

WANCHESE MARINE INDUSTRIAL PARK

Project Title: Stormwater Management Review and NCDEQ Permit Renewal

Report Date: October 24, 2022

Report Number: 7 – FINAL REPORT

Project Description

The Wanchese Marine Industrial Park contains 50 acres of upland property that all fall under one NCDEQ stormwater permit. It is now time to update the permit and take steps to ensure compliance with regulatory requirements through the construction of best management practices.

On December 17, 2020, the Executive Committee of the NC Marine Industrial Park Authority voted to move forward with a project to renew the Wanchese Marine Industrial Park's NCDEQ stormwater permit and design and construct best management practices. Due to the timely need to renew the permit and the fact that the overall project falls under the \$250,000.00 threshold, the Executive Committee chose to use the NC Marine Industrial Park Authority's exemption in G.S. 113-315.36 for the project.

Contingent on the full Authority's approval, Bissell Professional Group of Kitty Hawk, NC was engaged on December 23, 2020, to provide current site analysis, permitting and design services for the project. The contract with Bissell Professional Group was signed by NC Commerce Chief of Staff George Sherrill on December 23, 2020. The contract was for \$7,850.00.

At its January 26, 2021, meeting, the full NC Marine Industrial Park Authority formally voted to agree and support the Executive Committee's decision to invoke the exemption and engage Bissell Professional Group.

On January 26, 2021, the Authority also voted to pursue the purchase of a small $\pm 20,415$ narrow (30' wide) strip of private property that runs adjacent to the Wanchese Park's western boundary line for the creation of a stormwater filtration basin. The current owner of the parcel is Mr. Will Daniels, Jr. of Wanchese. Creation of the basin will help the Park meet requirements for upcoming permit renewal efforts. Bissell Professional Group's efforts were delayed pending the outcome of efforts to purchase the small basin parcel.

On May 4, 2021, the NC Council of State approved the purchase of the small parcel for \$227,219.00. The item went to closing on July 29, 2021, through an approved Purchase Order (EP5099740) for \$227,954.38 (\$227,219.00 + \$735.38 in filing fees).

The purchase was funded with Wanchese Marine Industrial Park operating funds which are generated by Park rental revenues. The closing took place on July 27, 2021. In November 2022 the Bissell Professional Group's contract was updated to include the analysis and planning of the new stormwater filtration basin in relation to the Wanchese Park's needs. The contract price was increased to \$10,150.00.

In late January 2022, the NC Marine Industrial Park Authority was approached by Bayliss Boatworks, the Wanchese Park tenant located adjacent to the newly purchased stormwater basin, with a proposal to purchase the basin area to expand the company's boat repair yard and employee parking area. In exchange, Bayliss Boatworks would sacrifice 20,415 of its employee parking lot area on Lot 1 of the Wanchese Marine Park for conversion into the necessary stormwater filtration basin. Bayliss would purchase the 20,415 sq. ft. basin for \$231,826.00 – the Wanchese Park's costs (basin, surveys, and legal fees). This transaction would benefit both parties. The Park would still meet its stormwater requirements and recover its financial outlay for the basin purchase. Bayliss Boatworks would expand its boat repair yard while still maintaining necessary parking area.

The NC Marine Industrial Park Authority voted to move forward with the Bayliss proposal at its February 18, 2022 Special Meeting. The NC Council of State also approved the scenario on April 5, 2022. Closing for the transaction is scheduled for July 22, 2022.

The Wanchese Park's stormwater permit renewal application was submitted to NCDEQ for review on March 30, 2022. The renewal modification permit was received on May 5, 2022.

In early June C D Rose Construction, LLC was allowed to remove the asphalt of the Lot 1 Bayliss parking lot to make way for the unexpected, impending arrival of a large propane gas tank to be placed on the edge of the parking area. This was done via emergency authority granted by the NC Commerce fiscal office. The cost of the asphalt removal was \$7,500.00.

On June 1, 2022 a new contract was signed with Bissell Professional Group for the completion of construction drawings and construction oversight. The contract was for up to \$10,000 and was signed by NC Commerce Chief Financial Officer Heather Horton.

Construction drawings were completed by Bissell in August 2022, meeting the requirements of the June 1, 2022 contract. The firm remains available for future consultation as stormwater BMPs are implemented by Park staff.

Currently, the Wanchese Marine Industrial Park staff is moving forward with implementing stormwater improvements.

Payment History

<u>Company</u>	<u>Invoice Date</u>	<u>Invoice #</u>	<u>Invoice Amount</u>	<u>Status</u>
Coastal Engineering & Surveying	4/1/21	54293	\$4,500.00	Paid
Hornthal Riley Ellis & Maland	7/6/21	(Escrow Account)	\$227,954.38	Paid
Coastal Engineering & Surveying	7/8/21	54588	\$2,000.00	Paid
Coastal Engineering & Surveying	7/8/21	54593	\$400.00	Paid
Hornthal Riley Ellis & Maland	8/31/21	D5008-0	\$1,447.44	Paid
Bissell Professional Group	11/23/2021	99837	\$786.19	Paid
Bissell Professional Group	4/11/2022	107470	\$10,057.81	Paid
C D Rose Construction, LLC	6/9/2022	1067	\$7,500.00	Paid