

Notice of Intent to Request Release of Funds Small Cities Development Program State of Minnesota

April 18, 2024

Responsibility Entity:
City of Granite Falls
641 Prentice Street
Granite Falls MN 56241
Phone: 320-564-3011

Preparer:
Upper Minnesota Valley Regional Development Commission
323 West Schlieman Avenue
Appleton, MN 56208
Phone: 320-289-1981

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

On or about April 29, 2024, the City of Granite Falls will request the Business and Community Development Division (BCD), Small Cities Development Program, Minnesota Department of Employment and Economic Development (DEED), to release federal funds under Title 1 of the Housing and Community Development Act of 1974, as amended (P.L. 98-181) for the following project:

The Small Cities Development Comprehensive Rehabilitation grant will be assisting in the rehabilitation of 40 multi-family rental units at Riverview Apartments, 108 Baldwin Street. The multi-family housing rehabilitation will include tuckpointing/sealing the exterior block, roof, fire alarm pane, bathroom exhaust vents, fresh air intake, GFCI receptacles, safety lighting, hot water heater and windows.

The grant will also be rehabbing 8 commercial properties in the downtown slum and blight target area bounded on the North by 6th Ave, bounded on the East by the Minnesota River, bounded on the South by 9th Ave. and bounded on the West by 2nd St. A map of the target area is included. The rehabilitation of the commercial units will include exterior repairs/improvements, code violations, handicapped accessibility, health and safety, and energy improvements.

The Riverview Apartments and downtown slum and blight target area is not in the 100-year floodplain.

The total of SCDP funds awarded will be \$943,000.00. The total project cost is \$1,245,800.00. A portion of funding will be used towards administrative functions such as, but not limited to, application review and processing, relocation activities and project management.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act Requirements because the target area has been studied and compliance with the following laws and authorities has been established: airport runway clear zone requirements, costal barrier resources, clean air quality, coastal zone management, farmlands protection, sole source aquifers, wetland

protection, and wild and scenic rivers. An Environmental Review Record (ERR) respecting this project has been made by the City of Granite Falls that documents the environmental review of the project. This ERR is on file at 323 W Schlieman Ave, Appleton MN 56208 between the hours of 8 am and 4:30 pm.

In accordance with 24 CFR Part 58.15, a tiered review process has been structured for the rehabilitation, whereby some environmental laws and authorities have been reviewed for the target area and other applicable laws and authorities will be complied with, when participating properties have been identified and projects are ripe for review. Specifically, the target area has been studied and compliance with the following laws and authorities has been established: airport hazards, coastal barrier resources, clean air, coastal zone management, farmlands protection, sole source aquifer, wetlands protection, wild and scenic rivers.

In addition, pursuant to the National Historic Preservation Act, comments on the identification and treatment of historic properties in the project area are welcome.

Compliance with the following laws and authorities will take place once properties within the target area have been identified, but prior to the commitment of funds: flood insurance, contamination and toxic substances, endangered species, explosives and flammable hazards, floodplain management, historic preservation, noise abatement and control, and environmental justice.

Compliance documentation on the aforementioned laws and authorities will be in each individual property file, and copies will be available, once established, Upper Minnesota Valley Regional Development Commission office in Appleton.

Compliance achieved at broad level of review:

Airport hazard- The project area is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport, Coastal Barrier Resources- The project is not located in the Lake Superior Coastal Zone, Clean Air - Rehabilitation will not be in an EPA designated non-attainment area for pollutants. Coastal Zone Management – The target area for projects is not located in the Lake Superior Coastal Zone. Farmlands Protection - The project does not include any activities that would convert farmland to non-ag uses. Sole Source Aquifers - The project area is not located in a sole source aquifer area. Wetlands Protection - This project is not in a regulatory floodplain or wetland. Wild and Scenic Rivers - Rehab will not impact the scenic rivers or river segments. There are no Wild and Scenic or Nationwide Rivers Inventory waterways within proximity of the project area.

Individual rehab projects will be evaluated:

Flood Insurance -Individual rehab projects will be evaluated to determine if they are located within a 100-year floodplain; Contamination and Toxic Substances Individual rehab projects will be evaluated to see if they are located on/near a site that contains hazardous material that could affect the health and safety of occupants, and will also be tested for radon; Endangered Species- This project may affect but is not likely to adversely affect the Monarch Butterfly, Dakota Skipper, Tricolored Bat or the Northern Long-Eared bat. If these endangered species are found in any rehab properties, the USFWS will be notified, all work will be stopped, and appropriate mitigation measures directed by USFWS will be followed. Explosive and Flammable Hazards; Individual rehab projects will be evaluated with a Tier 2. Floodplain Management -The project area is not in a regulatory floodplain. A Tier 2 review will be completed for individual projects. Historic Preservation - Submission procedures will be followed for SHPO and interested THPO

when applicable. A Tier 2 review will be completed before commitment of funds for individual projects. Noise Abatement and Control- Improved noise control will be achieved with rehabilitation. If needed, a Tier 2 review will be completed before commitment of funds for individual projects. Environmental Justice - Rehab will improve the living conditions for low-income persons. Compliance will be achieved when all other items are cleared in the Tier 2 review.

Public Comments on Request to Release Funds

Any individual, group or agency may submit written comments on the ERR to Bernice Robinson at the Upper Minnesota Valley Regional Development Commission, 323 W Schlieman Ave, Appleton MN 56208, bernice@umvrdc.org. All comments received by April 29, 2024 will be considered by the City of Granite Falls prior to submission of a Request for Release of Funds.

The City of Granite Falls will undertake the project described above with Block Grant funds from DEED, under Title 1 of the Housing and Community Development Act of 1974. The City of Granite Falls is certifying to DEED that the City of Granite Falls and Steve Nordaune in his official capacity as Mayor, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision making and action; and that these responsibilities have been satisfied. The legal effect of the certification is that with approval, the City of Granite Falls may use the Block Grant funds, and DEED and HUD will have satisfied their responsibilities under the National Environmental Policy Act of 1969.

Objections to Release of Funds

DEED Business and Community Development (BCD) will accept objections to its approval of the release of funds and acceptance of the certification for a period of eighteen (18) days following the anticipated submission date or its actual receipt of the request (whichever is later) only for one of the following reasons: (a) that the certification was not in fact executed by the Chief Executive Officer or other officer of the grantee approved by BCD; (b) that the grantee's ERR for the project indicates omission of a required decision, finding or step applicable to the project in the environmental review process; (c) the grant recipient has incurred costs not authorized at 24 CFR Part 58.22 before approval of a release of funds by BCD; or (d) another Federal agency acting pursuant to 24 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures at 24 CFR 58.76, and may be addressed to Director, Small Cities Development Program, MN Dept. of Employment and Economic Development, Business and Community Development Division, Great Northern Building, 180 East 5th Street, Suite 1200, St. Paul, MN 55101-135. Potential objectors should contact DEED at 651-259-7449 to verify the actual last day of the objection period.

Steve Nordaune, Mayor
Certifying Officer for the City of Granite Falls
c/o The City of Granite Falls
641 Prentice Street
Granite Falls, MN 56241



Granite Falls Commercial

- Interested
- Parcel
- Standard
- Substandard - Minor
- Substandard - Major



0 0.0175 0.035 0.07 Miles

Source: Yellow Medicine County Housing Study & Yellow Medicine County Planning and Zoning, 2016