3	Cash
Private	200,000	28	Company
Total	\$725,675	100	

Description: The City of Water proposes to construct a 16,200 square foot metal building in Water Valley to accommodate a new industry. The city will also provide necessary electrical infrastructure to serve the building. ARC funds will be used to construct the building.

Rationale: The City of Water Valley is located in Yalobusha County, which is designated by ARC as a distressed county. Yalobusha County has a current unemployment rate of 10.7%, which is higher than the state's rate of 9.9%. This project will bring thirty-five (35) jobs to Water Valley and will, thus, have a positive effect on the city's economy. The city has a commitment from the Mississippi Development Authority (MDA) to provide funds for the project, and the city is committing some local money. However, it is critical for ARC to provide some funding in order to fully implement the project.

Benefits: This project will result in thirty-five (35) jobs with wages that are higher than the typical wages in the area. The construction of this building will provide the Allied Group an adequate facility in which to operate in Water Valley. The project will enhance the City of Water Valley's tax base and generally improve the area's quality of life.

Performance Measurement:

1. Output: Construction of 1 industrial building

1. Outcome: Creation of 35 jobs
2. Output: Expenditure of \$200,000 of private funds
2. Outcome: Creation of 35 jobs

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision *If Revision, select appropriate letter(s): * Other (Specify)
*3. Date Received:		4. Application Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF WATER VALLEY		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 64-6001206		*c. Organizational DUNS: 07-3559866 *(CCR CAGE #5WVP9)
d. Address:		
*Street 1: P. O. BOX 888 Street 2: *City: WATER VALLEY County: YALOBUSHA *State: MISSISSIPPI Province: N/A Country: USA *Zip/ Postal Code: 38965		
e. Organizational Unit:		
Department Name: CITY OF WATER VALLEY		Division Name: ECONOMIC & INDUSTRIAL DEVELOPMENT
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: MR. Middle Name: *Last Name: RUSSELL Suffix:		First Name: STEPHEN
Title: EXECUTIVE DIRECTOR NORTH CENTRAL PLANNING & DEVELOPMENT DISTRICT		
Organizational Affiliation: NORTH CENTRAL PLANNING & DEVELOPMENT DISTRICT 711 SOUTH APPLGATE WINONA, MISSISSIPPI 38967		
*Telephone Number: 662.283.2675		Fax Number: 662.283.5875
*Email: srussell@ncpdd.org		

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

*Other (specify):

*10. Name of Federal Agency:

APPALACHIAN REGIONAL COMMISSION STATE OF MS, P. O. BOX 1606, TUPELO, MS 38804

11. Catalog of Federal Domestic Assistance Number:

23:011

CFDA Title:

APPALACHIAN REGIONAL DEVELOPMENT

*12. Funding Opportunity Number:

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

CITY OF WATER VALLEY (YALOBUSHA COUNTY), MISSISSIPPI

*15. Descriptive Title of Applicant's Project:

CONSTRUCTION OF A NEW INDUSTRIAL BUILDING COMPLEX

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant 02

*b. Program/Project: 02

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 07/01/2012

*b. End Date: 12/31/2012

18. Estimated Funding (\$):

*a. Federal	\$195,000.00
*b. Applicant	\$22,600.00
*c. State	\$308,075.00
*d. Local	\$200,000.00
*e. Other	
*f. Program Income	
*g. TOTAL	\$725,675.00

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

**I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: MR.

*First Name: LARRY

Middle Name:

*Last Name: HART

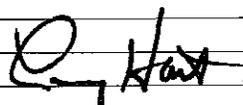
Suffix:

*Title: MAYOR - CITY OF WATER VALLEY, MISSISSIPPI

*Telephone Number: 662.473.2431

Fax Number: 662.473.4909

*Email: wvch@bellsouth.net

*Signature of Authorized Representative: 

Date Signed: 3-7-12

BUDGET INFORMATION - Construction Programs

NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.

COST CLASSIFICATION	a. Total Cost		b. Costs Not Allowable for Participation		c. Total Allowable Costs (Columns a-b)	
1. Administrative and legal expenses	\$	3,000 .00	\$	3,000 .00	\$	0 .00
2. Land, structures, rights-of-way, appraisals, etc.	\$	.00	\$	.00	\$	0 .00
3. Relocation expenses and payments	\$	.00	\$	.00	\$	0 .00
4. Architectural and engineering fees	\$	45,450 .00	\$	45,450 .00	\$	0 .00
5. Other architectural and engineering fees	\$	.00	\$	.00	\$	0 .00
6. Project inspection fees	\$	.00	\$	.00	\$	0 .00
7. Site work	\$	.00	\$	.00	\$	0 .00
8. Demolition and removal	\$	.00	\$	.00	\$	0 .00
9. Construction	\$	454,500 .00	\$	259,500 .00	\$	195,000 0.00
10. Equipment	\$	200,000 .00	\$	200,000 .00	\$	0 .00
11. Miscellaneous	\$	.00	\$	.00	\$	0 .00
12. SUBTOTAL (sum of lines 1-11)	\$	702,950 0.00	\$	507,950 0.00	\$	195,000 0.00
13. Contingencies	\$	22,725 .00	\$	22,725 .00	\$	0 .00
14. SUBTOTAL	\$	725,675 0.00	\$	530,675 0.00	\$	195,000 0.00
15. Project (program) income	\$	.00	\$	.00	\$	0 .00
16. TOTAL PROJECT COSTS (subtract #15 from #14)	\$	725,675 0.00	\$	530,675 0.00	\$	195,000 0.00
FEDERAL FUNDING						
17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter the resulting Federal share.		Enter eligible costs from line 16c	Multiply X	<u>100</u> %	\$	195,000 0.00

