

December 30, 2019

Kingsley Brock
Gibson County Office of Economic Development
One Courthouse Sq. Suite 200
Trenton, Tennessee 38382

Subject: **Dyer Industrial Park
Select Tennessee Site Certification**

The Tennessee Department of Economic and Community Development and Austin Consulting would like to congratulate the Dyer Industrial Development Board for successfully fulfilling the requirements of the **Select Tennessee Site Certification** program. This property's designation as a *Select Tennessee Certified Site* provides prospective companies with a level of assurance that the site has undergone thorough due diligence to uncover and address potential development obstacles. Austin Consulting, a widely recognized site selection firm, has evaluated the site and can confirm that the property is now ready for development.

The "Certified Site" designation applies to the Dyer Industrial Park, a site in Dyer, Tennessee located along Industrial Drive. The site is approximately 0.6 miles east of U.S. Route 45W (US-45W). The site is approximately 32.94 acres and has historically been used for agriculture.

This designation is valid for up to three years, provided no major changes or alterations occur at the site.

Certification Overview

To receive this designation, Austin required the Dyer Industrial Development Board, the City of Dyer, the Gibson County Office of Economic Development, and local utility companies to provide extensive information to ensure that the site meets rigorous criteria. Austin reviewed information to document important details related to the site under each of the following categories:

- Ownership
- Property
- Transportation
- Utilities
- Community
- Environmental

To allow Austin to evaluate and document key attributes of the site, the Gibson County Office of Economic Development provided site maps, professional studies, surveys, and other critical information. These studies and surveys included, but were not limited to, the following: professional boundary survey, topographic survey, Phase I Environmental Site Assessment, wetland determination / delineation, and geotechnical study. In addition, Austin evaluated and documented site information, important community information



related to the local permitting process, property taxes, impact fees, and demographic information.

In addition to the desktop review of information, Austin Consulting conducted a full day site visit to the community on October 9, 2018 to evaluate the site, collect additional information, and verify information provided throughout the application process. The visit included meetings with utility providers and local officials to review utility infrastructure available at the industrial site and discuss issues related to zoning, permitting, and other development topics.

Site Overview

The Dyer Industrial Park covers approximately 32.94 acres and is located in Gibson County, Tennessee in the City of Dyer. Electric, natural gas, water, wastewater, and telecommunication utilities all serve the site. A municipal water tank is located within the property, at its southernmost edge. Additional undeveloped land borders the Dyer Industrial Park to its south.

The property is owned by the Dyer Industrial Development Board and is for sale at an asking price of \$10,000 per acre. The site has an industrial zoning designation, allowing for a wide range of uses that include manufacturing, processing, fabrication, retail, and wholesale sales.

Infrastructure

Transportation

The Dyer Industrial Park is located along Industrial Drive, approximately 0.6 miles to the east of US-45W via Gravettes Crossing Road. US-45W is a four-lane divided highway that connects Interstate 40 in Jackson to U.S. Route 51 (US-51) in Union City. Interstate 40 is a major east-west trucking route across the United States. Interstate 69, which is being built through West Tennessee roughly parallel to US-51, will run north-to-south through the central United States upon completion, connecting the Canadian and Mexican borders.

The nearest large commercial airports to the Dyer Industrial Park are Memphis International Airport (116 miles to the southwest) and Nashville International Airport (169 miles to the east). Limited commercial air service is available at McKellar-Sipes Regional Airport in Jackson, approximately 39 miles south of Dyer.

Utilities

The Gibson Electric Membership Corporation is the electric provider at the Dyer Industrial Park. Electric service at the site originates at the Rutherford Substation, located approximately two miles from the site. A 12.47-kV circuit connects the substation and the site. According to local utility representatives, the substation has a total capacity of 18 MW. Average usage at the substation is 16 MW, leaving a reserve capacity of 2 MW.



Natural gas service is available at the Dyer Industrial Park with a four-inch main. This main is high pressure, operating at 409 psi.

A six-inch water line, operated by the City of Dyer, is located at the site. It is reported to have a flow of 1,800 gallons per minute. The municipal water system draws ground water, accessed from a sand aquifer. The water treatment plant has a total processing capacity of 650,000 gallons per day. Average daily usage from the plant is 200,000 gallons per month, resulting in an excess capacity of 450,000 gallons per day.

An eight-inch wastewater line connects the site to Dyer's wastewater treatment plant. The wastewater treatment plant has a total capacity of 675,000 gallons per day. The plant typically treats 225,000 gallons per day and has excess capacity to treat 450,000 gallons of effluent per day.

Gibson Connect has fiber optic telecommunication infrastructure located near the Dyer Industrial Park, which could be extended into the park to serve a new customer.

