

INFRASTRUCTURE (Water, Gas, Electricity, Sewage Collection and Fire Protection)

The great need for an operable slack water Port Terminal with adjacent Industrial Park land became more and more evident as many Industrial Prospects "came unsolicited", "saw the great potential" and "left with their investment dollars". Over one billion has been lost in direct capital investment to our region and the State of Tennessee over the past ten years because "the port and Industrial Park were just too preliminary for their company commitments and investments". The numbers are not speculation but are real dollars as the projects were constructed in other locations and Cates Landing was identified as their "Site of Choice". Great companies like American Yeast, Excalibar Minerals, IPSCO, ConAgra, Nucor Steel and others. More recently the Northwest Tennessee Regional Port Authority has been contacted by an Ethanol Production project and a Bio-Diesel manufacturing investment group. The two projects together would exceed hundreds of millions of dollars in initial construction investments which emphasizes once again that *the interest and potential for Cates Landing is real.*

The need for infrastructure is just one more of a series of hurdles which need to be negotiated and addressed. But in order to remove the "too preliminary" obstacle, the construction of the harbor, port and purchase of Industrial Park land would have allowed these past Industrial Prospects to have landed in Tennessee. The need to develop infrastructure goes beyond the provisions of road improvements and railroad extensions however, improvements to and provisions for industries for domestic water, fire protection, sewer and gas will be addressed on an "As Needed/ Bird-In-Hand" basis. The infrastructure proposed at this time will meet the "minimum" requirement of existing industries who will utilize the port.

The utility requirements to operate the port facility are minimal and will be furnished under the initial development. Initially only domestic water and wastewater will be required for port administrative office. The office building will be located just northeast of the existing intersection of State highway Route 22 and the New Markham county road. There is presently a 4 inch water line which runs along the New Markham Road adjacent to the port property. This line will be adequate for the immediate port need. The wastewater provisions for the port office restrooms include a 3,000 gallon capacity package septic system. In order to meet the anticipated needs of the industrial park, it is expected that additional service facilities for water, wastewater and gas services will be required. A 10 inch water line is within 1 $\frac{3}{4}$ miles of the port site. There is presently a sewer connection approximately 2 $\frac{1}{2}$ miles from the port site. The domestic water supply for the park will be routed along the highway right-of-ways. Also, a sewer collection system for the park may be extended routed along the existing road right-of ways, though some of the lines may follow different routes to take advantage of gravity flow where possible. Because of the topography of the site, sewage will require some pump stations and force mains as required to tie into the existing treatment facility at the City of Tiptonville. Initially gas will not be provided, however, small demands can be satisfied by tying on to the existing 4-inch gas line (225 PSI) extended from Highway 78

approximately 3 miles from the port site. Large gas demands would require a new transmission line and planning has begun with Truck line Gas Company and the local utility company for options to consider. Electrical power for the Port and Industrial Park can be provided by TVA in cooperation with the local power distributor, Gibson Electrical Membership Corporation. The existing 161 KV transmission line is located adjacent to the proposed Industrial Park site.

As previously stated, any additional water, wastewater treatment or gas required for the industrial park prospects will be addressed as required by "bird-in-hand" users.

LOCAL SEWAGE TREATMENT FACILITY

The local sewage treatment facility is located six miles south of the port site located on the west side of Tiptonville. Sewer lines currently extend to within 2 ½ miles of the port site serving two State Correctional Facilities. The existing treatment facility is currently operating at near capacity and any additional load would require expansion. No expansions to this facility and no extensions to the existing sewer lines are planned in this scope of work. The long range goals should include construction of a new Sewage Treatment Facility near the Industrial Park.

New Madrid

Cates Landing

Tiptonville

81

Union City

22

51

46W

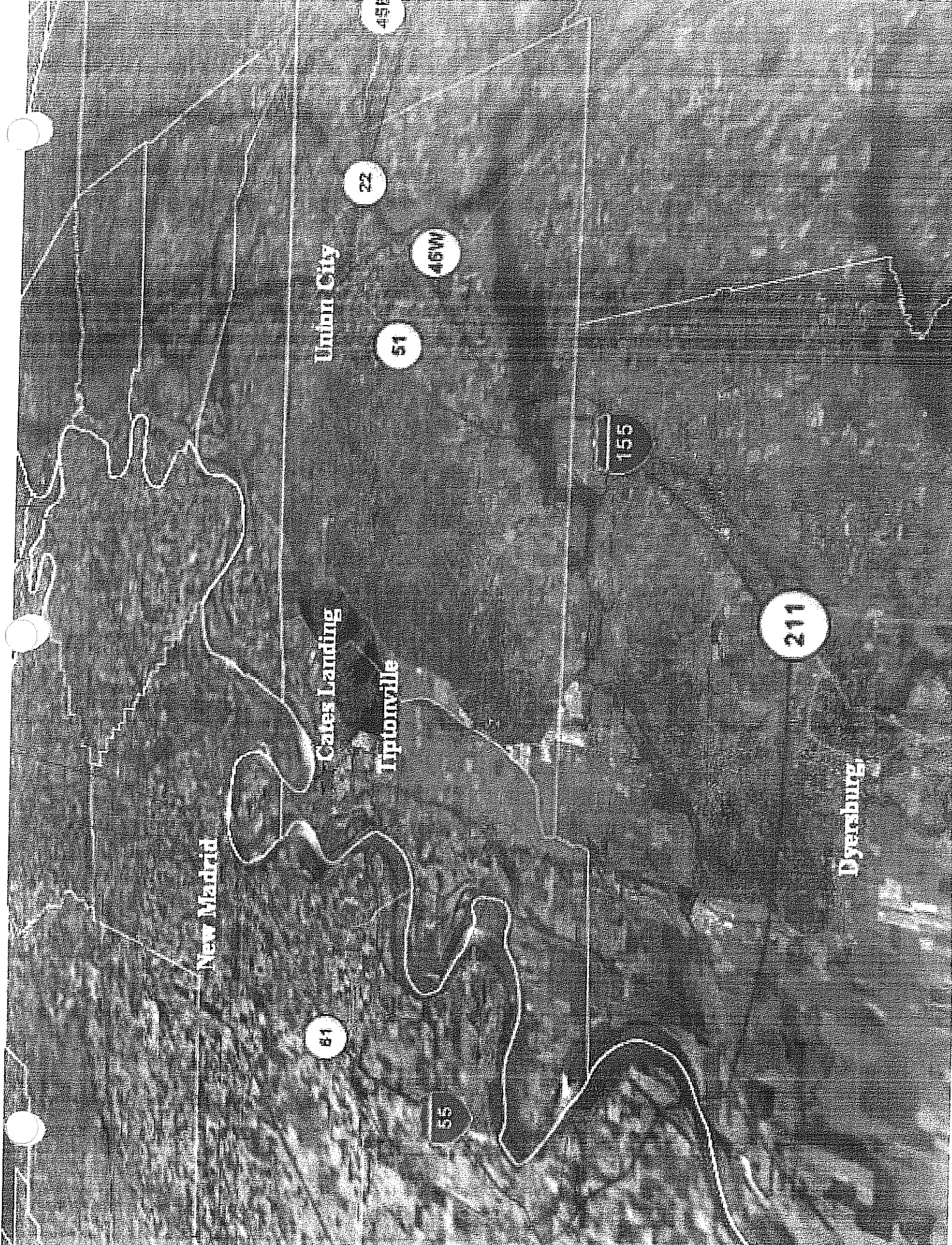
42E

55

155

211

Dyersburg





Park Potential Exceeds 13000 Acres