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

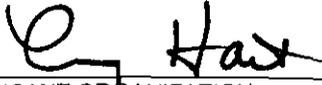
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor - City of Water Valley, Mississippi
APPLICANT ORGANIZATION City of Water Valley, Mississippi	DATE SUBMITTED 3-7-12

CITY OF WATER VALLEY

Larry Hart, Mayor
P. O. Box 888
Water Valley, Mississippi 38965

Board of Aldermen

Members of
Public Safety
Administration
Department
City of Water

Municipal Offices

Victor S. Nutter, City Clerk
Michael W. King, Police Chief
John Crow, Jr., City Attorney
John L. Howell, Municipal Judge

Date: March 7, 2012

To: Appalachian Regional Commission
From: City of Water Valley

Please be advised that the City of Water Valley has committed \$ 22,600 toward the construction of a new Industrial Building to promote jobs and economic growth in our area.

Sincerely,



Larry Hart
MAYOR

Appalachian Regional Commission
Program Operations Division
1666 Connecticut Ave, NW
Washington, DC 20009
7682

Phone 202-884-7750
Fax 202-884-

Memorandum of Understanding For ARC Projects

Project Name: City of Water Valley - Construction of Industrial Building
State: Mississippi Federal Agency: TVA

The Following Conditions Apply to all ARC Projects

- Deadline:** The Commission may revoke or revise its approval of any project if work intended to be assisted is not underway within 18 months after the date of approval of such project.
- Davis Bacon Wages:** Davis Bacon wage rates (as determined by the Department of Labor for your respective area) must be paid for all construction projects in accordance with Section 402 of the Appalachian Regional Development Act of 1965, as amended.
- ARC Underrun Policy:** Each disbursement of funds for a project receiving assistance from more than one Federal source will be deemed to be a proportional disbursement from each source. In the event of an underrun, the ARC will be entitled to recover its proportionate share of the underrun.
- Additional Funds Added to the Project After ARC Approval:** It is understood that if the applicant receives additional funding from any new source towards the eligible cost of this project after the ARC approval, these funding sources should not be used to reduce the amount of local funds pledged. If new funds are made available to this project, the ARC and the Basic Federal Agency, if any, should be notified immediately. ARC reserves the right to reconsider the level of its funding approval in such an eventuality.
- Changes in Scope:** It is understood that a change-in-scope may not be implemented without prior written approval from the ARC and the Basic Federal Agency, if any. A change of scope is any major change to the project design, the type of project to be completed, capacity of the system, size of project, the number and/or type of customers served or equipment items purchased.
- Close Working Relationship With Basic Federal Agency:** It is understood that the applicant must work closely with the Basic Federal Agency identified in the ARC application, if any, and follow bidding and contract award procedures to insure that all pertinent Federal laws are complied with. Coordination with the Federal agency begins with filing an application with the basic Federal agency.
- Restrictions on Assistance:** ARC funds shall not be used for: a. any form of assistance to relocating industries; b. recruitment activities that place a state in competition with other state or states; and c. projects that promote unfair competition between businesses within the same immediate service area.
- Cornerstone or Plaque:** Any facility constructed in whole or in part by funds provided under the ARDA shall include a cornerstone, or plaque appropriately acknowledging the assistance provided through the ARC program, provided that such an item not be required if it would be prohibited as an eligible project cost under the basic federal program through which the ARDA assistance is provided.

Applicant/Authorized Representative

Date

Consulting Civil
and Environmental
Engineers
Soils, Concrete, Asphalt Testing

Jack T. Willis, Sr., P.E., P.L.S. (1931-2006)
Robert D. Willis, P.E.
Chodie T. Myers, Jr., P.E., P.L.S.
Karl H. Grubb, P.E., P.L.S.

WILLIS

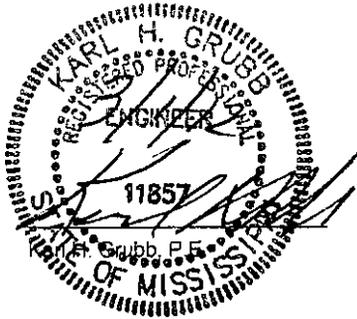
ENGINEERING, INC.