Type	Provider	Line	Available Capacity	Distance from site
Electric	Gibson Electric Membership Corporation	12.47 kV	2 MW	At site
Natural Gas	Gibson County Utility District	4-inch	409 psi	At site
Water	City of Dyer	6-inch	450,000 gallons/day	At site
Wastewater	City of Dyer	8-inch	450,000 gallons/day	At site
Telecom	Gibson Connect	Fiber	-	Near site

Environmental Review

Environmental Site Assessment

AccuLab Environmental Services, Inc. completed an updated Phase I Environmental Site Assessment of the Dyer Industrial Park on January 14, 2019. The report revealed no evidence of recognized environmental conditions in connection with the property.

In a letter dated February 2, 2019, Paula Middlebrooks of the Tennessee Department of Environment & Conservation (TDEC) Division of Remediation agrees that no identified recognizable environmental contaminants exist at the Dyer Industrial Park.

Hydrologic/Wetlands Review

Brophy-Heineke & Associates, Inc. completed an assessment of the Dyer Industrial Park, with the goal of identifying wetlands and other protected waters of the United States.



This report was completed on December 4, 2019. The analysis found no wetlands or protected waterways on the site.

A letter from the TDEC Jackson Environmental Field Office, dated December 11, 2019 and signed by Amy Fritz concurs with the finding that there are no streams or wet weather conveyances on the property.

Additionally, in a letter dated December 17, 2019 from the U.S. Army Corps of Engineers, Memphis Office, biologist James Elcan concurs with the findings of the jurisdictional determination prepared by Brophy-Heineke & Associates, Inc. that there are no wetlands or other waters of the United States present on the site.

Rare, Threatened, Endangered Species Review

In an April 12, 2019 letter, Stephanie Williams of the TDEC – Division of Natural Areas stated that his office anticipates no impacts to rare, threatened, or endangered species would occur due to development at the Dyer Industrial Park.

Archaeological Review

Panamerican Consultants, Inc. completed a Phase I archaeological assessment of the Dyer Industrial Park in November 2019. The analysis determined that development of the site would have no adverse impact on cultural resources.

In a November 22, 2019 letter, Daniel Brock, state programs archaeologist with the Tennessee Department of Environment and Conservation, indicated that no significant cultural resources will be disturbed through development at this location.

Geotechnical Study

Geotechnology, Inc. completed a preliminary geotechnical exploration of the Dyer Industrial Park and adjacent land, on behalf of the City of Dyer, on December 13, 2019. Eleven borings were conducted on the industrial park. Aside from one boring in the center of the certified site, which was terminated at a depth of 50.0 feet, all other borings were terminated at a depth of 30.0 feet.

Based on Austin's review of the geotechnical exploration reports, the site appears to be suitable for industrial development. It is noted that the site contains predominately fine-grained soils underlain by coarse-grained soils. The more fine-grain clay soils near the surface, are a highly plastic fat clay, which is potentially expansive and can become distressed by shrinking and swelling. These will likely require drying during site grading process. Additionally, the site is within the influence of the New Madrid Seismic Zone. The preliminary geotechnical study concluded that the site is capable of structural loads of up to 2,700 pounds per square foot.



For site development and construction planning purposes, proper consideration should be given to address the following items:

- Additional geotechnical investigation, evaluation and testing are required to determine final recommendations for earthwork, ground water control, seismic site class, foundations, slab-on-grade support and pavement design.
- A geotechnical engineer should be provided with final building type(s), loading conditions, grading plans, design plans, specifications, settlement criteria, etc. so that more site-specific recommendations can be formulated.
- Proper site preparation must consider the presence of high plasticity fat clays
- A potential for liquefaction at this site must be recognized.

Key Site Advantages

- This agricultural property is cleared of large vegetation and is flat – though soil conditions will require some degree of coordinated site preparation, overall site preparing should be more straightforward in comparison to site's with complex geologic conditions
- All major utility infrastructure and an industrial grade roadway is adjacent to the site
- Proximity to US-45W affords the site easy access to larger markets and laborsheds

Development Considerations and Disclosures

- The site's location in a smaller community may make it challenging for very large employers to attract and retain labor
- Excess capacity at the Rutherford Substation is comparatively low – attracting industrial end users may require improvements to the local electric system

Based on our review, development could commence on this site as soon as the typical state and local permits are obtained by a prospective company.

Once again, congratulations and thank you for your efforts and persistence towards achieving this designation. The careful documentation and disclosures provide the necessary assurances to future end-users that development at the Dyer Industrial Park can commence with little delay.

Sincerely,

Charles J. Slife, Location Consultant
Austin Consulting
6095 Parkland Blvd.
Cleveland, Ohio 44124