

Document Type: EA-Administrative Record
Index Field: Finding of No Significant Impact
Project Name: Economic Development Grant
Proposal for the Purchase of
Adamson Farm, Simpson County,
Kentucky
Project Number: 2024-1

FINDING OF NO SIGNIFICANT IMPACT
TENNESSEE VALLEY AUTHORITY
ECONOMIC DEVELOPMENT GRANT PROPOSAL FOR
THE PURCHASE OF ADAMSON FARM
SIMPSON COUNTY, KENTUCKY (FRANKLIN)

An integral part of Tennessee Valley Authority's (TVA) mission is to promote economic development within the TVA service area. TVA provides financial assistance to help bring to market new/improved sites and facilities within the TVA service area and position communities to compete successfully for new jobs and capital investment. TVA proposes to provide an economic development grant through InvestPrep funds to the Franklin-Simpson Industrial Authority (FSIA) to assist with the purchase of Adamson Farm in Simpson County, Kentucky. Site improvements are not part of the Proposed Action. The area of TVA's Proposed Action (herein referred to as the Project Area) comprises approximately 118 acres near the Henderson Interstate Industrial Park (HIIP) about four miles east of Franklin, Kentucky.

The proposal is the subject of an Environmental Assessment (EA) prepared by TVA, which is incorporated herein by reference. In the EA, TVA evaluated potential impacts of the Proposed Action (i.e., the Action Alternative) as well as the alternative of not implementing the action (i.e., the No Action Alternative). Under the No Action Alternative, TVA would not provide InvestPrep funds to the FSIA. TVA would not be furthering its mission of promoting economic development by assisting the local community to compete successfully for new jobs and capital investment through the Proposed Action. The FSIA may seek alternate funding (if available) to combine with their existing funds to purchase the site. Success in obtaining alternate funding would result in similar impacts and benefits as the Action Alternative. If the FSIA were not able to secure the funding for the Proposed Action, the land ownership at the site would likely remain unchanged, no environmental impacts would be anticipated, and the economic benefits associated with the Action Alternative would not be accomplished.

TVA's preferred alternative is the Proposed Action Alternative. This alternative would meet the purpose of the Project and would further promote TVA's mission to promote economic development in the TVA service area.

The potential impacts of the Action Alternative are described in detail in the EA. Implementation of the Action Alternative would have no negative impacts on any resource because the Proposed Action is simply providing funds to assist the FSIA with the property purchase. The EA does not include assessment of activities that may be directly or indirectly associated with development or modification of the Project Area or the possible eventual build-out, occupation, and future use of the Project Area. Future use of the site has not been fully defined. Given this uncertainty, an analysis of potential impacts for development of the Project Area was beyond the scope of the EA.

There are no solid and hazardous wastes, floodplains, prime farmlands, managed or natural areas, or recreational areas in the Project Area. Completion of the proposed purchase by FSIA would allow FSIA to pursue a change in zoning for the Project Area from Agricultural to Industrial. The Project Area's land use is currently a combination of wooded and pasture lands, and the

Proposed Action would not modify the current setting. The Project Area is located immediately adjacent to, and would allow for, expansion of the existing HIIP in the future. Multiple industrial or commercial neighbors are already located to the west and southwest of the Project Area.

Given that the Proposed Action is to provide funds to assist with the purchase of the Project Area, there would be no adverse impacts related to air quality, climate change, groundwater, soils, visual resources, noise, socioeconomics, environmental justice, or transportation.

No waterbodies potentially jurisdictional to the U.S. Army Corps of Engineers or the State of Kentucky were identified in the Project Area during field surveys. Two wet weather conveyances, two ponds, and one presumed non-jurisdictional, isolated wetland, W001 (less than 0.1 acre in size), were identified in the Project Area. The two ponds may potentially support generalist aquatic species such as sunfish and mosquito fish, but would not support any federally-listed species. Additional field studies indicated that the Project Area contained evergreen forest, deciduous forest, and herbaceous vegetation with no high-quality plant communities present. No federally-listed plants or their habitats were present. Similarly, generalist and common wildlife species utilize the Project Area but no federally-listed species were observed. The requirements under Section 7 of the Endangered Species Act have been met. No state-listed protected species would be affected.

Field studies also evaluated archaeological resources and historic structures and sites. No sites or structures potentially eligible for the National Register of Historic Places were documented.

Mitigation

The Proposed Action is to provide funds to assist the FSIA with the purchase of the Project Area. No other actions would occur. Implementation of the Action Alternative as the Proposed Action is not anticipated to require implementation of BMPs and mitigation measures.

The future use of the site has not been fully defined; therefore, an analysis of the potential impacts to the environmental resources described in the EA resulting from future development was beyond the scope of the EA.

Conclusion and Findings

Based on the findings listed above and the analyses in the EA, we conclude that the Proposed Action of TVA providing funding to assist with the purchase of the Project Area would not be a major federal action significantly affecting the environment. Accordingly, an environmental impact statement is not required.



Dawn Booker
Senior Manager
NEPA Compliance
Environment & Sustainability

May 8th, 2024

Date Signed