133 South Mound Street
Grenada, Mississippi 38901
P.O. Box 160
Grenada, Mississippi 38902-0160
Telephone (662) 226-1081
Fax (662) 226-1649

220 West Market Street
Greenwood, Mississippi 38930
Telephone (662) 455-6170

Preliminary Engineering Estimate
Spec Building
City of Water Valley
Willis File # 11-925
March 1, 2012

Item No.	Description	Quantity	Unit	Unit Price	Amount
1.	16,200 S.F. Metal Building, 16' Side Walls, Insulation, 3-14' Overhead Doors & 3-36" Walk Doors	1	L.S.	243,000.00	243,000.00
2.	Office Break Room & Bathroom (1,000 S.F.)	1	L.S.	50,000.00	50,000.00
3.	2" Gas Line	200	L.F.	25.00	5,000.00
4.	2" Air Compressor Line	400	L.F.	25.00	10,000.00
5.	Air Compressor	1	L.S.	5,000.00	5,000.00
6.	Gas Heaters for Manufacturing Space	1	L.S.	15,000.00	15,000.00
7.	B.A. Circlator Fan	1	L.S.	15,000.00	15,000.00
8.	Exhaust Fans	3	Each	2,500.00	7,500.00
Subtotal Construction					350,500.00
Contingencies					17,525.00
Engineering					35,050.00
Total Project					403,075.00



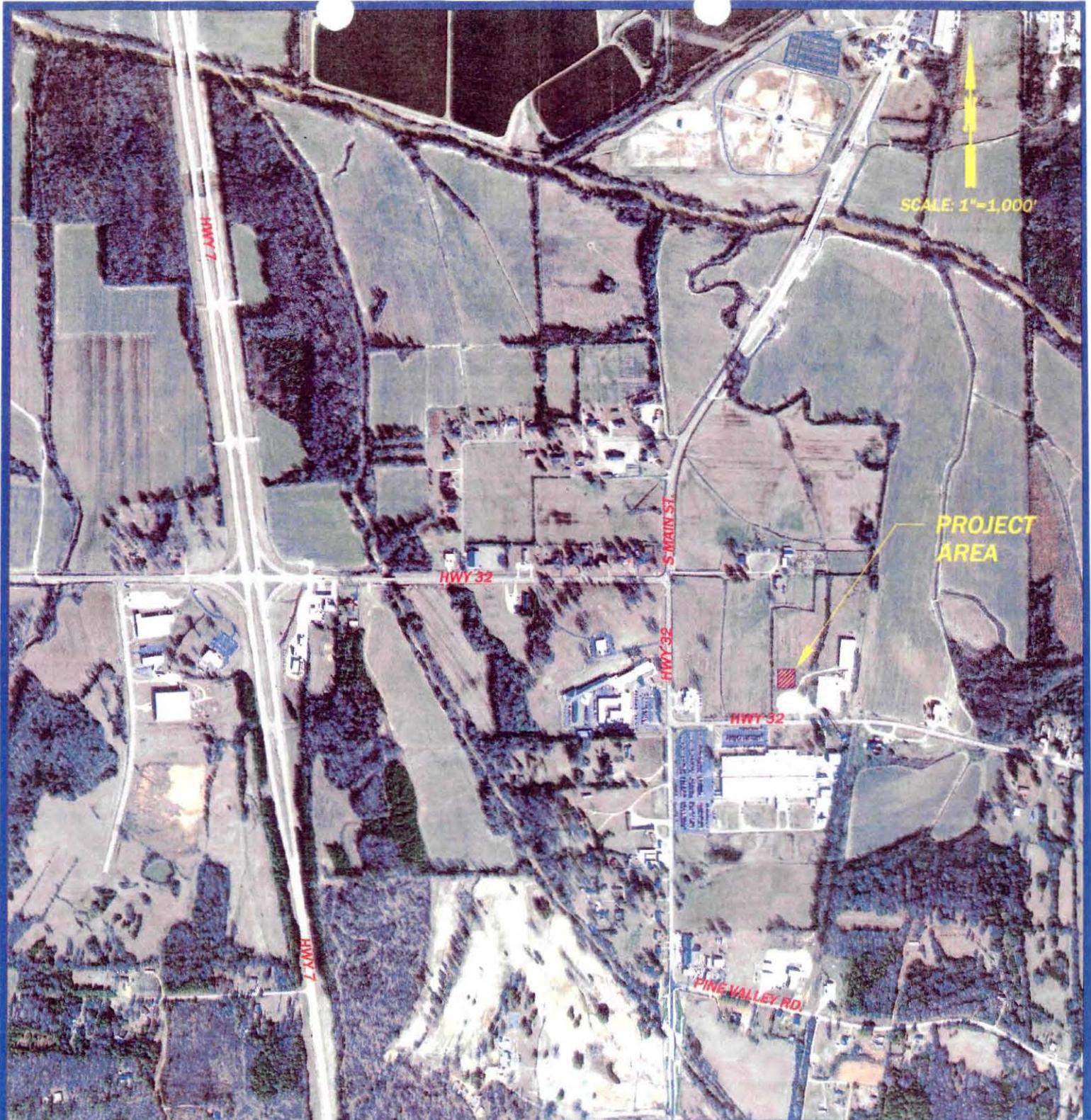
This cost information and associated preliminary design was developed in accordance with the engineering guidelines provided in the CDBG Program Manual.



