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

August 20th, 2020

City of Wadena
222 2nd St S
Wadena, MN 56482
218-632-2757

Central MN Housing Partnership, Inc.
Program Administrator
Messenia Owings
320-258-0681

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS: On or about September 3rd, 2020, the City of Wadena will request the Business and Community Development Division, Small Cities Development Program, Minnesota Department of Employment and Economic Development (DEED), to release federal funds under Title I of the Housing and Community Development Act of 1974, as amended (P.L. 98-181) for the following project:

City of Wadena Comprehensive Rehabilitation Project will take place in the City of Wadena, Census Tract 9613. See attached target area map. The grant will be assisting in the rehabilitation of approximately 4 owner occupied homes, 9 single family rentals, 18 units of multifamily rentals; for low to moderate income households, and 5 commercial properties.

The following is a breakdown of activities and the cost of the project.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Small Cities Funds</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-Occupied Rehab</td>
<td>$88,000</td>
<td>$98,000</td>
</tr>
<tr>
<td>Single-Family Rental</td>
<td>$180,000</td>
<td>$257,145</td>
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<tr>
<td>Rehabilitation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family Rental</td>
<td>$180,000</td>
<td>$257,145</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>$150,000</td>
<td>$200,000</td>
</tr>
<tr>
<td>Administration</td>
<td>$83,720</td>
<td>$91,720</td>
</tr>
<tr>
<td>Total</td>
<td>$681,720</td>
<td>$904,010</td>
</tr>
</tbody>
</table>

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act Requirements because the activity consist of single family and multi-family property rehabilitation. The unit density will not be increased beyond 4 units, the land use will not change and the rehabilitation will not be within a 100 year floodplain. An Environmental Review Record (ERR) respecting this project has been made by the City of Wadena that documents the environmental review of the project. This ERR is on file at the address above and is available for public examination and copying, upon request, on weekdays between the hours of 8 a.m. and 4:30 p.m.
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 areas have been studied and compliance with the following laws and authorities has been established: wetland protection, sole source aquifers, endangered species, wild and scenic rivers, coastal zone management, air quality, farmlands protection, airport runway clear zone requirements, floodplains and environmental justice.

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: historic properties, floodplain management/Flood Disaster Protection Act requirements and HUD environmental standards for hazards. Compliance documentation on the aforementioned laws and authorities will be in each individual property file, and copies will be available, once established, at the Central MN Housing Partnership, Inc.

Submission procedures will be followed for the MNSHPO and interested Tribes when applicable. The Rehabilitation of any historic properties will be done under the direction of MNSHPO. The Target area are not located in the 100 year flood plain, however the homes in this area are in B zone of the 500 year flood plan.
The Target area are not located in a wetland.
Individual rehabilitation projects will be evaluated for hazardous material according to the MNPCA.
Airport Hazards: The Wadena airport in the closest airport and it is approximately 5.2 miles away. The project is not located within 15,000 feet of a military airport or 2,500 feet of the Wadena airport.
Coastal Barrier Resources: Minor rehab will not impact the Lake Superior Coastal Zone. Wadena is located approximately 160 miles West of Duluth, MN.
Flood Insurance: Target areas are not located within the 100 year floodplain. Flood insurances is not available.
Clean Air: Rehabilitation will be minor and not in an EPA designated non-attainment are for pollutants.
Coastal Zone Management: Minor rehab will not impact the Lake Superior Coastal Zone. Wadena is located approximately 160 miles West of Duluth, MN.
Contamination and Toxic Substances: Individual rehab projects will be evaluated to see if they are located on/near a site that contains hazardous materials that could affect the health and safety of the occupants. In addition, individual rehab properties will be evaluated for toxic hazards, which will be remediated if possible.
Endangered Species: This project may effect but is not likely to adversely affect the Northern Long Eared Bat and the Grey Wolf. If either of these endangered species are found in/on any rehab property, the United States Fish and Wildlife Services (USFWS) will be notified, all work stopped and appropriate mitigation measures directed by USFWS will be follower.
Explosive and Flammable Hazards: 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. In addition, individual rehab properties will be evaluated for toxic hazards, which will be remediated if possible.
Farmlands Protection: Minor rehab does not convert farmland to non-ag uses. Project is in the developed city.
Floodplain Management: The projects are not in a regulatory floodplain
Historic Preservation: Submission procedures will be followed for SHPO and interested THPO when applicable. If needed, a “finding of no adverse effect” will be completed before commitment of funds for individual projects.

Noise Abatement and Control: Improved noise control will be achieved by replacing old single pain windows with new energy efficient units which have double pane glazing and better weather stripping. Attic and wall insulation will be added to those buildings which are not adequately insulated.

Sole Source Aquifers: Minor rehab will not affect the Mille Lacs Lake aquifer of MN. Wadena is located approximately 68 miles NW of Mille Lacs.

Wetlands Protection: The project area is not in a regulatory wetland.

Wild and Scenic Rivers: Minor rehab will not impact the 8 wild and scenic rivers or river segments in MN. The nearest Scenic River segment is the Shell River which is approximately 23 miles east of the city of Wadena.

Environmental Justice: Minor rehab will improve living conditions for low-income persons.

Public Comments on Request to Release Funds

Any individual, group or agency may submit written comments on the ERR to the Central MN Housing Partnership, Attn: Messina 37 28th Ave N Suite 102, St. Cloud, MN 56303. All comments received by August 29th, 2020 will be considered by the City of Wadena prior to submission of a Request for Release of Funds.

The City of Wadena 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 Wadena is certifying to DEED that the City of Wadena and George Diess, 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 Wadena 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

BCD will accept objections to its approval of the release of funds and acceptance of the certification for a period of eighteen 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 (24 CFR Part 58), and may be addressed to Small Cities Development Program, MN Dept. of Employment and Economic Development, Business and Community Development Division, 1st National Bank Building, 332 Minnesota Street, Suite E200, St. Paul, MN 55101-1351. Potential objectors should contact DEED at 651-259-7449 to verify the actual last day of the objection period.

George Diess, Mayor
City of Wadena