VICINITY MAP

CITY OF WATER VALLEY
SPEC BUILDING
YALOBUSHA COUNTY, MISSISSIPPI

WILLIS ENGINEERING INCORPORATED	CIVIL ENGINEERING 133 SOUTH MOUND STREET GRENADA, MISSISSIPPI 38901 PH. 662-226-1081		SHEET NO 2
	DRAWN BY: J.E.H.	CHECKED BY: D.G.	DATE: 03/2012
		FILE NO: 11-925	OF SHEETS 5



LOCATION MAP

CITY OF WATER VALLEY
SPEC BUILDING
YALOBUSHA COUNTY, MISSISSIPPI

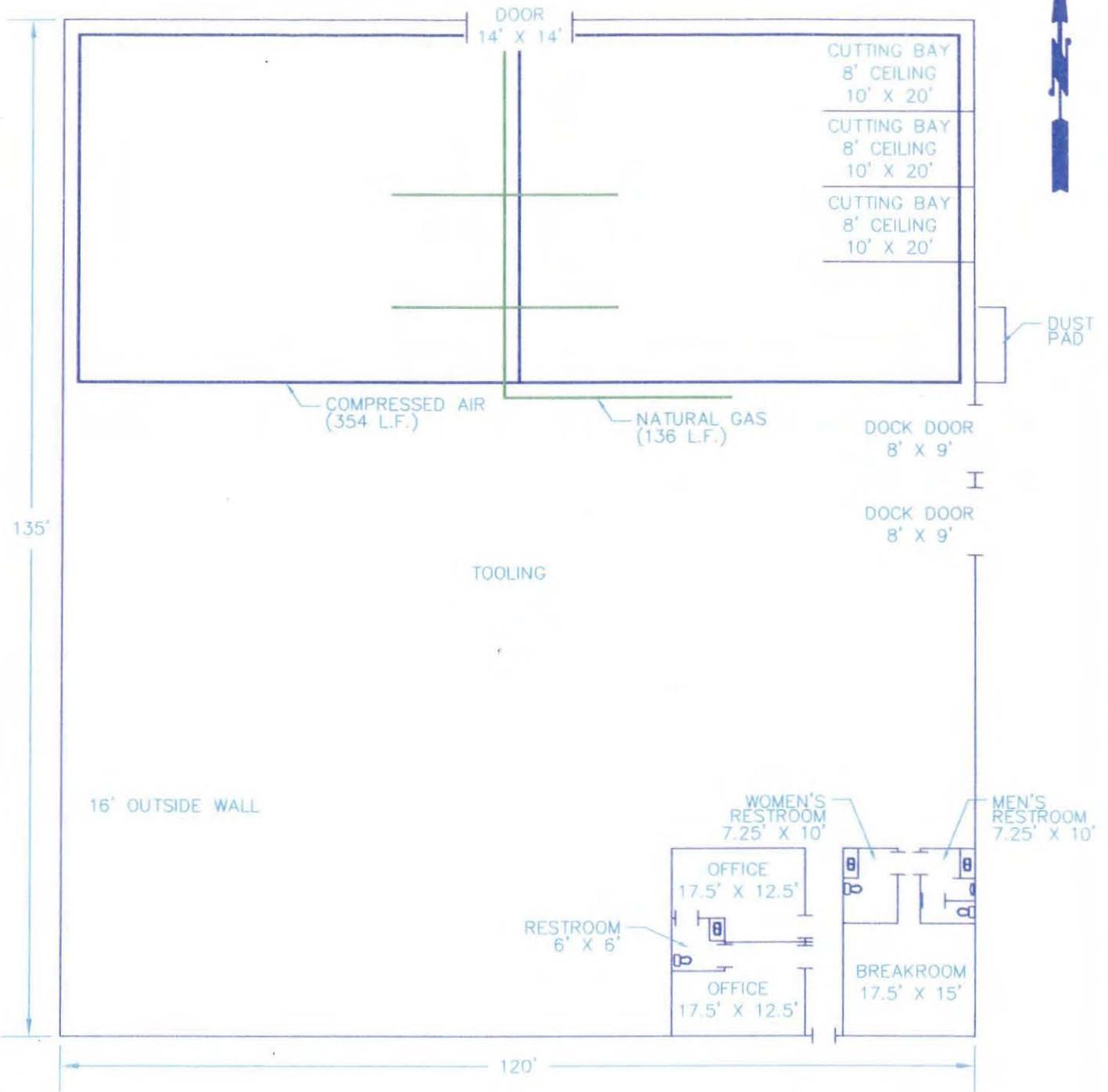
WILLIS ENGINEERING INCORPORATED		CIVIL ENGINEERING 133 SOUTH MOUND STREET GRENADA, MISSISSIPPI 38901 PH. 662-226-1081		SHEET NO. 3
		DRAWN BY: J.E.H.	CHECKED BY: D.G.	DATE: 03/2012	FILE NO. 11-925	OF SHEETS 5



AERIAL MAP

CITY OF WATER VALLEY
SPEC BUILDING
YALOBUSHA COUNTY, MISSISSIPPI

WILLIS ENGINEERING INCORPORATED	CIVIL ENGINEERING 133 SOUTH MOUND STREET GRENADA, MISSISSIPPI 38901 PH. 662-226-1081		SHEET NO. 4
	DRAWN BY: J.E.H.	CHECKED BY: D.G.	DATE: 03/2012
			OF SHEETS 5



SCALE: 1" = 20'

MANUFACTURING BUILDING

CITY OF WATER VALLEY
SPEC BUILDING
YALOBUSHA COUNTY, MISSISSIPPI

WILLIS
ENGINEERING
INCORPORATED

CIVIL ENGINEERING
133 SOUTH MOUND STREET
GRENADA, MISSISSIPPI 38901
PH. 662-226-1081

SHEET NO.

5

OF SHEETS

5

DRAWN BY:

J.E.H.

CHECKED BY:

D.G.

DATE:

03/2012

FILE NO.

11-925

Consulting Civil
and Environmental
Engineers
Soils, Concrete, Asphalt Testing

Jack T Willis, Sr., P.E., P.L.S. (1931-2006)
Robert D Willis, P.E.
Chodie T. Myers, Jr., P.E., P.L.S.
Karl H. Grubb, P.E., P.L.S.

WILLIS

ENGINEERING, INC.

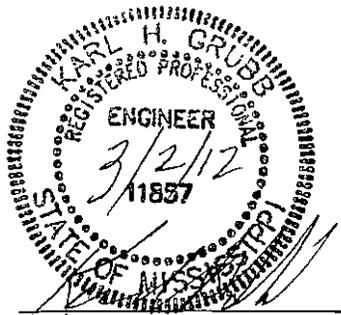
Part 2

133 South Mound Street
Grenada, Mississippi 38901
P.O. Box 160
Grenada, Mississippi 38902-0160
Telephone (662) 226-1081
Fax (662) 226-1649

220 West Market Street
Greenwood, Mississippi 38930
Telephone (662) 455-6170

Preliminary Engineering Estimate
Spec Building
City of Water Valley
Willis File # 11-925
March 1, 2012

Item No.	Description	Quantity	Unit	Unit Price	Amount
1.	(A) 1,000 Amp 277/480 Volt 3 Phase 4 Wire with Main (Breaker for 300 KVA 480 volt to 120/240 volt 3 phase transformer, breaker for 200 AMP 277/480 3 phase 4 wire lighting panel, 2 breakers for two 6 AMP circuits, spare opening for future). (B) 300 KVA 480 volt to 120/240 3 phase transformer. (C) 200 amp 277/480 3 phase 4 wire lighting HVAC, fans. (D) 800 amp 120/240 volt 3 phase 4 wire panel with main (200 amp 120/240 volt double pole) breaker, 3-150 amp 240 volt 3 pole breakers, 15-50 amp 240 volt 3 pole breakers). (E) 200 amp 120/240 volt single phase panel (15-20 2 pole breakers, 20 amp 1 pole breaker for receptacles). (F) Lighting, receptacles & switches.	1	L.S.	63,200.00	63,200.00
2.	Switch gear including service	1	L.S.	35,000.00	35,000.00
3.	HVAC Wiring	1	L.S.	5,800.00	5,800.00
					=====
Subtotal Construction					104,000.00
Contingencies					5,200.00
Engineering					10,400.00
Administration					3,000.00
					=====
Total Project					122,600.00



Karl H. Grubb, P.E.

This cost information and associated preliminary design was developed in accordance with the engineering guidelines provided in the CDBG Program Manual.

Gerry Taylor
President
Attala County

Norman Cobbins
Vice President
Holmes County

Talmadge "Tee" Golding
Secretary-Treasure
Montgomery County

ASSISTING LOCAL GOVERNMENTS IN SEVEN COUNTIES

N C P D D

NORTH CENTRAL PLANNING & DEVELOPMENT DISTRICT

711 South Applegate • Winona, MS 38967 • 662-283-2675 • Fax 662-283-5875

Steve Russell
Executive Director

Chris Weathers
Administrative Assistant
Information Technology Manager

ROUTE SLIP

TO: Tracey Giles DATE: March 2, 2012

FROM: Steve Russell

- () FOR YOUR INFORMATION
- () PLEASE MAKE CORRECTIONS, AND RETURN
- () PLEASE RETURN WITH YOUR COMMENTS
- () FOR YOUR FILES
- () PER CONVERSATION AND/OR LETTER
- () RETURNED AS REQUESTED
- () PLEASE HANDLE
- () FOR YOUR APPROVAL, SIGNATURE AND RETURN
- () PLEASE PREPARE REPLY, FOR MY SIGNATURE, AND RETURN

COMMENTS

Tracey: This is the RIF proposal for Water Valley project.

Thanks.

January 25, 2012

To Whom it May Concern,

Item 1.

Allied Group has continued to grow despite challenging times. In this time when manufacturing in the United States continues its exodus overseas, and in conjunction with the recession of the last three years Allied Group continues to prosper. We believe that Water Valley and the residents of MS will see the true strength of this business when economic times return to more normal growth patterns. Our business plan describes the future opportunities in the filtration industry and the future is bright and growing. We offer our financial statements as evidence of our growth and expect the trend to steepen in the future.

Item 2.

We are applying for a grant of \$15,000.00 to assist in the relocation of our machinery to Water Valley. The fact that we have chosen Water Valley instead of relocating to an area closer to the existing facility puts an increased burden on the Allied Group. We apply for this grant so that when we weigh our options of where to move, the State of MS will receive equal weight due to the offered contribution of the grant.

Item 3.

As stated in our business plan, Allied Group is relocating its manufacturing operation to Water Valley, MS. This entails the construction of a new building from the ground up. The manufacturing facility will need to be customized to our needs. In addition to the cost of constructing a building we will be hiring and training a new work force of roughly 35 people and modernizing the plant and equipment. Below is the breakdown of costs associated with this move.

16,200 Sq/ft Building	\$456,175.00
Employee Training (\$1,000 per employee)	\$ 35,000.00 est
Total moving and set up cost	\$129,900.00
Overlap rent	\$ 10,000.00
Pass-through oven with monorail	\$ 75,000.00 est
Lg dust collection booth	\$ 29,500.00
Md dust collection booth	\$ 17,900.00
Dust collection unit	\$ 4,900.00
Fork Lift	\$ 10,000.00 est
Rotary screw compressor	\$ 10,893.00

30hp cyclone type dust collector	\$ 20,000.00
53' insulated trailer w/cab	\$ 40,000.00 est
Office furniture/ break room	\$ 8,000.00 est
IT system	\$ 10,000.00 est
Miscellaneous set-up expenses (travel & lodging)	\$ 20,000.00 est
Total	\$877,268.00

Item 4.

We are requesting a grant from the ACE program to assist in the direct expense of moving our manufacturing equipment to Water Valley, MS. This grant will only cover a small percentage of this expense.

Item 5.

See attached

Item 6.

See attached

Item 7.

See attached authorizations to run credit reports on the two principles.

Item 8.

The Allied Group intends to create 35 new jobs in its newly relocated manufacturing facility in Water Valley, MS. They will consist of the following:

Manager	1
Clerical	1
Skilled worker	1
Factory worker	32
Total	35

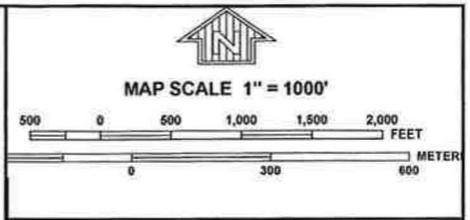
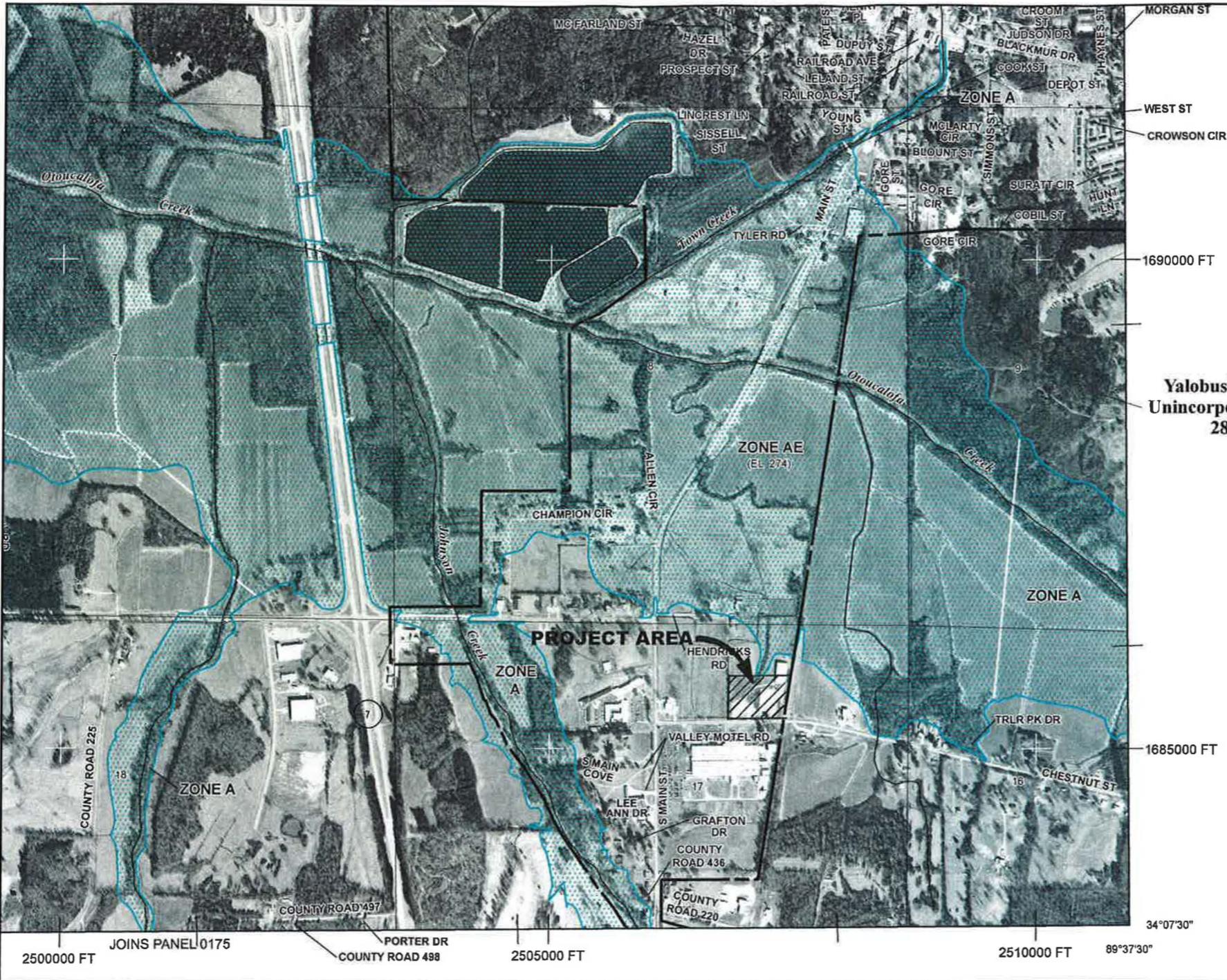
Thank you for your consideration in awarding the Allied Group Inc. this ACE Grant.

Regards,


Edward Thomas

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Attachment C - Floodplain Map



NFIP PANEL 0070C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
YALOBUSHA COUNTY,
MISSISSIPPI
AND INCORPORATED AREAS

PANEL 70 OF 375
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WATER VALLEY CITY OF	280187	0070	C
YALOBUSHA COUNTY	280239	0070	C

NOTE: To Order: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
28161C0070C

EFFECTIVE DATE
SEPTEMBER 17, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

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Attachment D - Agency Letters

MAR 26 REC'D



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Mississippi Field Office
6578 Dogwood View Parkway, Suite A
Jackson, Mississippi 39213



March 21, 2012

IN REPLY REFER TO:
2012-I-528

North Central Planning and
Development District
711 South Applegate
Winona, Mississippi 38967
Attn: Johnny Shell

Dear Mr. Shell:

The United States Fish and Wildlife Service (Service) has reviewed the information in your letter dated March 8, 2012, regarding the City of Water Valley's proposal to use federal funds to construct a new industrial building in Yalobusha County, Mississippi. Our comments are submitted in accordance with the Endangered Species Act (Act) (87 Sta. 884, as amended; 16 U.S.C. 1531 et. seq.).

Based on the information provided in your letter, the Service has determined that the proposed project will have "No Effect" on federally listed species or their habitats. No further consultation under the ESA is required with this office unless there are changes in the scope or location of the proposed project.

If you have any questions, please contact Daniel Gregg in our office, telephone (601) 321-1136, or visit our website at <http://fws.gov/mississippiES/>.

Sincerely,

For Stephen Ricks
Field Supervisor



PO Box 571, Jackson, MS 39205-0571
601-576-6850 • Fax 601-576-6975
mdah.state.ms.us
H.T. Holmes, Director

April 2, 2012

APR 04 REC'D

Mr. Johnny M. Shell
North Central Planning
& Development District
711 South Applegate
Winona, Mississippi 38967

RE: Proposed construction of an industrial building off Highway 32 East by the City of Water Valley, MDAH Project Log #03-045-12, Yalobusha County

Dear Mr. Shell:

We have reviewed your request for a cultural resources assessment, received on March 10, for the above referenced project in accordance with our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800. After reviewing the information provided, it is our determination that no cultural resources are likely to be affected. Therefore, we **have no objection** with the proposed undertaking.

Should there be additional work in connection with the project, or any changes in the scope of work, please let us know in order that we may provide you with appropriate comments in compliance with the above referenced regulations.

If you have any questions, please do not hesitate to contact us at (601) 576-6940.

Sincerely,

A handwritten signature in black ink that reads "Hal Bell".

Hal Bell
Review and Compliance Assistant

FOR: Greg Williamson
Review and Compliance Officer

MAR 26 RECD



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Mississippi Field Office
6578 Dogwood View Parkway, Suite A
Jackson, Mississippi 39213



March 21, 2012

IN REPLY REFER TO:
2012-I-528

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Development District
711 South Applegate
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If you have any questions, please contact Daniel Gregg in our office, telephone (601) 321-1136, or visit our website at <http://fws.gov/mississippiES/>.

Sincerely,

For Stephen Ricks
Field Supervisor

United States Department of Agriculture



Natural Resources Conservation Service
114 Front Street
PO Box 179
Coffeeville, MS 38922
Telephone: 662-675-8000
Fax: 662-657-8917

Mr. Stephen Russell

After a site visit on the requested property (Hwy 32 City of Water Valley) we found that there were NO wetlands and the hydrology was C class. See attached for description of soils and small commercial building summary.

Soil Conservationist,

A handwritten signature in black ink, appearing to read "Lee Clark".

Lee Clark

Helping People Help the Land

An Equal Opportunity Provider and Employer



Small Commercial Buildings

Small Commercial Buildings— Summary by Map Unit — Yalobusha County, Mississippi (MS161)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CaA	Calloway silt loam, 0 to 2 percent slopes	Very limited	Calloway (90%)	Depth to saturated zone (1.00)	0.8	37.6%
			Unnamed hydric soils (134de) (3%)	Depth to saturated zone (1.00)		
				Shrink-swell (0.50)		
Ga	Gillsburg silt loam, occasionally flooded	Very limited	Gillsburg (90%)	Flooding (1.00)	1.3	62.4%
				Depth to saturated zone (0.98)		
			Unnamed hydric soils (134de) (5%)	Depth to saturated zone (1.00)		
				Shrink-swell (0.50)		
Totals for Area of Interest					2.1	100.0%

Small Commercial Buildings— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	2.1	100.0%
Totals for Area of Interest		2.1 100.0%

Description

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

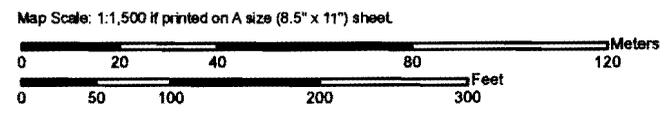
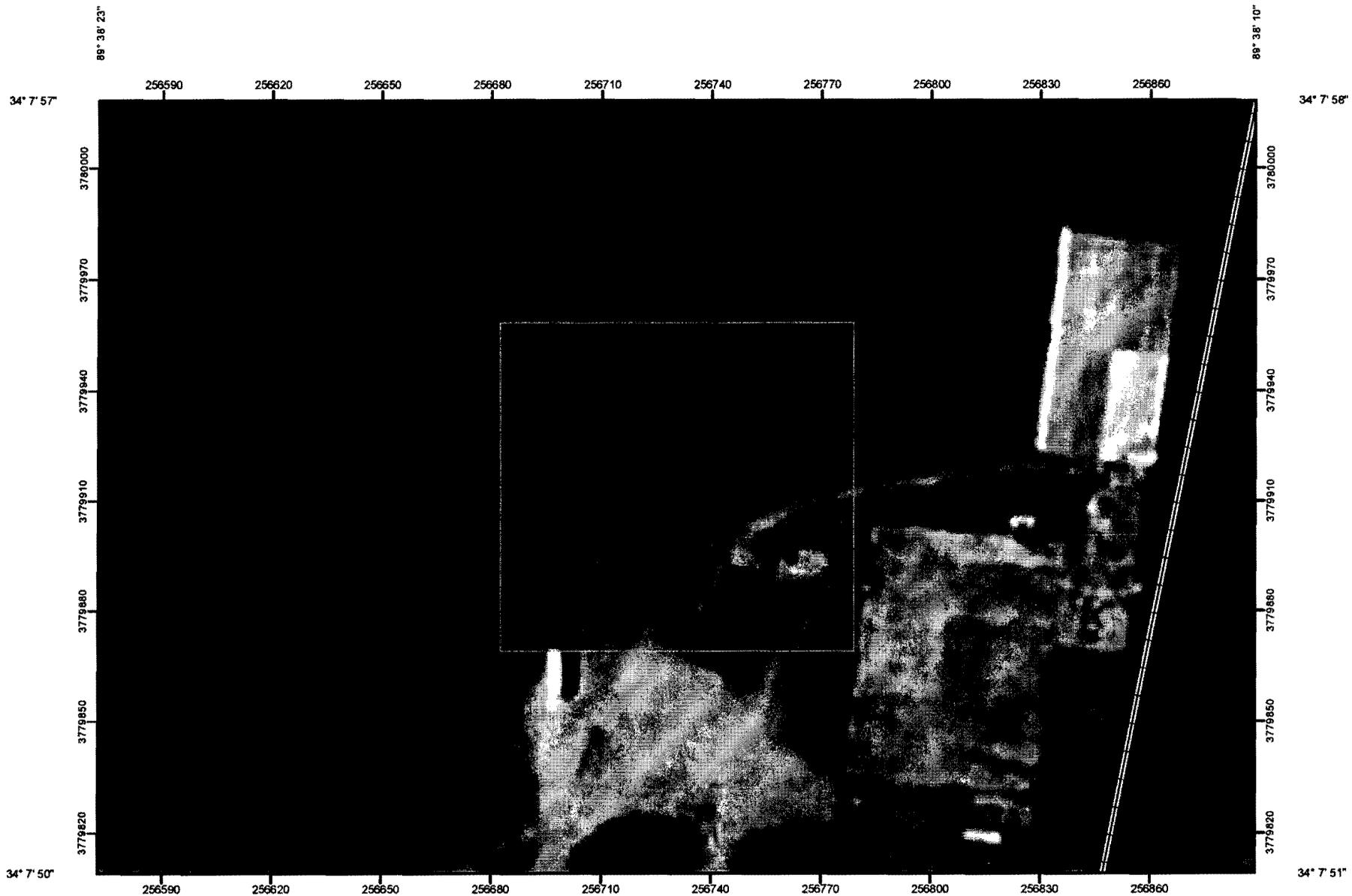
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Soil Map—Yalobusha County, Mississippi
(City of Water Valley)



Soil Map—Yalobusha County, Mississippi
(City of Water Valley)

MAP LEGEND

Area of Interest (AOI)		Very Stony Spot
Area of Interest (AOI)		Wet Spot
Soils		Other
		Soil Map Units
Special Point Features	Special Line Features	
		Gully
		Short Steep Slope
		Other
	Political Features	
		Cities
	Water Features	
		Streams and Canals
	Transportation	
		Rails
		Interstate Highways
		US Routes
		Major Roads
		Local Roads
		
		
		
		
		
		
		
		

MAP INFORMATION

Map Scale: 1:1,500 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 16N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yalobusha County, Mississippi
Survey Area Data: Version 9, Jul 23, 2010

Date(s) aerial images were photographed: 9/30/2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Yalobusha County, Mississippi (MS161)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
CaA	Calloway silt loam, 0 to 2 percent slopes	0.8	37.6%
Ga	Gillsburg silt loam, occasionally flooded	1.3	62.4%
Totals for Area of Interest		2.1	100.0%